



Title: **QUALITY AUDIT**

INCLUDING

Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.

For;

**Carlisle Residential Development, Kimmage Road West,
Kimmage, Dublin 12.**

Client: **Barrett Mahony Consulting Engineers on Behalf of 1
Terenure Land Ltd.**

Date: **March 2025**

Report reference: **2614R01**

VERSION: **FINAL (21-3-2025)**

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1.0 Introduction

This report was prepared in response to a request from Mr. Michael Hughes, Barrett Mahony Consulting Engineers, for a Quality Audit for a proposed residential development at the Carlisle site in Kimmage, Co. Dublin.

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 including Advice Notes.

This portion of the Quality Audit is a design stage audit and includes a Stage 1 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.

The Road Safety and Quality Audit Team comprised of;

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

TII Road safety Auditor approval number: NB 168446

Team Member: **Owen O'Reilly**, B.SC. Eng Dip Struct. Eng NCEA Civil Dip Civil. Eng CEng MIEI

TII Auditor Approval no. OO 1291756

This portion of the Quality Audit involved the examination of drawings and other material and a site visit by the Audit Team, on the 11th of February 2022 with a follow on site visit by the Audit Team Leader on the 19th of March 2025 confirming that the existing road layout was unchanged. The weather at the time of both site visits was dry and the road surface was also 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**.

A previous QA was carried out on a similar scheme on this site in 2022, items raised in that audit that have been addressed are not repeated in this audit and reference to 'Quality Audit' on the drawings refer to the previous audit.

2.0 Background

It is proposed to construct a large scale residential development (LRD) of 145 no. apartments (70 no. 1 bed and 75 no. 2 bed apartments) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 5 storeys.

The proposal will also include provision of a cultural/ community space along with 89 no. car parking, 465 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route.

All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided.

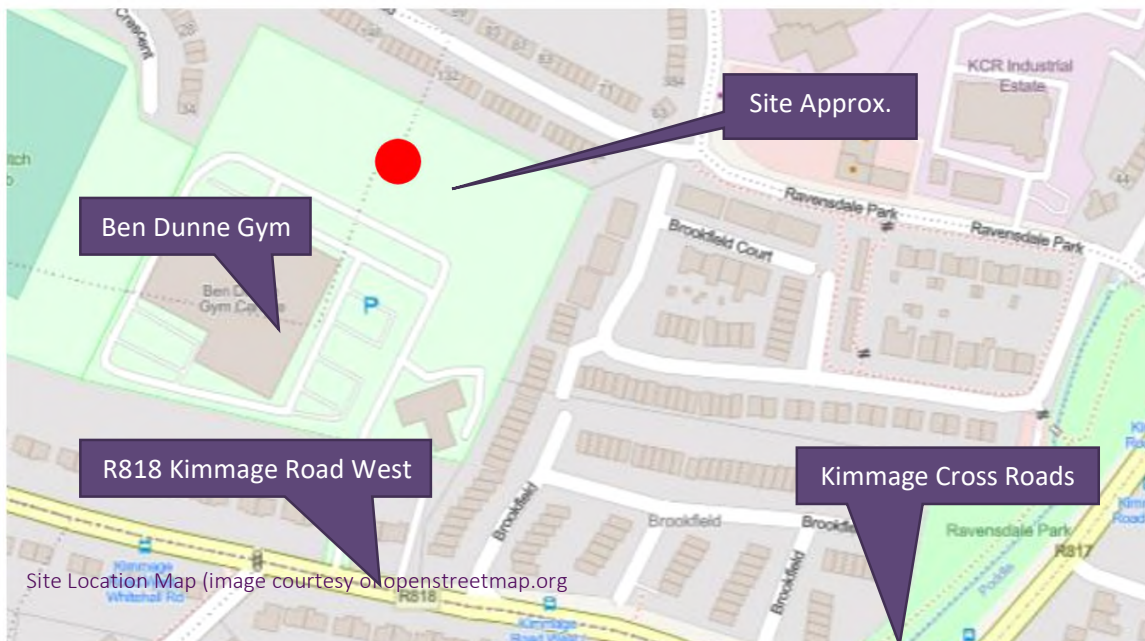
The site will access Kimmage Road West via the existing priority controlled access to the Ben Dunne Gym at Carlisle.

Kimmage Road West is a bus route as is Kimmage Road Lower and Fortfield Road which meet at Kimmage Cross Roads in close proximity to the site.

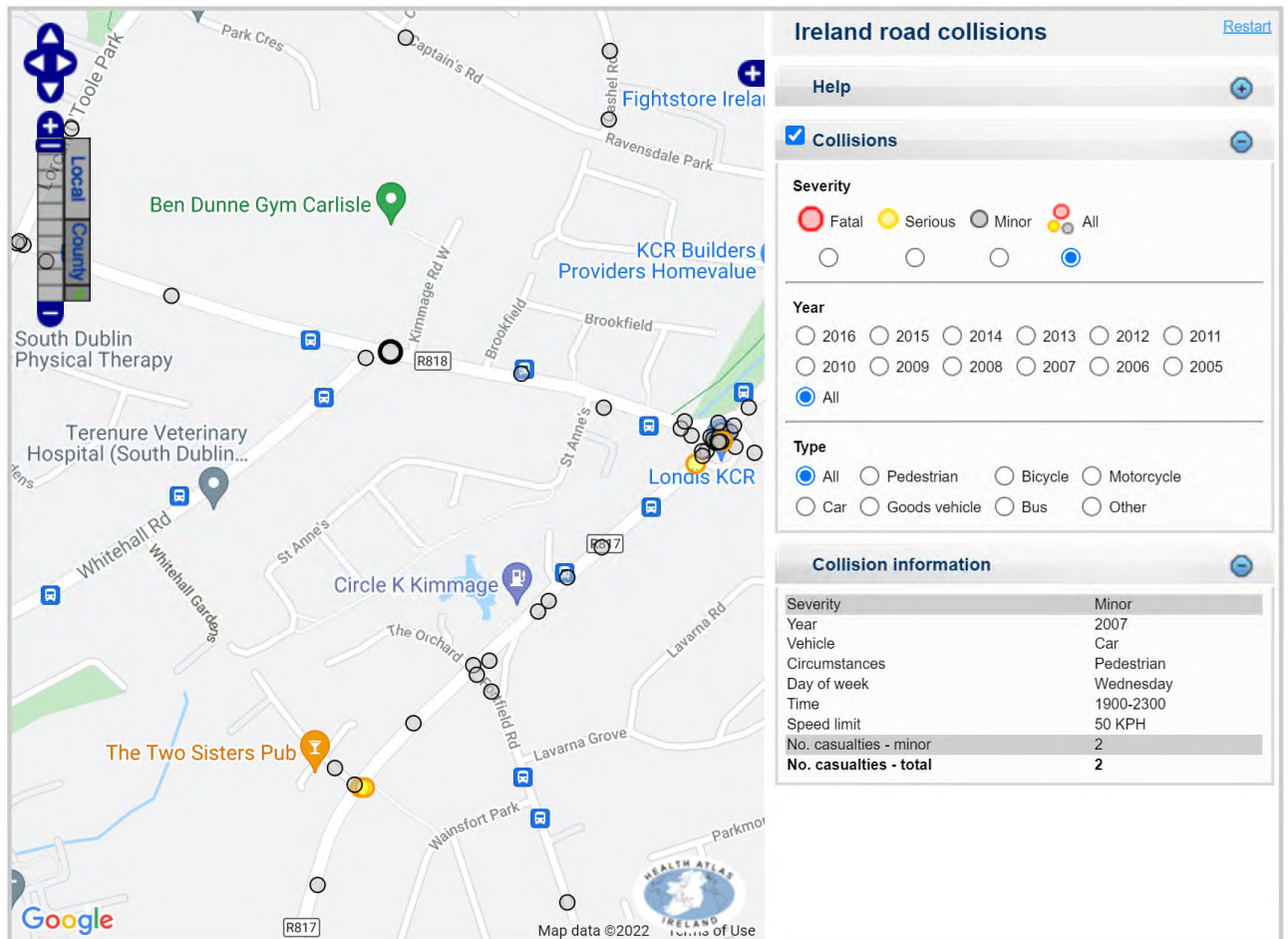
Kimmage Road West is a single carriageway road with footpaths on both sides and with a speed limit of 50km/hr. There is an existing speed limit of 15km/hr along the access road.

The scheme has been designed to achieve the objectives set out in DMURS.

The site location map is shown below.



The Road Safety Authority's website (www.rsa.ie) shows that there was one minor injury collision involving a pedestrian, adjacent to the access off Kimmage Road West in the 12-year period, 2005 to 2016.



3.0 Issues Identified in the Stage 1 Quality Audit

Summary Table of Problem Categories

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

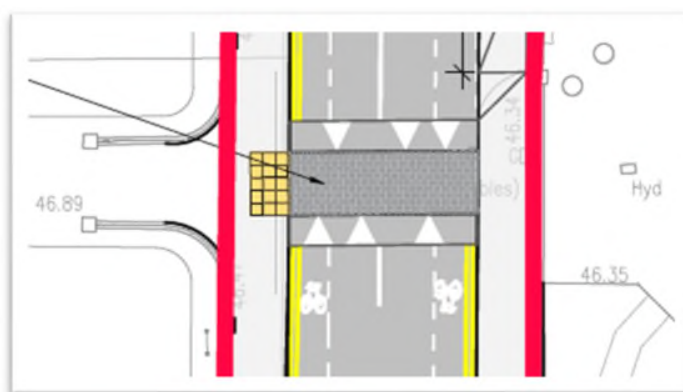
3.1 Problem

LOCATION

Drawing CST-BMD-00-ZZ-DR-C-1017 PL Rev 5, Main access road, Pedestrian desire line to Ben Dunne Gym.

ISSUE

It is propose to provide a raised uncontrolled pedestrian crossing to the Ben Dunne Gym. Tactile paving is only shown on one side of the crossing. Without adequate warning blind or partially sighted pedestrians may not know that they are entering a space shared with vehicular traffic. This would increase the risk of collisions.



RECOMMENDATION

It is recommended that tactile paving be provided at both sides of the crossing.

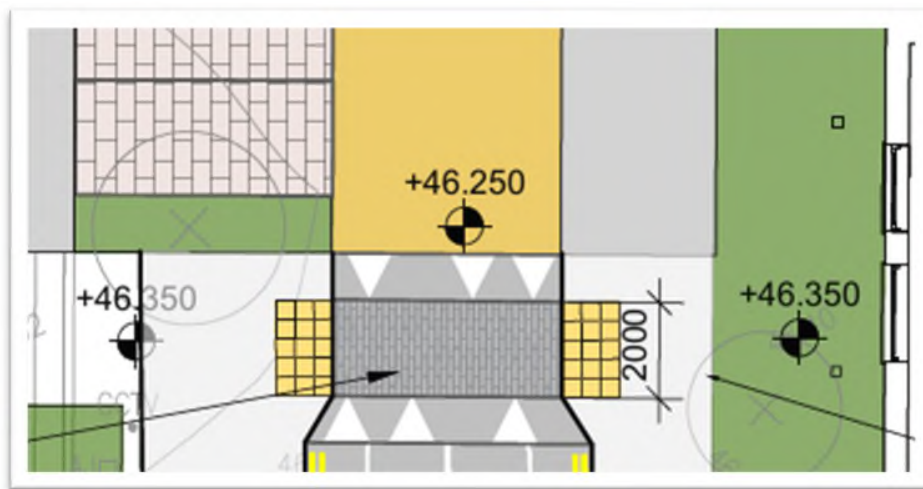
3.2 Problem

LOCATION

Drawing CST-BMD-00-ZZ-DR-C-1017 PL Rev 5, Entrance to Residential Area.

PROBLEM

Drivers entering the residential area will be on a different surface type that will have pedestrians, cyclists and those getting into and out of their vehicles. Without adequate warning drivers may travel at excessive speed increasing the risk of collisions with those vulnerable road users.



RECOMMENDATION

It is recommended that a shared use type sign, similar to F404 of the Traffic Signs Manual be provided at the entry to this area.

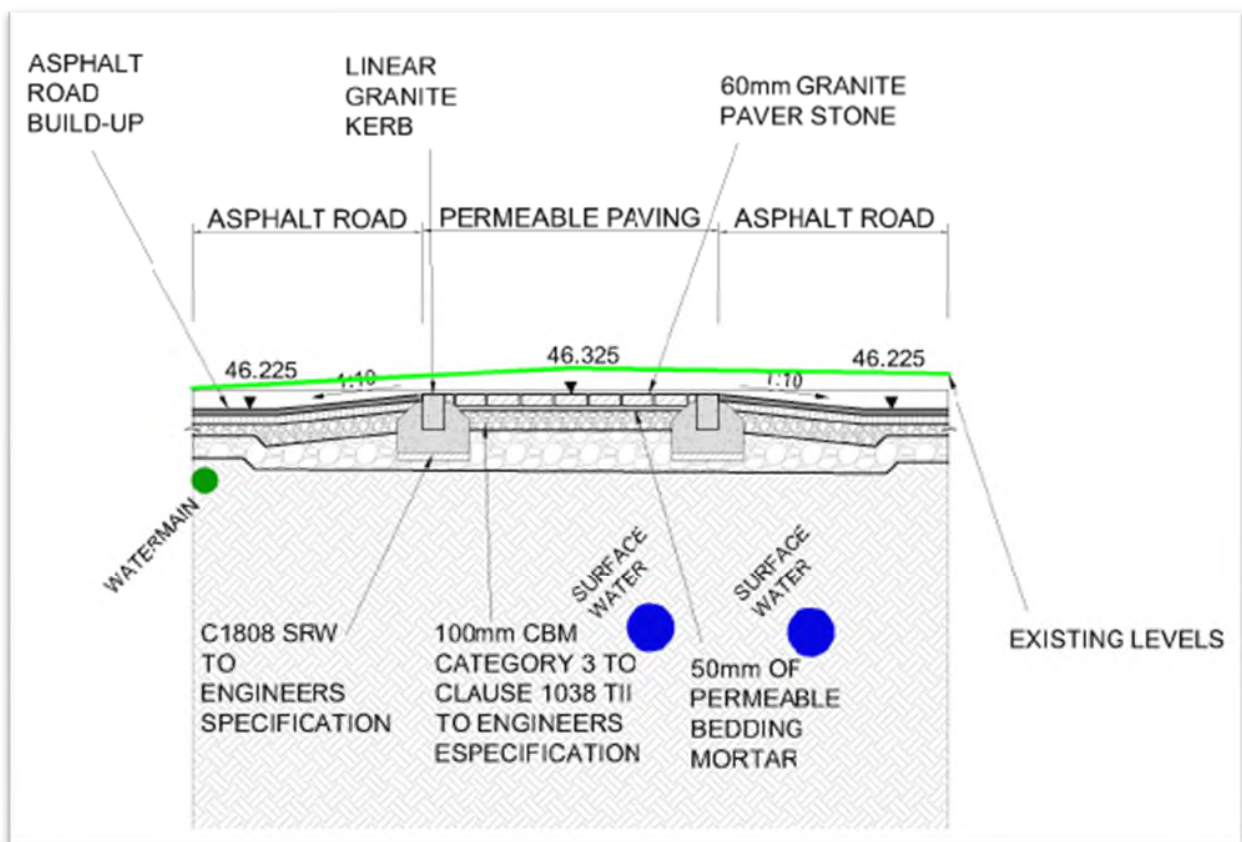
3.3 Problem

LOCATION

Drawing CST-BMD-00-ZZ-DR-C-1025 PL Rev 1, Section F-F, raised pedestrian crossing.

ISSUE

There is a risk that the proposed 1:10 slopes of the raised crossing may be too severe for a 100mm high ramp leading to injury for vehicle occupants. It is also unclear if the permeable bedding will be sufficient to withstand vehicular loading and lead to the pavers being disturbed and becoming trip hazards.



RECOMMENDATION

It is recommended that suitable gradients be used and that the surface be designed to withstand vehicular loading.

4.0 Observations

The existing 15km/hr speed limit may be too low.

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: Norman Bruton

(Quality Audit Team Leader) Dated: 21-3-2025

Owen O'Reilly

Signed: Owen O'Reilly

(Quality Audit Team Member) Dated: 21-3-2025

Appendix A

List of Material Supplied for this Quality Audit;

- Drawing CST-BMD-00-ZZ-DR-C-1021
- Drawing CST-BMD-00-ZZ-DR-C-1025
- Drawing CST-BMD-00-ZZ-DR-C-1080
- Drawing CST-BMD-00-ZZ-DR-C-1081
- Drawing CST-BMD-00-ZZ-DR-C-1211
- Drawing CST-BMD-00-ZZ-DR-C-1002
- Drawing CST-BMD-00-ZZ-DR-C-1003
- Drawing CST-BMD-00-ZZ-DR-C-1015
- Drawing CST-BMD-00-ZZ-DR-C-1016
- Drawing CST-BMD-00-ZZ-DR-C-1017
- Drawing CST-BMD-00-ZZ-DR-C-1020

Appendix B

Feedback Form

QUALITY AUDIT FORM – FEEDBACK ON QUALITY AUDIT REPORT

Scheme: SHD Carlisle Site, Kimmage

Quality Audit- Stage 1

Date Audit (site visit) Completed 11-2-2022 & 19-3-2025

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		
3.2	Yes	Yes		
3.3	Yes	Yes		

Signed.....

Design Team Leader

Date 19/03/25

Signed.....

Audit Team Leader

Date: ...21-3-2025.....

Signed.....

Developer

Date: 20.03.25

Appendix C

Problem Location Plan.

