

**Title: QUALITY AUDIT (Stage 1)
 INCLUDING ROAD SAFETY AUDIT
 For;
 Glounthaune Phase 2**

Client: AECOM

Date: November 2021

Report reference: 1137R01Rev 2

VERSION: FINAL

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1.0 Introduction

This report was prepared in response to a request from Ms. Aileen Prendergast, AECOM, for a Quality Audit of a proposed Residential Development at Glounthaune, Cork.

The Quality Audit has been carried out in accordance with the guidance in the Design Manual for Urban Roads and Streets (DMURS), produced by Department of Transport Tourism and Sport in March 2013 and as updated in June 2019.

This portion of the Quality Audit is a Stage 1 audit and includes a road safety audit (in accordance with TII Publication GE-DTY-01024, dated December 2017), an access audit, a walking audit and a cycling audit. (i.e. aspects of a quality Audit carried out independent of the Design Team and generally included as appendices to the overall Audit)

The Road Safety and Quality Audit Team comprised of;

Team Leader: **Norman Bruton**, BE CEng FIEI, Cert Comp RSA.

Team Member: **Aly Gleeson**, BSc, MEng, MBA, CEng FIEI, Cert Comp RSA

This portion of the Quality Audit involved the examination of drawings and other material and a site visit by the Audit Team, together on the 25th August 2021. The weather at the time of the site visit was dry and the road surface was dry.

The problems raised in this Quality Audit may belong to more than one of the categories of Audit named above. A table has been provided at the start of Section 3 of this report detailing which category of audit each problem is associated with.

Recommendations have been provided to help improve the quality of the design with regard to the areas described above. A feedback form has also been provided for the designer to complete indicating whether or not he/she will accept those recommendations or provide alternative recommendations for implementation.

The information supplied to the Audit Team is listed in **Appendix A**.

A feedback form for the Designer to complete is contained in **Appendix B**.

A plan drawing showing the problem locations is contained in **Appendix C**.

2.0 Background

It is proposed to construct a residential development at Glounthaune, Cork. The development would be phase 2 of an overall development by Bluescape Ltd. The scheme would consist of 298 no. residential units on lands north (269 units) and south (29 units) of the public road, L-2970 known locally as 'The Terrace'. A 42 child creche is also proposed including 11 no. parking spaces.

Vehicular access to the lands to the north will be via a signalised junction on the L2968 and internal road being provided under a separate permitted development (Phase 1).

Vehicular access to 5no. units to the south of The Terrace will be via a new priority junction. Vehicular access to the apartment building (24 no. apartments) will be from Johnstown Close (L3004).

A pedestrian route will be provided from Johnstown Close to the northern part of the development with a pedestrian crossing facility on The Terrace.

As part of the phase 1 works it is proposed to formalise parking spaces associated with the shop (Fitzpatrick's) on Johnstown Close.

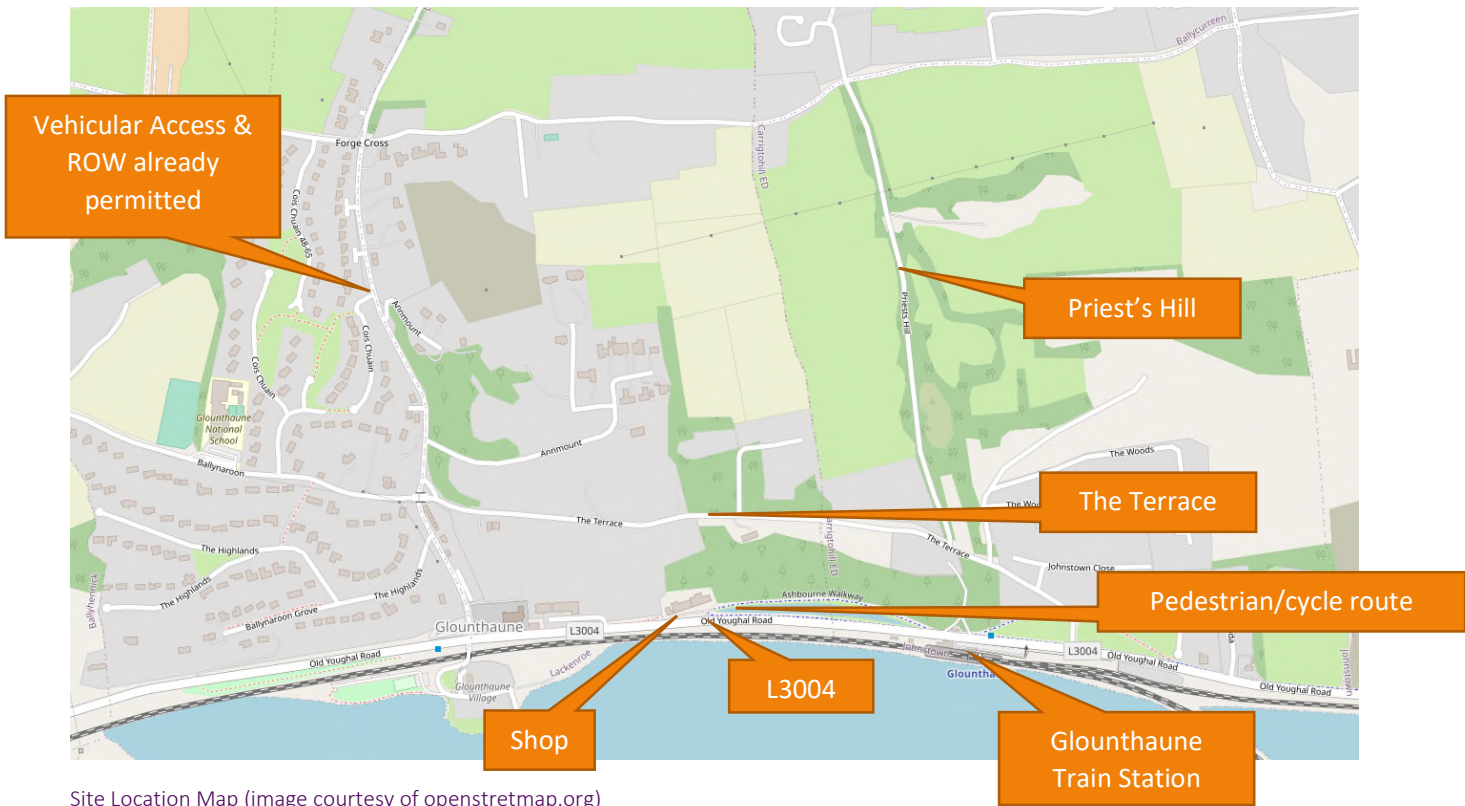
There is a segregated cycle /pedestrian route known as the Ashbourne walkway along Johnstown Close and a signalised crossing of the L3004 at Glounthaune train station has recently been constructed but not yet operational.

The site is on a steep gradient. Mitigation features are proposed in the Constraints Study 1 – Site Permeability Report. These features include, handrails at steps, meandering routes to slow cyclists, gates to also slow cyclists, cycle ramps on stairs etc.

Johnstown Close is a bus route with a pair of bus stops adjacent to the cross roads at the church.

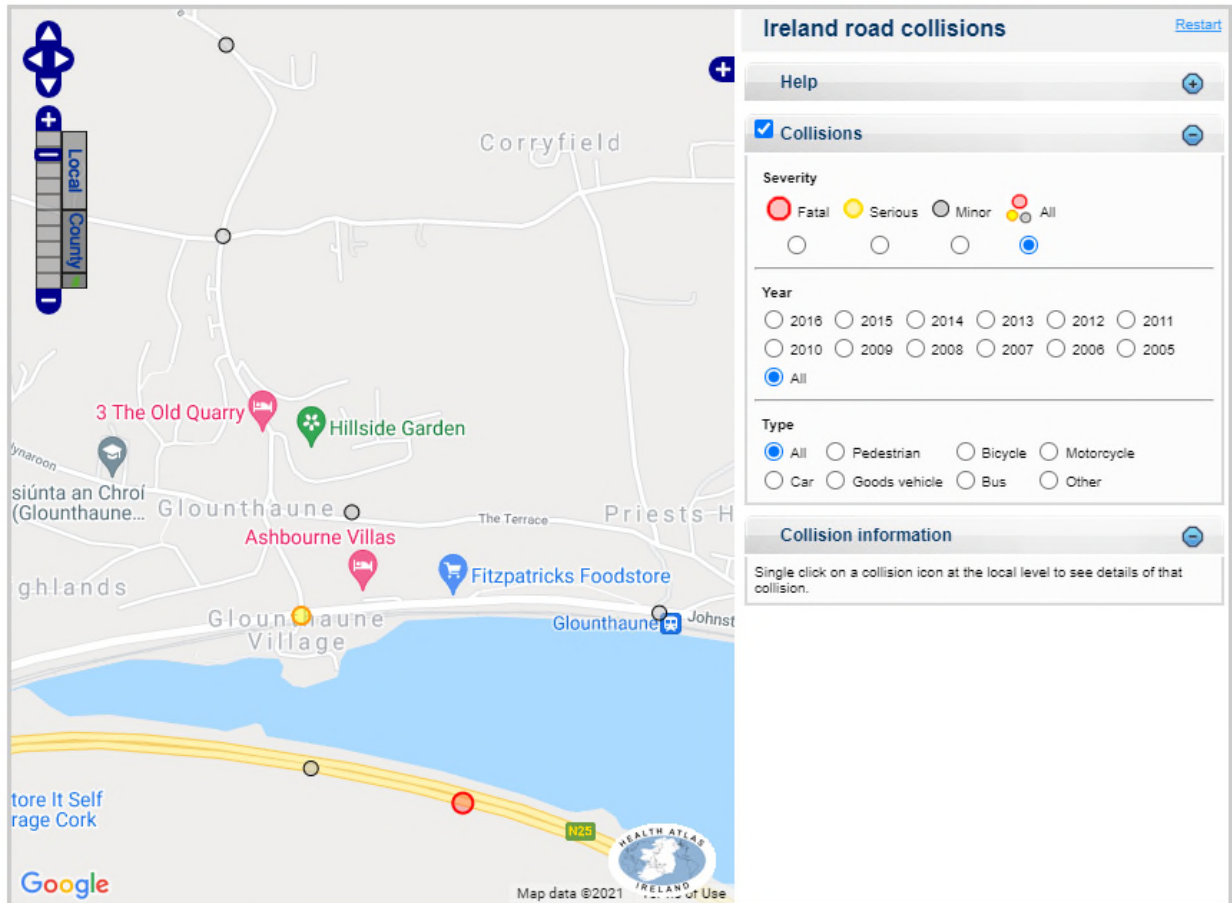
The current speed limit is 60km/hr.

The site location map is shown below.



Site Location Map (image courtesy of openstreetmap.org)

The Road Safety Authority's website shows that in the 12-year period 2005 to 2016 that there were no recorded collisions at the proposed access points into the development.



3.0 Issues Identified

Summary Table of Problem Categories

Problem Reference	Access Audit	Walking Audit	Cycling Audit	Road Safety Audit	Quality Audit
3.1	✓	✓			✓
3.2	✓			✓	✓
3.3	✓	✓		✓	✓

3.1 Problem (General Item)

LOCATION

Throughout the site, gradients from car parking spaces to front doors of residential units.

PROBLEM

The site is on a severe slope and access may be limited for some mobility impaired pedestrians. It is important however that the gradients between the parking spaces associated with each residential unit and the main access to those units is accessible for all.

RECOMMENDATION

It is recommended that the footpaths from the parking spaces to the residential accesses be compliant with Part M of the Building Regulations (TGD).

3.2 Problem

LOCATION

Drawing 60592432-ACM-00-00-DR-CE-10-0004

PROBLEM

There will be a very steep gradient on the access road to units 259 and 260 from The Terrace. This could lead to inaccessibility in ice/frost/snow conditions and loss of control on the steep gradient.



RECOMMENDATION

It is recommended that a more sinusoidal access route be provided with a dwell area on approach to The terrace.

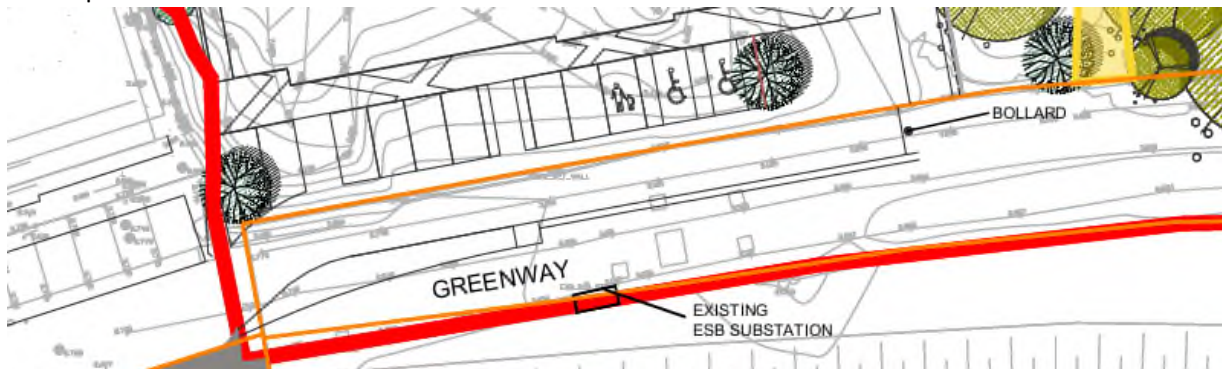
3.3 Problem

LOCATION

Drawing 60592432-ACM-00-00-DR-CE-10-0004

PROBLEM

It is unclear where vehicular traffic stops and the greenway will start at the apartment block (units 266-289). A pedestrian route to the shop from the greenway and from the pedestrian route in the proposed development would both have clear desire lines.



RECOMMENDATION

Ensure that the layout and signage is unambiguous to distinguish routes for vulnerable road users to get to the shop.

4.0 Observations

4.1 Observation

It is assumed that trees of suitable clear stem, girth and canopy will be chosen so that they do not interfere with sightlines. The landscaping drawing suggest girths of up to 200mm which are acceptable as instantaneous obstacles in isolation.

4.2 Observation

The swept paths of refuse and emergency vehicles have not been provided to the Audit Team.

4.3 Observation


- Signage and some road marking details have not been provided.
- Road lighting details have not been provided
- Drainage details have not been provided

5.0 Quality Audit Statement

This portion of the Quality Audit has been carried out in accordance with the guidance given in DMURS and takes into consideration the principles approaches and standards of that Manual.

The quality audit has been carried out by the persons named below who have not been involved in any design work on this scheme as a member of the Design Team.

Norman Bruton

Signed: A handwritten signature in blue ink, appearing to read 'Norman Bruton', written over a horizontal line.

(Quality Audit Team Leader) Dated: 3/12/2021

Aly Gleeson

Signed: A handwritten signature in blue ink, appearing to read 'Aly Gleeson', written over a horizontal line.

(Quality Audit Team Member) Dated: 3/12/2021

Appendix A

List of Material Supplied for this Quality Audit;

- Drawing 60592432-ACM-00-00-DR-CE-10-0001
- Drawing 60592432-ACM-00-00-DR-CE-10-0002
- Drawing 60592432-ACM-00-00-DR-CE-10-0003
- Drawing 60592432-ACM-00-00-DR-CE-10-0004
- Drawing 60592432-ACM-00-00-DR-CE-10-0005
- Drawing Site Section H-H, J-J, K-K, L-L, M-M & N-N
- Typical Bike Rack
- Landscape Design Rationale
- Site plan
- Site plan Part A
- Site plan Part B
- Site Section A-A (1)
- Site Section A-A (2)
- Site Section B-B
- Section C-C
- Site Section D-D
- Site Section E-E
- Site Section F-F & G-G

For Information

Traffic and Transport Assessment, MHL, July 2021.

Report 60592432-ACM-00-XX-RP-CE-00-0005 CS1, Constraints Report

Appendix B

Feedback Form


QUALITY AUDIT FORM – FEEDBACK ON QUALITY AUDIT REPORT

Scheme: Glounthaune Phase 2

Quality Audit- Stage 1

Date Audit (site visit) Completed 25-8-2021

Paragraph No. in Quality Audit Report	Problem accepted (yes/no)	Recommended measure accepted (yes/no)	Alternative measures (describe)	Alternative measures accepted by Auditors (Yes/No)
3.1	Yes	Yes	<p>The footpaths from the parking spaces to the residential access will be compliant with Part M of the Building Regulations and has been given due consideration by the Architect and Landscape Architect.</p> <p>The change in levels will be accommodated through the strategic positioning of planters to ensure that a route that is accessible for all will be provided.</p>	Yes
3.2	Yes	No	<p>The proposed access road to units 259 and 260 incorporates the existing access to the derelict unit at Unit 259 and includes a bend at the entrance to reduce speeds on this access road.</p> <p>This access road is proposed to two private dwellings and a grit store can be provided for use during cold weather.</p> <p>A high skid resistance surface will be provided on this access.</p> <p>A handrail will be provided to assist pedestrians.</p>	Yes
3.3	Yes	Yes	<p>The proposed vehicular access and the existing greenway will be separated by landscaped strip and bollards. It is also proposed to incorporate separate material surfacing to provide a visual differentiation to drivers, pedestrians, and cyclists.</p> <p>Way finding signage is proposed as part of the development to guide users/ occupants using the path and greenway. The layout proposed</p>	Yes

Paragraph No. in Quality Audit Report	Problem accepted (yes/no)	Recommended measure accepted (yes/no)	Alternative measures (describe)	Alternative measures accepted by Auditors (Yes/No)
			<p>will tie in with the existing greenway/ footpaths and incorporating crossing locations.</p> <p>A visualization of the proposed layout to the front of the apartment block is included.</p> <p>5.9 Visualisations (G-NET)</p> 	



Signed.....

Date26.11.2021.....

Design Team Leader



Signed.....

Date:3/12/2021.....

Audit Team Leader

Appendix C

Problem Location Plan.

ORDNANCE SURVEY IRELAND LICENSE No. CVAL5207544
 ORDNANCE SURVEY IRELAND (GOVERNMENT OF IRELAND)
 ISO A1 594mm x 841mm
 Approved: EMBK
 Checked: AP
 Designer: MC
 Project Management Initials:
 Last saved by: AILEEN PRENDERGAST (2021-10-20) Last Printed: 2021-10-28
 Filename: VEU_AECOM\NET_COM\KUEDBL_2\005_PPR-33353_GLOUNTHANE_PHASE_2900_CAD_GIS\904_CED\1_WIP\02_SHEETS\9002\2021-10-20-00-DR-CE-10-0004.DWG



Problem 3.2

Problem 3.3



PROJECT
 PROPOSED
 RESIDENTIAL
 DEVELOPMENT AT
 GLOUNTHANE, CO.
 CORK

CLIENT
 BLUESCAPE LTD

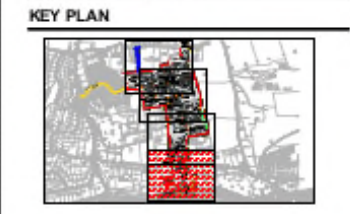
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- NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
 2. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 3. AECOM LIMITED TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.
 4. DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 5. DO NOT SCALE. ALL MEASUREMENTS AND COORDINATES TO BE CHECKED ON SITE.
 6. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING AND OPEN SPACE PROPOSALS.



ISSUE/REVISION

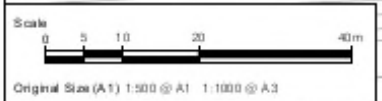
NO	DATE	DESCRIPTION
C	26.10.2021	FINAL DRAFT ISSUE
B	20.10.2021	FINAL DRAFT ISSUE
A	08.09.2021	FINAL DRAFT ISSUE



PROJECT NUMBER
 60592432

SHEET TITLE
 PROPOSED GENERAL
 ARRANGEMENT
 SHEET 4 OF 4

SHEET NUMBER
 60592432-ACM-00-00-DR-CE-10-0004



A PROPOSED GENERAL ARRANGEMENT
 0004 Scale: 1:500

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