

26125-01-001

**PROPOSED DEVELOPMENT
LADY'S LANE, LIMERICK**

Road Safety Audit Stage 1/2

for

CLAIRSFORD CONTRACTING

On behalf of

LANEHUNT LTD.

JULY 2026

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CONSULTING

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DOCUMENT CONTROL SHEET

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1. INTRODUCTION

- 1.1 This report describes a Stage 1/2 Road Safety Audit carried out at the proposed development at Lady's Lane, Limerick commissioned by Clairsford Contracting on behalf of LANEHUNT LTD. The audit was carried out on 29th of June 2026 in the offices of Roadplan Consulting, Kilkenny.
- 1.2 The audit team members were as follows:
 - George Frisby, BE CEng MIEI
Auditor Number GF51255
 - Jince Philip Zachariah, PhD MIEI
Auditor Number JP792076
- 1.3 Both audit team members visited the site on the 10th June 2026. The audit comprised of an examination of the drawings relating to the scheme supplied by Clairsford Contracting and an examination of the site.
- 1.4 The speed limit at the proposed works location is 30 km/h.
- 1.5 This Stage 1/2 Audit has been carried out in accordance with the relevant sections of TII GE-STY-01024. The team has examined only those issues within the design relating to the road safety implications of the scheme and has therefore not examined or verified the compliance of the design to any other criteria.
- 1.6 All problems described in this report are considered by the audit team to require action in order to improve the safety of the scheme and minimise accident occurrence.
- 1.7 Appendix A contains copies of the audited drawings.

2. STAGE 1/2 AUDIT

2.1 Problem: Cyclists' Access to the Storage Facility

Location: Lady's Lane

It is unclear how cyclists approaching from Lady's Lane will access the proposed cycle storage area within the development. A full-height kerb exists at the interface between Lady's Lane and the footpath, and cyclists are required to cross a pedestrian footway to reach the cycle storage area. No dedicated cyclist access route is indicated on the drawings. This arrangement may result in conflict between cyclists and pedestrians, increasing the potential for collisions and reducing the safe and convenient use of the cycle parking facilities.

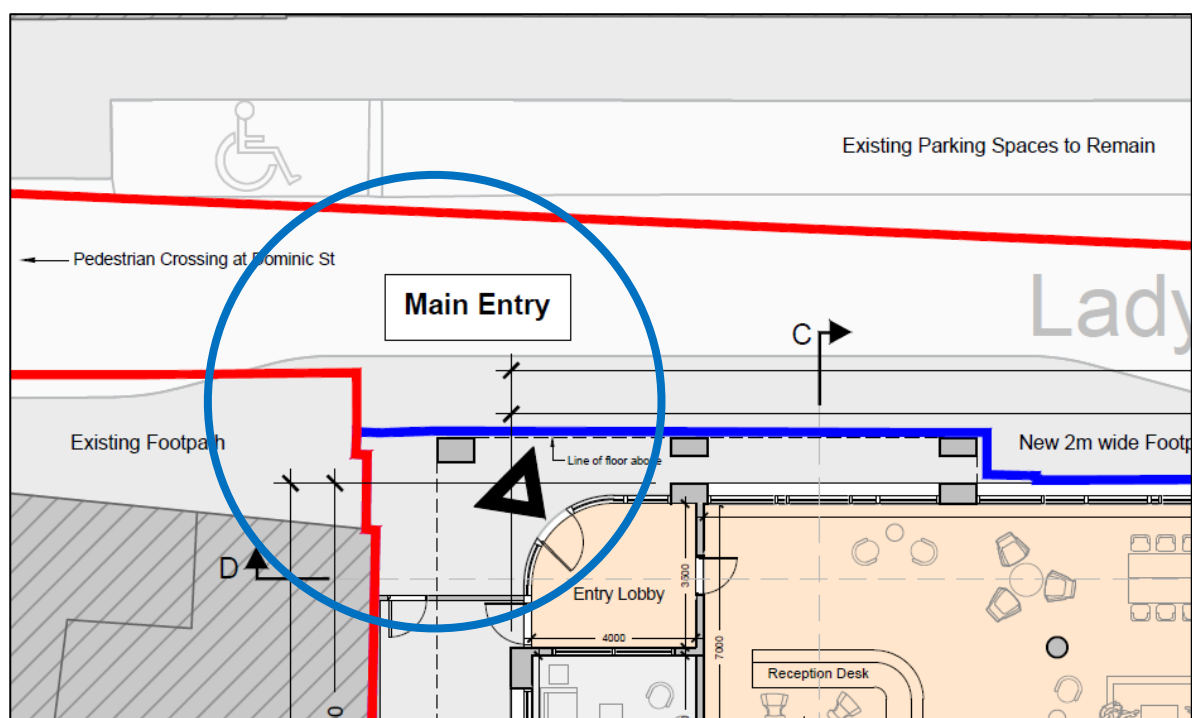


Figure 2.1 – Cyclists' Access

Recommendation: Provide a clearly defined and accessible cyclist route between Lady's Lane and the proposed cycle storage area. This should include an appropriate crossing point with a dropped kerb and tactile paving where required, together with a dedicated access arrangement that minimises conflict with pedestrians. The design should demonstrate that cyclists can safely and conveniently access the cycle storage area without the need to traverse pedestrian-only areas

2.2 Problem: Inadequate Intervisibility

Location: Hunts Lane

It is unclear whether cyclists can access Hunts Lane from the proposed cycle storage facilities. If allowed the visibility splay to the right from the proposed access from the bicycle storage is partially obstructed by adjacent buildings. The risk of collision is increased in situations where inter-visibility between cyclists and approaching drivers is restricted.

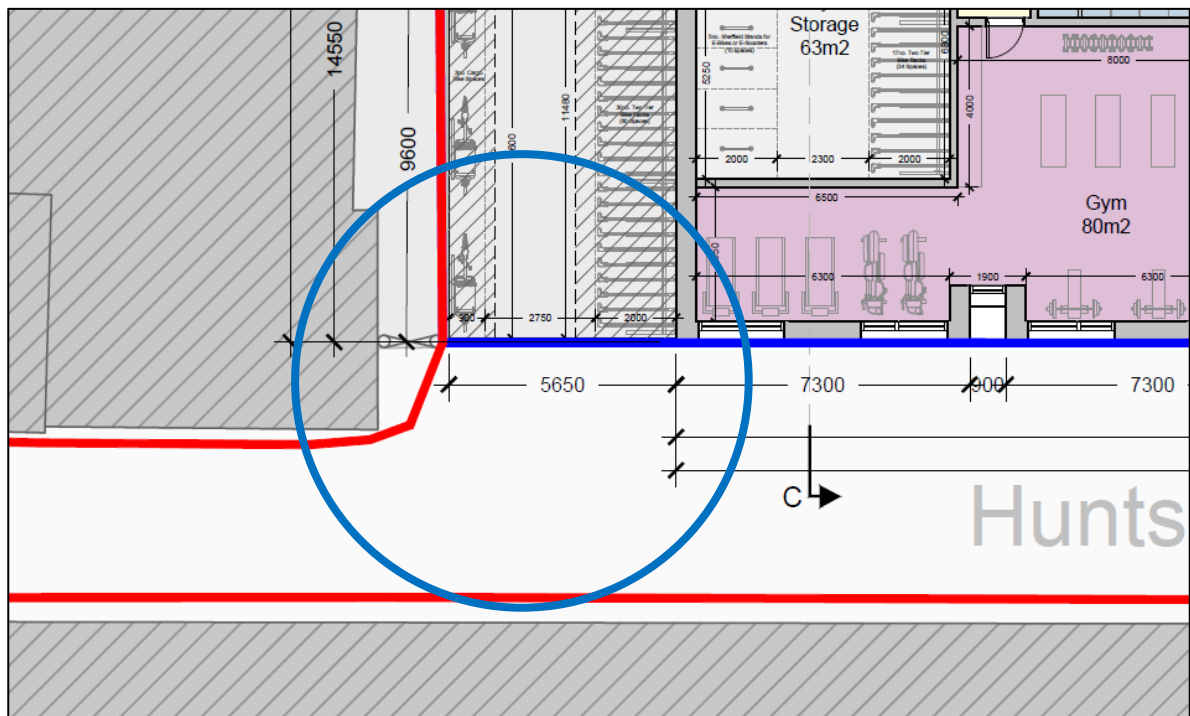


Figure 2.2 – Obstructed Visibility

Recommendation: Ensure adequate intervisibility is provided between cyclists and drivers of vehicles approaching at this location.

2.3 **Problem:** Carriageway Width

Location: Lady's Lane

Footpath widening is proposed along Lady's Lane, resulting in a reduction of the carriageway width to approximately 4.0 m. The reduced width is unlikely to accommodate two-way vehicular movements. In the absence of appropriate traffic management or priority control measures, opposing vehicles may attempt to pass simultaneously, leading to conflicts, sudden braking, reversing manoeuvres, or encroachment onto pedestrian facilities. This may lead to vehicles overrunning the adjacent footpath or undertaking inappropriate manoeuvres to pass one another, increasing the potential for conflict with pedestrians, cyclists and opposing vehicles.

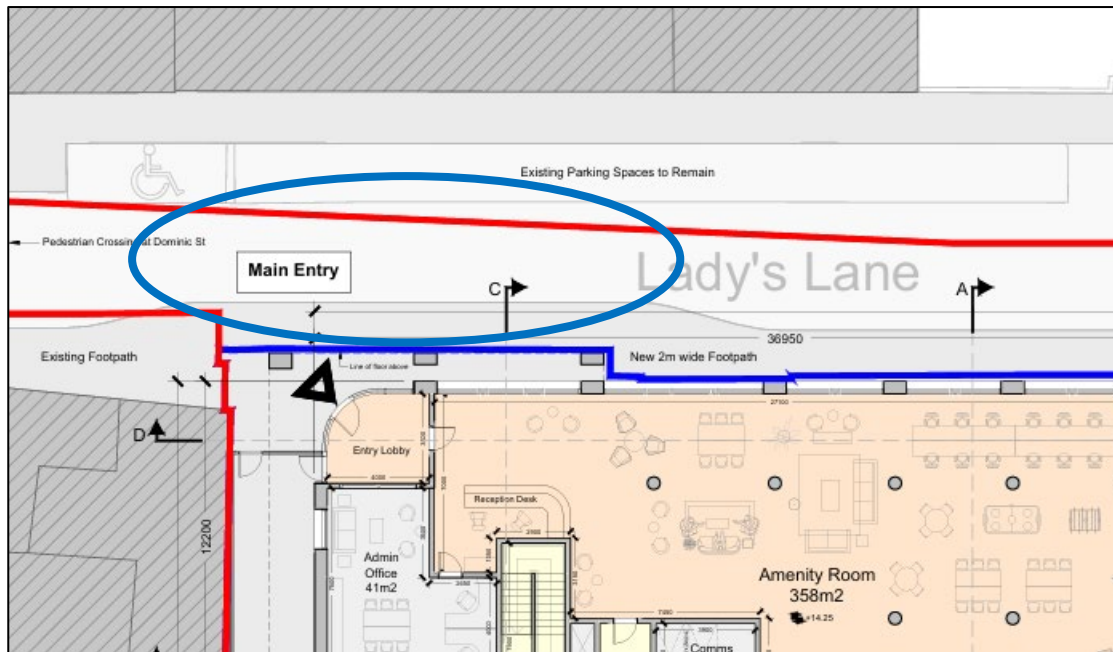


Figure 2.3 – Narrow Carriageway

Recommendation: Provide appropriate measures to manage vehicular movements along the narrowed section of Lady's Lane such as a priority working arrangement.

2. 4 Problem: Uprand Kerb at Pedestrian Crossing

Location: Lady's Lane

Uprand kerbs were observed at the existing crossing location, where pedestrians are likely to seek access to the footpaths. The drawings do not appear to include dropped kerbs or tactile paving at this location. This may increase the risk of trips and falls where pedestrians attempt to access the footpaths without suitable dropped kerbs and tactile paving provision.

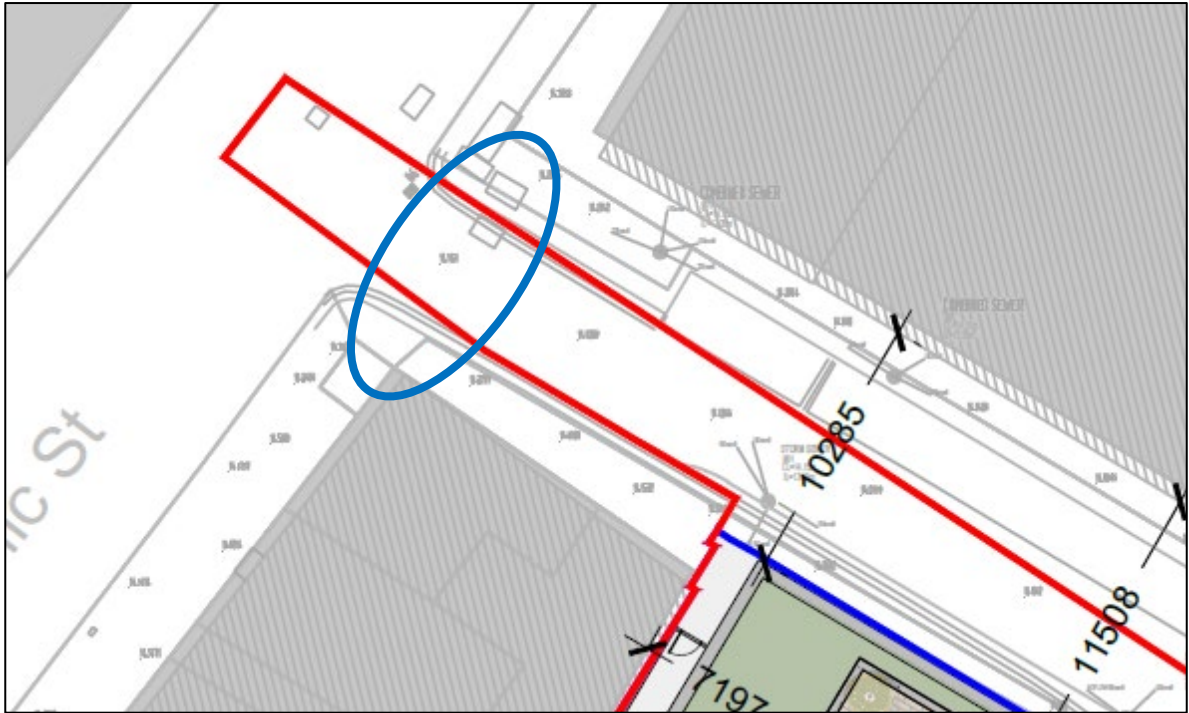


Figure 2.4 – Upstand Kerbs at Pedestrian Crossing

Recommendation: Proposed kerb layout should be reviewed and modifications implemented to ensure dropped kerbs and tactile paving for pedestrian access is provided at locations where pedestrian access/use is anticipated.

2.5 Problem: Pedestrian Crossing

Location: Lady's Lane

A pedestrian crossing is proposed across Lady's Lane adjacent to the access serving the proposed Café. The following issues have been identified with the proposed arrangement:

- The type of crossing proposed is unclear from the submitted drawings and it is not evident whether the crossing is intended to be controlled or uncontrolled.
- No tactile paving has been provided at the crossing location to assist visually impaired pedestrians.
- The crossing is located at the shared access to Parnell Arcade, where vehicles are likely to enter and exit.
- The crossing is also located within an area likely to be used by vehicles undertaking turning manoeuvres at the end of Lady's Lane.
- Intervisibility between pedestrians using the crossing and drivers approaching the crossing may be restricted by vehicles parked in the adjacent parking space.

The combination of pedestrian crossing movements, vehicle access movements and vehicle turning manoeuvres at the same location may create uncertainty regarding priority and increase the potential for pedestrian-vehicle conflicts. Restricted visibility caused by parked vehicles may further reduce drivers' ability to detect pedestrians in sufficient time to react, increasing the risk of collisions. The absence of tactile paving may also reduce the accessibility and conspicuity of the crossing for visually impaired pedestrians.

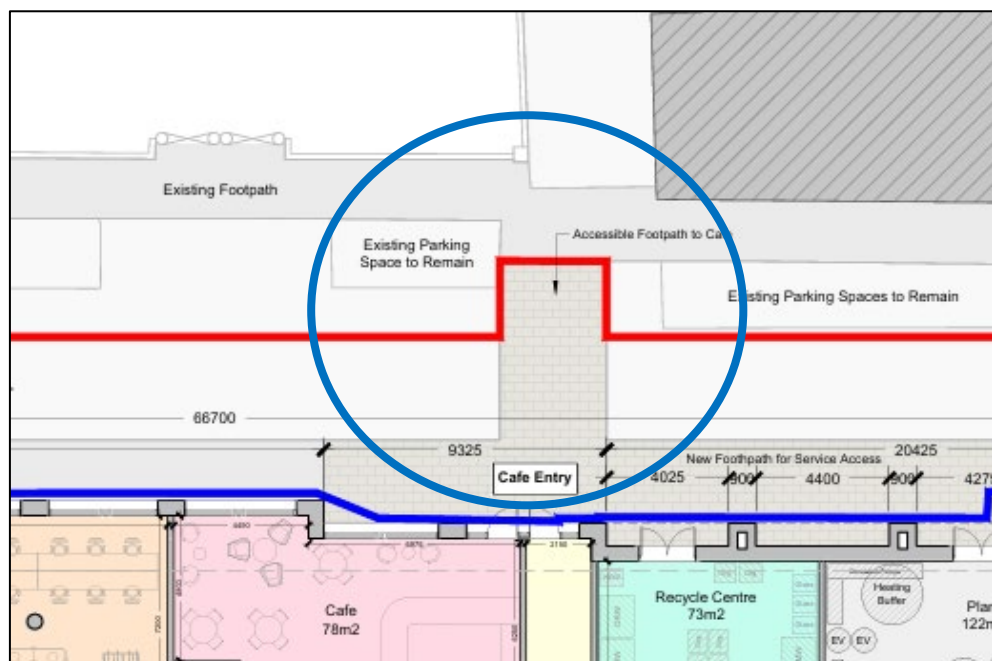


Figure 2.5 – Pedestrian Crossing

Recommendation: Review the location and design of the proposed pedestrian crossing. The crossing type, location and associated priority arrangements should be clearly defined and should demonstrate that pedestrian movements can be accommodated safely, conveniently and with appropriate visibility.

2.6 Problem: Turning Area

Location: Lady's Lane

A recycling centre and plant room are proposed at the end of Lady's Lane. It is anticipated that these facilities will require access by refuse collection vehicles and other service vehicles. However, it is unclear whether adequate turning facilities are available to enable such vehicles to enter and exit in a forward gear. In the absence of a suitable turning area, service vehicles may be required to reverse for a significant distance along Lady's Lane. Reversing manoeuvres over extended distances increase the potential for conflicts with pedestrians, cyclists and other vehicles using the lane. Drivers may have limited visibility of vulnerable road users, particularly where pedestrian activity associated with the proposed development is expected. This may increase the risk of collisions at this location.

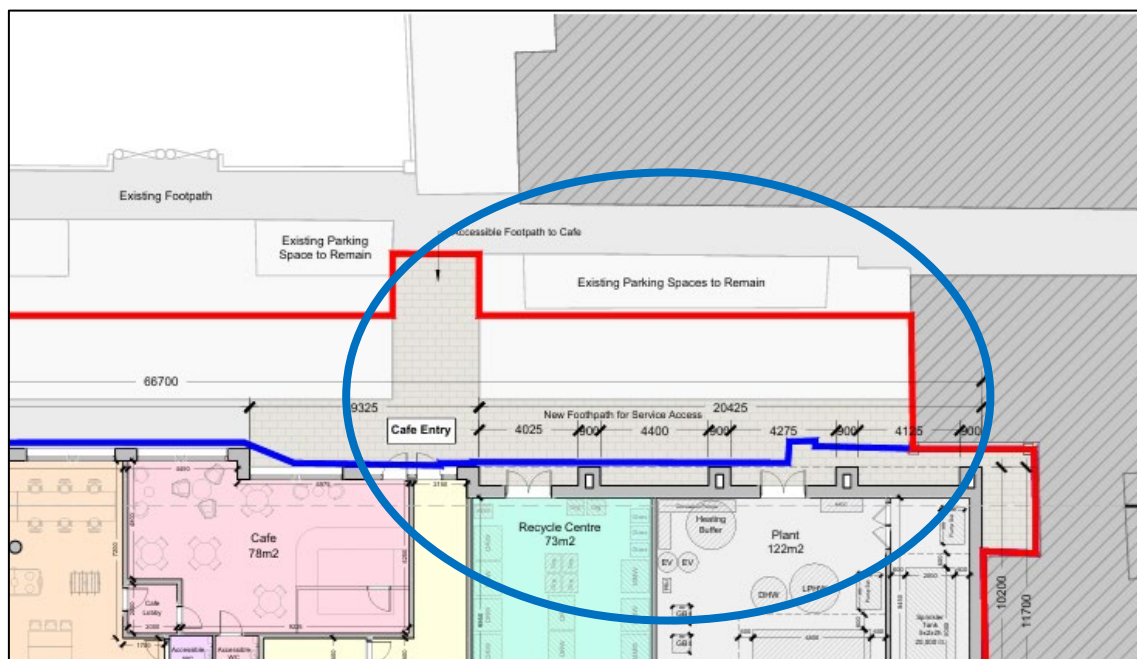


Figure 2.6 – Turning Area

Recommendation: Ensure that an adequate turning area is provided to cater for all anticipated vehicles turning at the end of Lady's Lane.

2.7 Problem: Parking Restrictions

Location: Lady's Lane

Existing double yellow lines are provided along Lady's Lane; however, it is unclear from the submitted drawings whether these parking restrictions will be reinstated following the proposed footpath widening works. In the absence of suitable parking restrictions, vehicles may park along the edge of the carriageway and adjacent to pedestrian crossing and access points. Uncontrolled on-street parking may reduce the effective carriageway width available to traffic, obstruct visibility between road users, and increase the potential for conflicts between vehicles, pedestrians and cyclists. This may increase the risk of collisions along Lady's Lane.

Recommendation: Reinststate the double yellow lines along Lady's Lane.

3. AUDIT TEAM STATEMENT

- 3.1 We certify that we have examined the drawings listed in Appendix A and have inspected the site. This examination has been carried out with the sole purpose of identifying any features of the scheme that could be removed or modified to improve the safety of the scheme.

Signed.....  George Frisby

Date 2nd July 2026.....

Signed.....  Jince Philip Zachariah

Date 2nd July 2026.....

4. SAFETY AUDIT FEEDBACK FORM

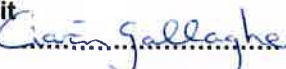
Scheme: Proposed Development at Lady's Lane, Limerick

Document Number: 26125-01-001

Audit Stage: Stage 1/2

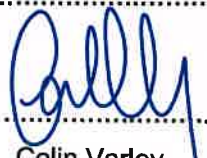
Date Audit Completed: 2nd July 2026

Paragraph No. In Safety Audit Report	To Be Completed By Designer			To Be Completed by Audit Team Leader
	Problem accepted (yes/no)	Recommended measure Accepted (yes/no)	Describe alternative measure(s). Give reasons for not accepting recommended measure. Only complete if recommended measure is not accepted.	Alternative measures or reasons accepted by auditors (yes/no)
2.1	Yes	Yes	-----	-----
2.2	No	No	No entrance on to lane at this location.	Yes
2.3	Yes	Yes	-----	-----
2.4	Yes	Yes	-----	-----
2.5	Yes	Yes	-----	-----
2.6	Yes	Yes	-----	-----
2.7	Yes	Yes	-----	-----

Safety Audit
Signed off  Design Team Leader

Print Name Ciaran Gallagher

Date 16-07-2026

Safety Audit
Signed off  Employer

Print Name Colin Varley

Date 16-07-2026

Safety Audit
Signed off  Audit Team Leader

Print Name George Frisby

Date 21/7/2026

Please complete and return to: Roadplan Consulting,
7, Ormonde Road
Kilkenny
E-mail: info@roadplan.ie

APPENDIX A

List of Drawings Examined

The following drawings have been provided electronically in PDF format by Clairsford Contracting and are appended here.

Drawing Number	Rev	Drawing Title
2518-200	B	Ground Floor Plan
LMK-XX-00-JFA-DR-AR-P2000	-	Ground Floor Plan
LMK-XX-00-JFA-DR-AR-P1003	-	Site Plan Proposed



NOTE:						
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.						
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.						
ALL DIMENSIONS TO BE CHECKED ON SITE.						
IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS THE CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.						
REV.	DATE	DESCRIPTION	DRWN.	CHKD.	APPROV.	
A	April 2025	Issued for Information	FH	PH	PH	
B	June 2025	Issued for Planning	FH	PH	PH	

- NOTES
- ALL DIMENSIONS IN MILLIMETERS
 - FURNITURE AND FITTINGS SHOWN ARE INDICATIVE

- LEGEND:
- Retail Space
 - 1-Bed Apartments
 - 2-Bed (3 person) Apartments
 - 2-Bed (4 person) Apartments
 - SITE BOUNDARY

Unit Summary

1-Beds	26	70%
2-Beds (3 person)	4	11%
2-Beds (4 person)	7	19%
Total No. of Units	37	



Ground Floor Plan

Scale 1:200 @A3

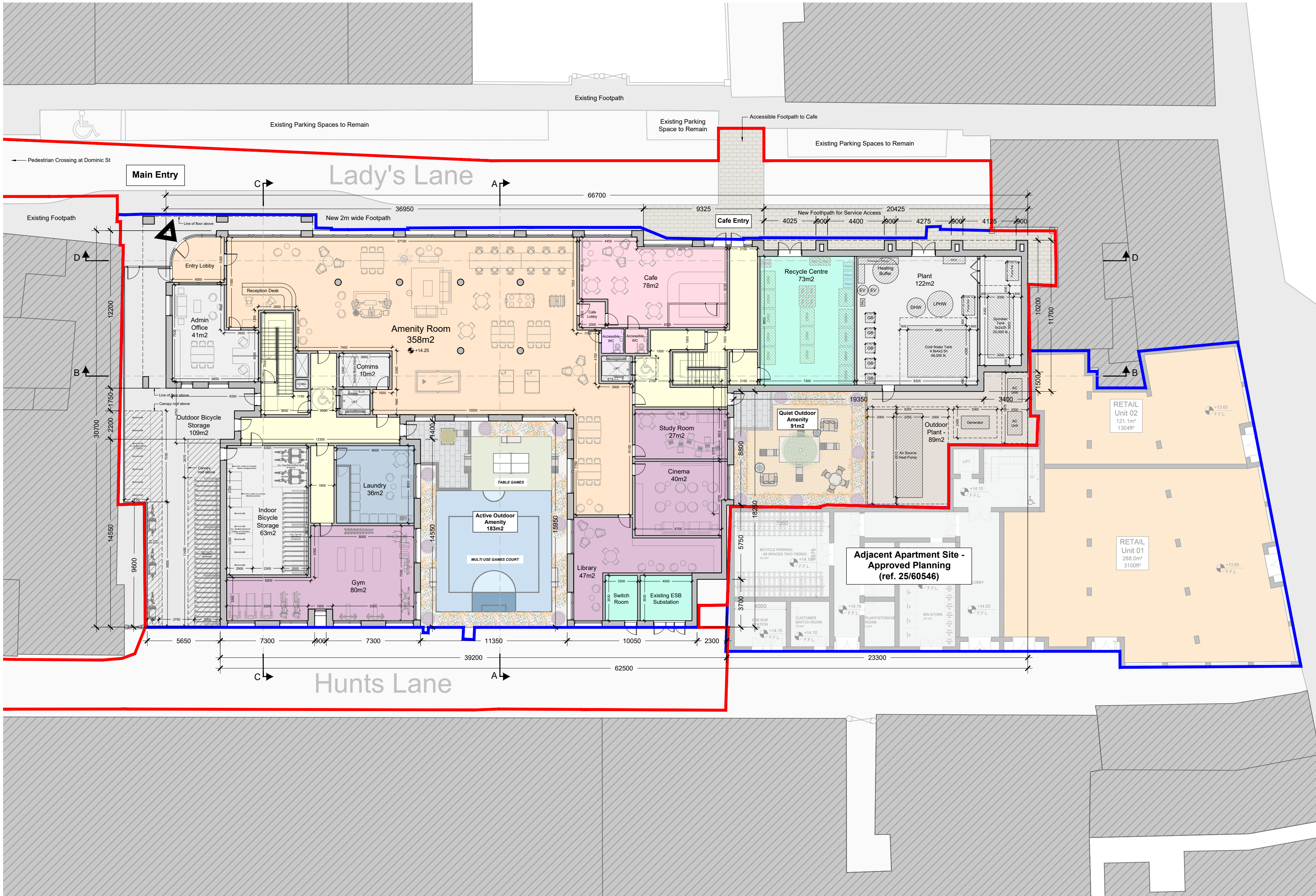
WILSON ARCHITECTURE



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w: www.wilsonarchitecture.ie

Parnell St. Limerick City		Ground Floor Plan	
SCALE	DATE	DRAWN	CHECKED
1:200 @A3	June 2025	FH	PH
		REVISION	DRAWING NO.
		B	2518 - 200

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 4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS.
 5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
 6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
 7. ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE, FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY



Legend

- Application Boundary
- Applicant Ownership
- Entry Lobby / Main Amenity Area
- Secondary Amenity Spaces
- Laundry Room
- Public Cafe
- Circulation
- Back of House
- Bin Store & ESB

DRAFT



THE TREE HOUSE, 17 RICHVIEW OFFICE PARK
CLONSKEAGH, D14 XR82, IRELAND
T: (01) 6689888 E: info@jfa.ie W: www.jfa.ie

CLIENT
Lanehunt Ltd

PROJECT
Colbert Quarter PBPA

LOCATION
Lady's Lane and Hunts Lane

DRAWING
Ground Floor Plan

SCALE
1:200 @ A2

JOB NO.
2527

DRAWN BY
JK

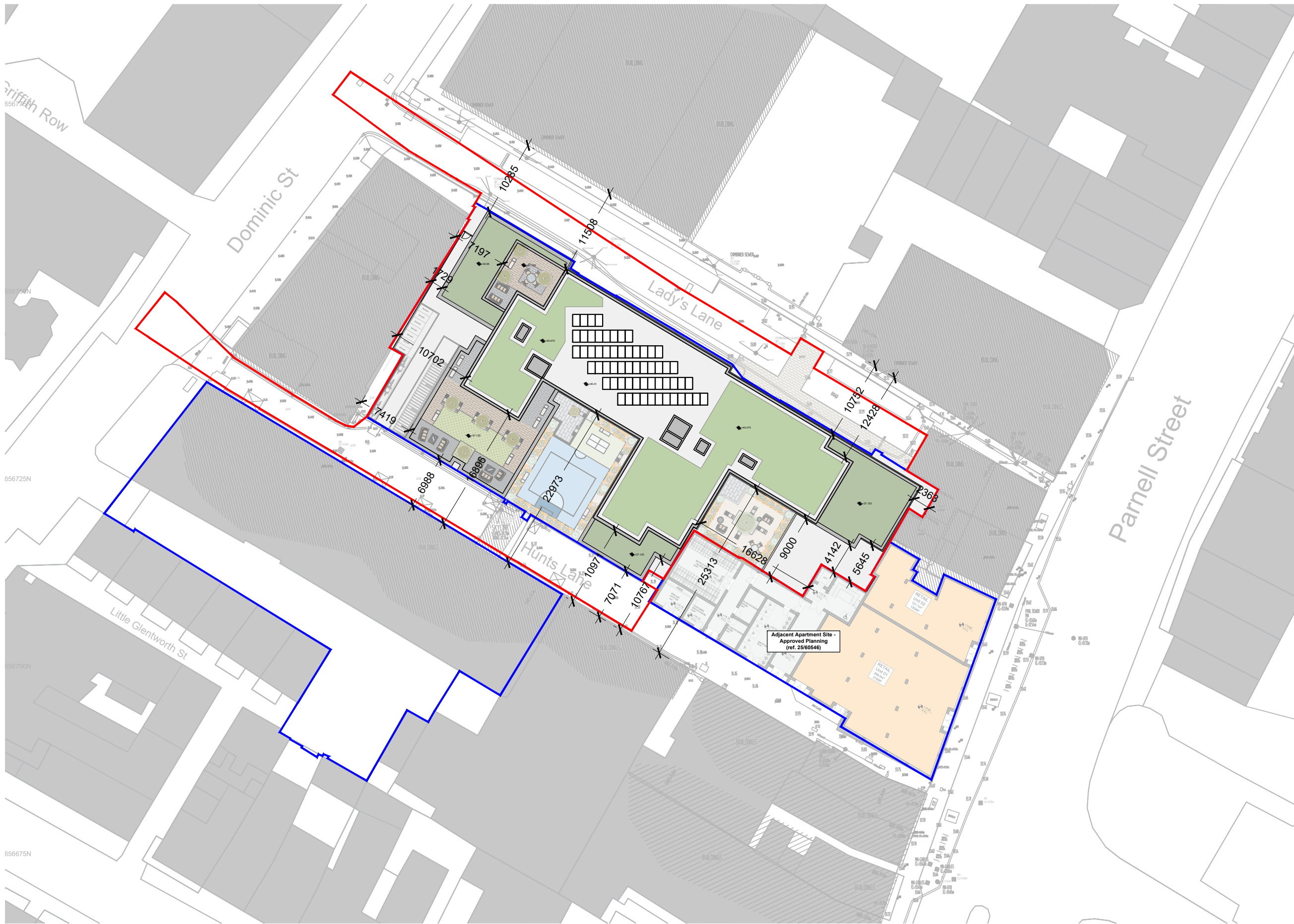
DATE
03.04.26

DRAWING NUMBER
LMK-XX-00-JFA-DR-AR-P2000

DRAWING STATUS
PRE-PLANNING

01 Ground Floor Plan
1:200 @ A2

Scale 1:200 [m]
0 5 10 20



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REV	DATE	DESCRIPTION	BY

- Application Boundary
- Area under the Applicant's Ownership

DRAFT



THE TREE HOUSE, 17 RICHVIEW OFFICE PARK
CLONSKEAGH, D14 XR82, IRELAND
T: (01) 6689888 E: info@jfa.ie W: www.jfa.ie

CLIENT
Lanehunt Ltd

PROJECT
Colbert Quarter PBSA
Lady's Lane and Hunts Lane

DRAWING
Site Plan
Proposed

SCALE 1:500 @ A3 JOB NO. 2527

DRAWN BY JK

DATE 03.04.26

DRAWING NUMBER REVISION

LMK-XX-00-JFA-DR-AR-P1003

DRAWING LOCATION
w:\35 jobs\2527 - limerick student residence\00 current drawings

DRAWING STATUS
PRE-PLANNING

01 Proposed Site Plan
1:500 @ A3

