

Title: **DMURS Quality Audit Including Stage 1&2 Road Safety
Audit for;**

Parkway Valley LRD, Dublin Road, Limerick.

Client: **Kirkland Developments Ltd.**

Date: **January 2026**

Report reference: **2948R01**

VERSION: **FINAL (4-3-2026)**

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1.0 Introduction

This report was prepared in response to a request from Tracey O'Connell, PUNCH Consulting Engineers on behalf of Kirkland Developments Ltd, for a DMURS Quality Audit (containing a Walking Audit, Cycling Audit and Accessibility Audit) including a Combined Stage 1&2 Road Safety Audit for a proposed large residential development (LRD) at Parkway Valley in Singland townland, Limerick.

The Audit Team comprised of;

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

TII Auditor Approval no. NB 168446

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

TII Auditor Approval no. OO1291756

The Audits involved the examination of drawings and other material provided and a site visit by both audit team members, together, on the 6th of October 2025. The weather at the time of the site visit was dry and the road surface was also dry.

The Stage 1-2 Road Safety Audit has been carried out in accordance with the requirements of TII Publication Number GE-STY-01024, dated May 2025.

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. The Quality Audit is composed of a number of distinct audits which include an Accessibility Audit, a Walking Audit and a Cycling Audit (i.e. aspects of a Quality Audit carried out independent of the Design Team.

Many issues raised in the Road Safety Audit would also be raised in the various aspects of the Quality Audit, however to avoid repetition items that are common to more than the Road Safety Audit have been included in a table at the start of Section 3.0 of this report.

The scheme has been examined and this report compiled in respect of the consideration of those matters that have an adverse effect on road safety. It has not been examined or verified for compliance with any other standards or criteria. The problems identified in this report are considered to require action in order to improve the safety of the scheme for road users.

If any of the recommendations within these audits are not accepted, a written response is required, stating reasons for non-acceptance. Comments made within the report under the heading of Observation are intended to be for information only. Written responses to Observations are not required.

The information supplied to the Audit Team is listed in **Appendix A**. The feedback form is contained in **Appendix B**. A plan drawing showing the problem locations is contained in **Appendix C**.

QA incl St 1-2 RSA, Parkway Valley LRD

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2.0 Background

It is proposed to construct an LRD in the townland of Singland in Limerick adjacent to the Parkway Retail Park. The development would consist of 403 no. residential units in 5 no. blocks ranging in height from five to eight storeys. The scheme would also include a creche at ground level in one block and a four storey medical centre at the western edge of the site.

It is proposed to provide a new vehicular access off the Dublin Road (R445) by means of a left-in left-out (Li-Lo) junction and to provide another vehicular access off the existing Parkway Retail Park roundabout by means of a new (fourth) arm.

Car parking and bicycle parking is to be provided as set out in the Traffic and Transportation Assessment Report (Report reference 231171-PUNCH-XX-XX-RP-C-0006).

The speed limit on the R445 is 50km/hr. It is a bus route with bus stop and laybys.

The site location is provided below.



Image courtesy of Google Maps

QA incl St 1-2 RSA, Parkway Valley LRD

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3.0 Issues Common to More Audits than RSA

Below is a summary table of problems raised in the Road Safety Audit that would also be raised in the Quality Audit however are not repeated for clarity and brevity.

Problem Reference	Road Safety Audit	Access Audit	Walking Audit	Cycling Audit
4.1	✓	✓	✓	
4.2	✓	✓	✓	
4.3	✓	✓	✓	
4.4	✓			
4.5	✓		✓	✓
4.6	✓			
4.7	✓			
4.8	✓	✓	✓	✓
4.9	✓	✓	✓	✓
4.10	✓		✓	✓
4.11	✓	✓	✓	✓
4.12	✓			

QA incl St 1-2 RSA, Parkway Valley LRD

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4.0 Items Raised in This Stage 1&2 Road Safety Audit.

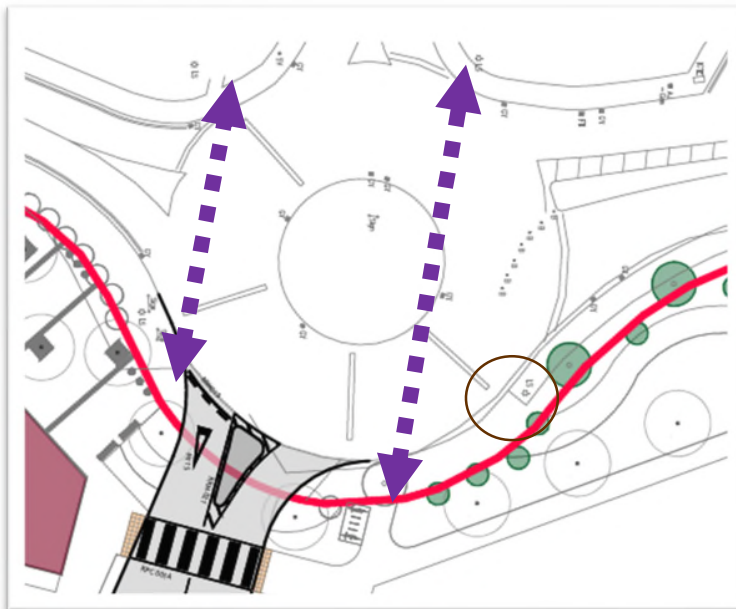
4.1 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Parkway Retail Park Roundabout.

PROBLEM

The proposed development will result in a pedestrian desire line to cross the existing northern and southern arms of the roundabout to go to and from the Retail Park. There are currently no crossing facilities and the footpath on the eastern side of the access road stops prior to the new access to the development. A lack of crossing facilities could lead to pedestrians crossing at inappropriate locations leading to collisions with vehicular traffic.



RECOMMENDATION

It is recommended that crossing facilities and continuous footpaths be provided.

QA incl St 1-2 RSA, Parkway Valley LRD**Kirkland Developments Ltd**

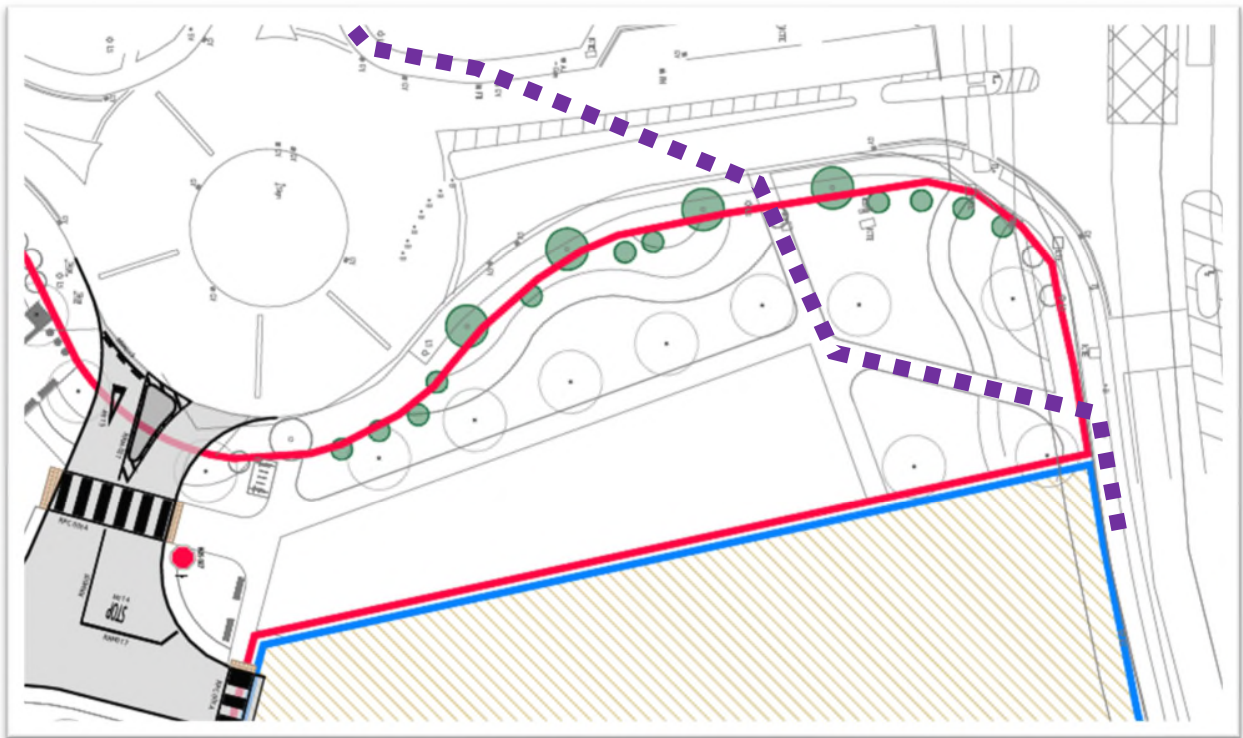
4.2 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Parkway Retail Park Access Road.

PROBLEM

The proposed development's open space close to the R445 will lead to a pedestrian desire line to cross the access road to the Retail Park. There are currently no crossing facilities except at the signalised junction and a small gap in the central concrete island which are not along the desire line. A lack of crossing facilities could lead to pedestrians crossing at inappropriate locations leading to collisions with vehicular traffic or trips and falls on the high kerbs.

*RECOMMENDATION*

It is recommended that a crossing for pedestrians be provided that meets with the desire line.

QA incl St 1-2 RSA, Parkway Valley LRD**Kirkland Developments Ltd**

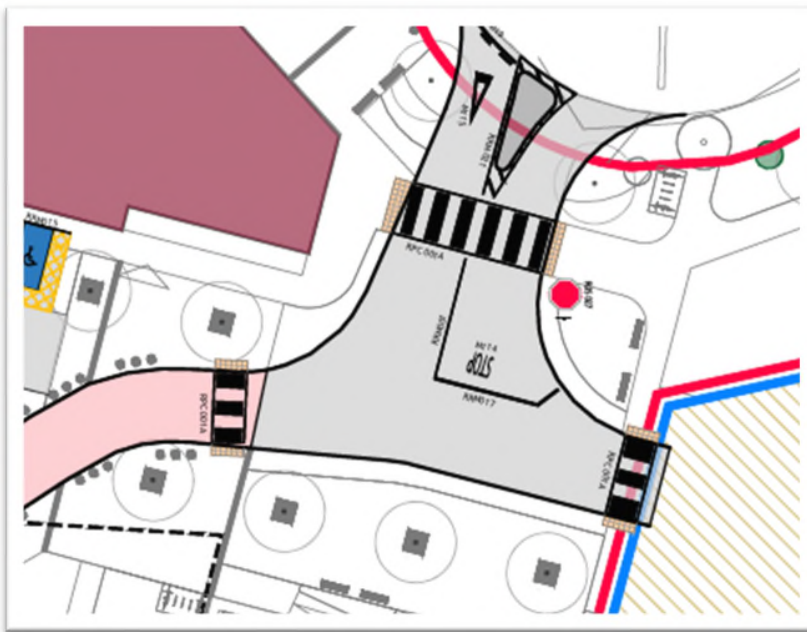
4.3 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Uncontrolled pedestrian crossings.

PROBLEM

There are a number of uncontrolled pedestrian crossings within the proposed development that are shown to have zebra crossing stripes however there is no signage proposed and the tactile paving suggests that that pedestrians do not have priority. The lack of clarity over the type of crossing could lead to confusion between pedestrians and drivers over priority, resulting in collisions.

*Examples**RECOMMENDATION*

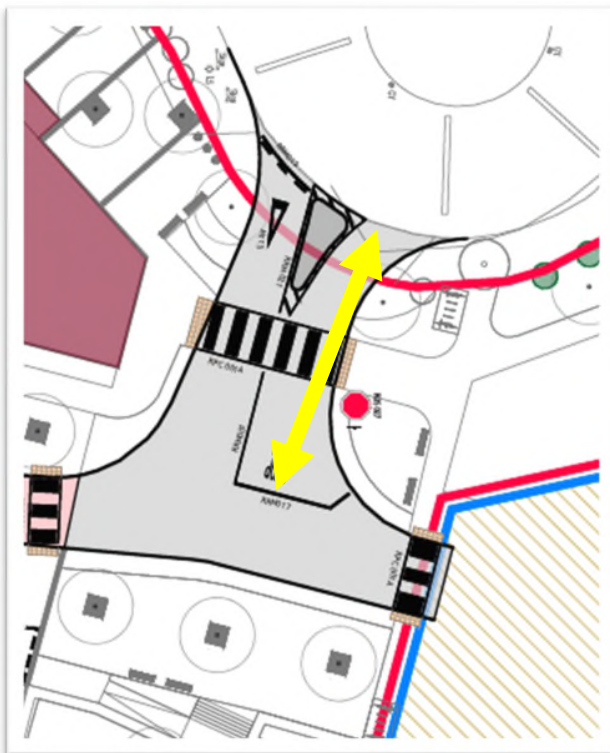
It is recommended that zebra crossing be provided along with appropriate signage and road markings and be raised as per the requirements of the Traffic Signs Manual. Crossing specific lighting should also be provided. The crossing widths should reflect the expected demand (It is noted that 2m crossing is shown in some standard details and this may not be wide enough).

QA incl St 1-2 RSA, Parkway Valley LRD**Kirkland Developments Ltd****4.4 Problem***LOCATION*

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Roundabout fourth arm.

PROBLEM

There is a proposed stop line on the internal road very shortly after the exit from the retail park roundabout. There is a risk that at peak times (especially when Street 1 is extended in future to the north) that this will lead to queuing onto the circulating carriageway of the roundabout and result in rear-end collisions.

*RECOMMENDATION*

It is recommended that the capacity be assessed to ensure that queuing onto the roundabout does not occur. If it may occur then the priority should be changed at the internal street junction.

QA incl St 1-2 RSA, Parkway Valley LRD

Kirkland Developments Ltd

4.5 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Entire development.

PROBLEM

It is unclear what the proposed speed limit is to be within the development. The speed limit on the R445 is 50km/hr however this speed may lead to high severity injuries if vulnerable road users are struck in a residential area.

RECOMMENDATION

It is recommended that an appropriate speed limit be provided and signed. The design parameters of the internal streets should match those of the speed limit/design speed to ensure they are self regulating.

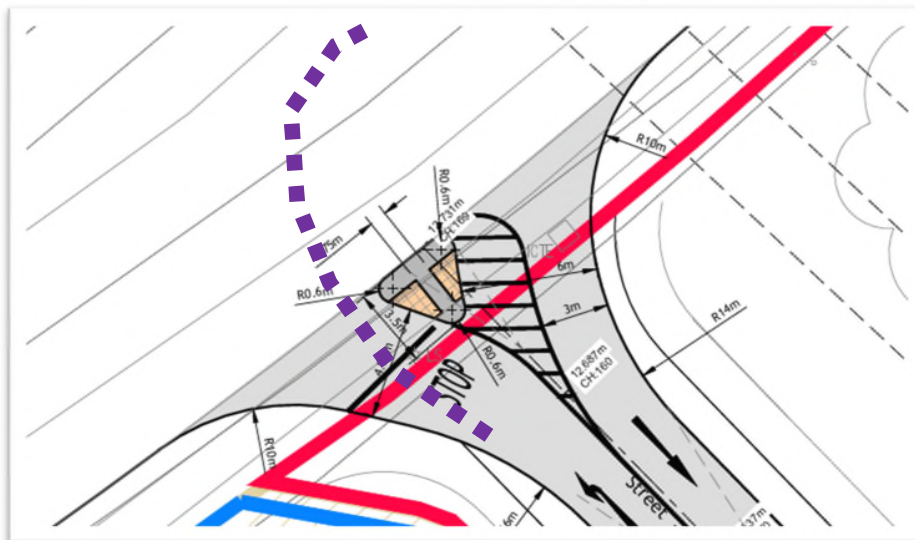
4.6 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0403 P01, Left-in, Left-out Junction.

PROBLEM

The R445 is not a divided road. There is a risk that drivers will turn right at the junction to avoid delays at the traffic signals of the Retail Park junction and at the Parkway Roundabout or the Retail Park roundabout if they wish to travel east. This could lead to collisions with vehicles in any of the 4 traffic lanes.



RECOMMENDATION

It is recommended that a physical island be provided in the centre of the R445.

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Kirkland Developments Ltd

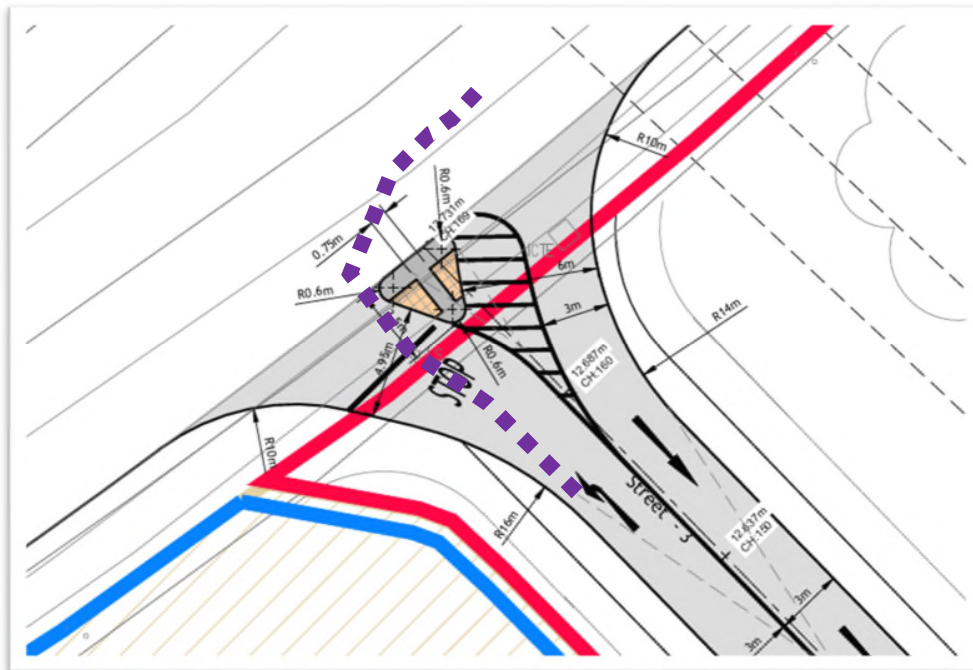
4.7 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0403 P01, Left-in, Left-out Junction.

PROBLEM

There is a risk that some drivers may inadvertently turn right onto the R445 into a westbound lane leading to head-on collisions.



RECOMMENDATION

It is recommended that signage indicating ‘no right turn’ and ‘turn left’ be provided and that the shape of the splitter island be such that drivers would find it physically difficult to turn right.

4.8 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Development roads.

PROBLEM

There is a risk that at peak periods that some drivers will use the development road as a ‘rat-run’ to get to the retail park from the eastern side. Additional traffic on the internal roads would increase the likelihood of collisions and would lead to mixing of non-residential traffic with residential (and medical) traffic.

QA incl St 1-2 RSA, Parkway Valley LRD

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RECOMMENDATION

It is recommended that sufficient traffic calming devices be provided to make a 'rat-run' unattractive for drivers wishing to go to the retail park.

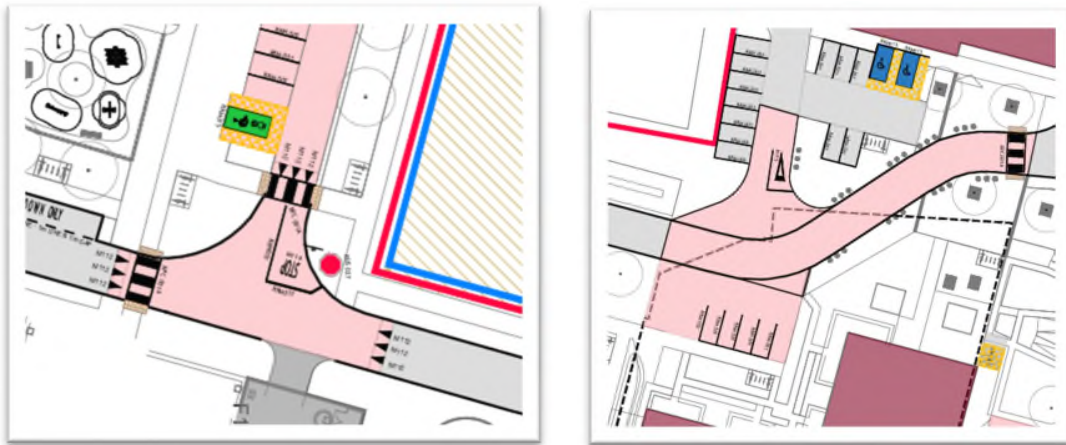
4.9 Problem

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02.

PROBLEM

There are some street areas with coloured surfacing. It is not clear what the change in colour signifies and what message it is trying to convey to drivers and other road users. There is a risk that these areas are intended to be shared use streets however there is no indication that this is the case and the first area close to the roundabout will be a heavily traffic section.



RECOMMENDATION

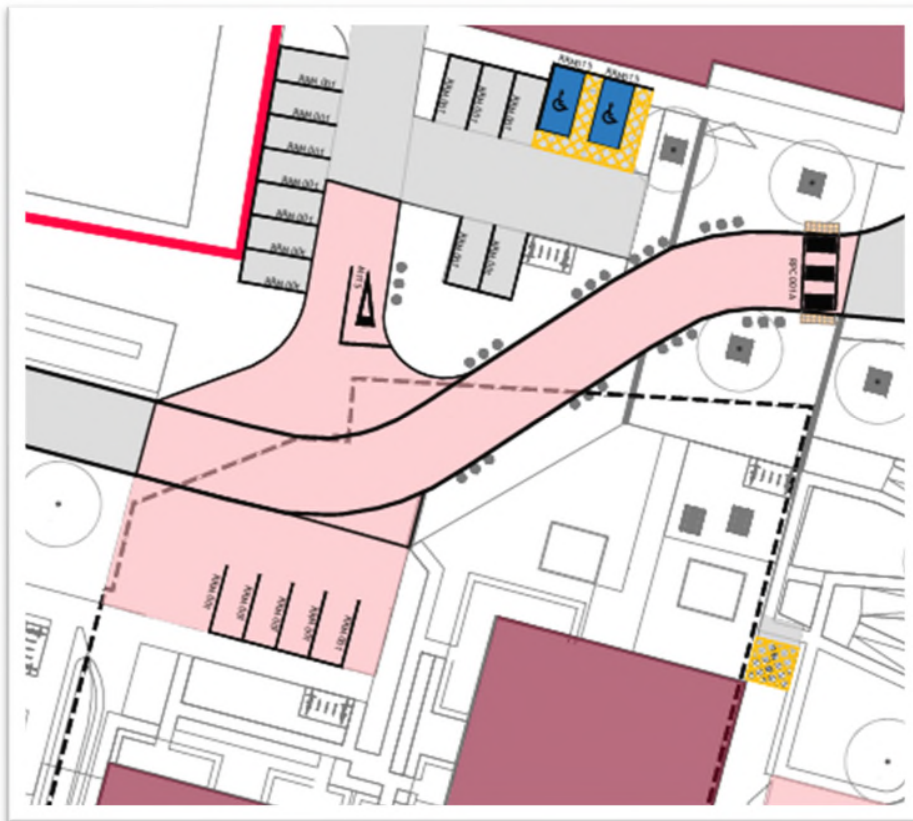
It is recommended that shared use streets are only provided in cul-de-sacs and that they do not extend into the main carriageway.

QA incl St 1-2 RSA, Parkway Valley LRD**Kirkland Developments Ltd****4.10 Problem***LOCATION*

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Medical Centre.

PROBLEM

There junction mouth to the parking at the medical centre is very wide. This could lead to high turning speeds and in turn high severity injuries if a vulnerable road user is struck.

*RECOMMENDATION*

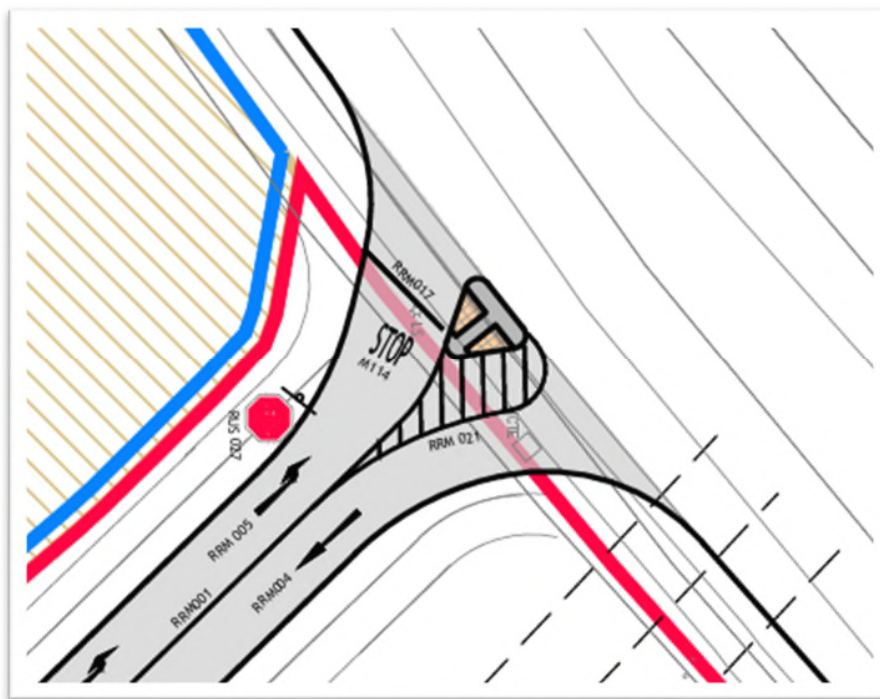
It is recommended that the corner radii be reduced and if required an over-run area be provided for delivery/refuse vehicles. The yield control should be changed to a stop control and the stop line set a suitable distance back from the carriageway edge.

QA incl St 1-2 RSA, Parkway Valley LRD**Kirkland Developments Ltd****4.11 Problem***LOCATION*

R445.

PROBLEM

There Li-Lo junction gives high priority to vehicular traffic and there are wide areas for pedestrians to cross with a small refuge area at the splitter island. There is a risk that drivers exiting the development will be focused on gaps in traffic and will not check for crossing pedestrians or cyclists. This could lead to collisions with those vulnerable road users.

*RECOMMENDATION*

It is recommended that higher priority be given to pedestrians by having a raised crossing with a larger refuge area. The stop line should be set back behind the raised crossing.

QA incl St 1-2 RSA, Parkway Valley LRD

Kirkland Developments Ltd

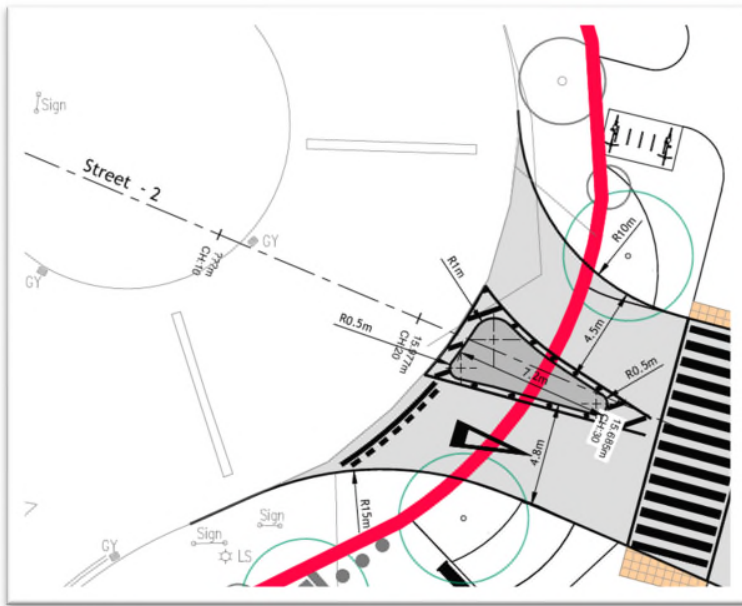
4.12 Problem

LOCATION

Retail Park Roundabout.

PROBLEM

The roundabout's central island has no signage. There is a risk that drivers exiting the development may travel in the incorrect direction around the roundabout leading to head-on collisions.



RECOMMENDATION

It is recommended that a chevron sign and associated 'turn left' arrow be provided in the central island opposite the proposed fourth arm. It is also recommended that a yield sign be provided at the entry to the roundabout from the development side.

QA incl St 1-2 RSA, Parkway Valley LRD

Kirkland Developments Ltd

5.0 Items Raised in This Stage 1 Quality Audit – Accessibility Audit.

5.1 Issue

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Tactile paving.

ISSUE

There is a risk that blind or partially sighted pedestrians will not detect tactile paving if it is not deep enough at in-line crossings.



Example only.

RECOMMENDATION

It is recommended that sufficient depth of tactile paving be provided at in-line crossings.

5.2 Issue

LOCATION

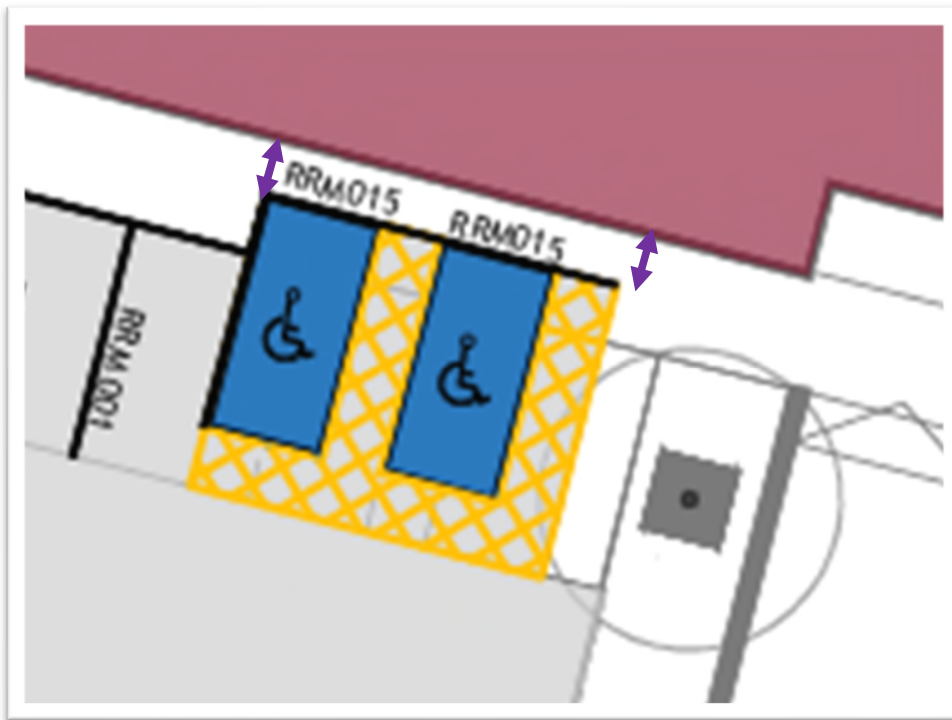
Drawing 231171-PUNCH-XX-XX-DR-C-0461 P02, Accessible parking at the Medical Centre.

ISSUE

There is a risk that the disabled parking spaces adjacent to the building will leave a footpath of insufficient effective width for pedestrians, especially the mobility impaired to pass.

QA incl St 1-2 RSA, Parkway Valley LRD

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RECOMMENDATION

It is recommended that sufficient space be provided taking into account the proposed usage of this building.

5.3 Issue

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0601/602, Swept path for refuse vehicles.

ISSUE

The swept path analysis for fire tenders and cars have been provided but not for refuse vehicles. Some double axle refuse vehicles can have larger turning areas than fire appliances and may mount the footpaths or not be able to access some areas.

RECOMMENDATION

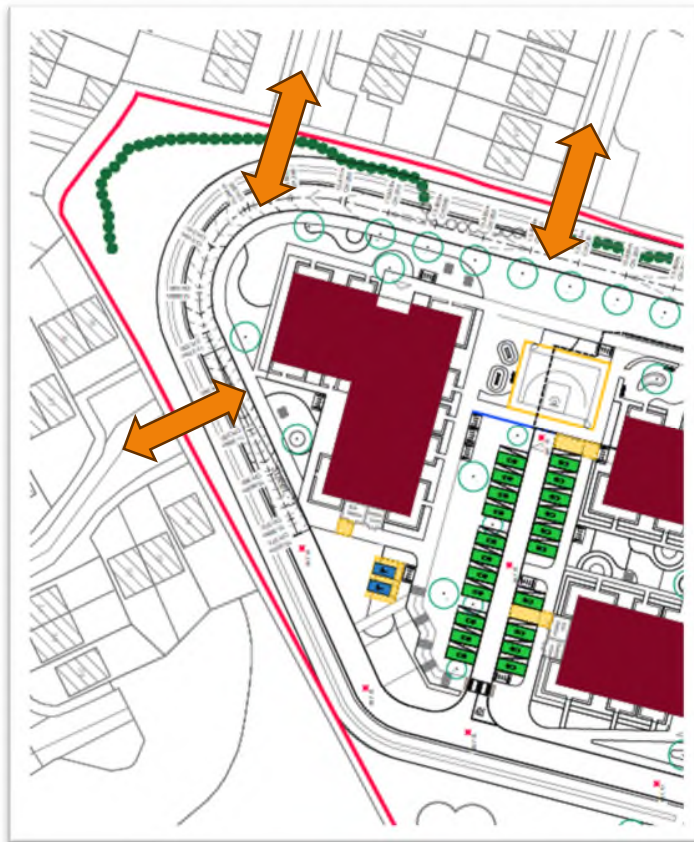
It is recommended that the swept path analysis for refuse vehicles be carried out.

QA incl St 1-2 RSA, Parkway Valley LRD**Kirkland Developments Ltd****5.4 Issue***LOCATION*

Drawing 231171-PUNCH-XX-XX-DR-C-0401 Rev P04, Access to neighbouring residential developments.

ISSUE

There are no proposed links to the neighbouring residential developments for pedestrians or cyclists. A lack of permeability could lead to informal links that are not safe, especially given the topography of the site.

*RECOMMENDATION*

It is recommended that an assessment of the benefits of permeability links be carried out and that they be provided, if appropriate.

QA incl St 1-2 RSA, Parkway Valley LRD

Kirkland Developments Ltd

6.0 Items Raised in This Stage 1 Quality Audit – Walking Audit.

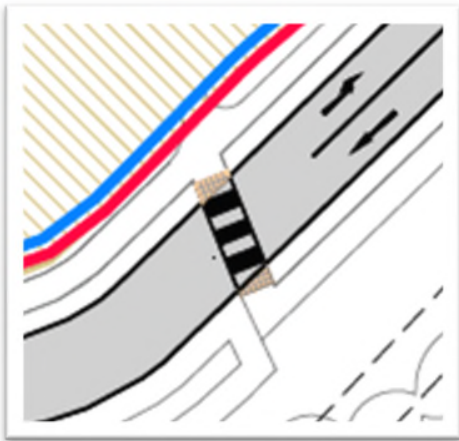
6.1 Issue

LOCATION

Drawing 231171-PUNCH-XX-XX-DR-C-0462 P02, Pedestrian crossing.

ISSUE

A skewed pedestrian crossing is shown on the R445 access road. These can be difficult for drivers to judge where to stop and for blind or partially sighted pedestrians to judge where to cross.



RECOMMENDATION

It is recommended that a perpendicular crossing be provided.

QA incl St 1-2 RSA, Parkway Valley LRD

Kirkland Developments Ltd

7.0 Items Raised in This Stage 1 Quality Audit – Cycling Audit.

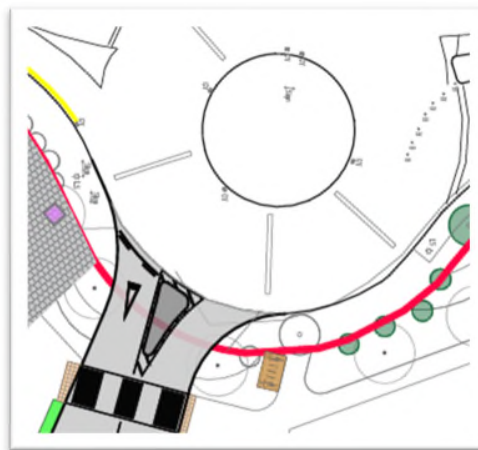
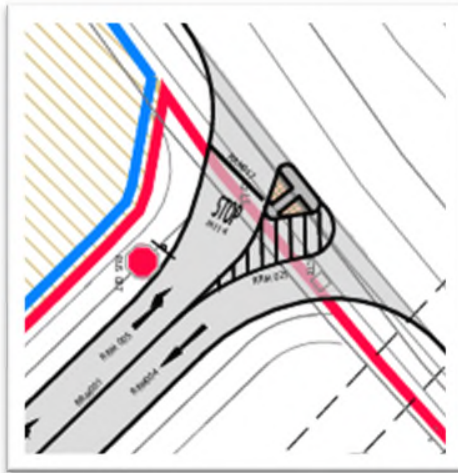
7.1 Issue

LOCATION

R445

ISSUE

Cyclists were observed using the footpath along the R445 as there are no dedicated cycle facilities except at the immediate approach to the signalised junction for the Retail Park. There are also no dedicated cycle facilities proposed for access to the development. The roundabout access can be difficult for cyclists given the high number of potential conflict points and the Li-Lo junction may lead to drivers turning left and not seeing cyclists in their blind spots.



RECOMMENDATION

It is recommended that transition facilities be provided for cyclists to get into the quieter development streets from the external road network.

QA incl St 1-2 RSA, Parkway Valley LRD

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8.0 Observations

4.1 Observation.

The directional signage at the retail park should be upgraded when the development is complete. Directional signage on the R445 indicating the new Li-Lo junction will also be required.



4.2 Observation.

It is assumed that the gates to the Retail Park will be removed if planning approval is granted.

4.3 Observation.

Lighting proposals have not been provided to the Audit Team.

QA incl St 1-2 RSA, Parkway Valley LRD

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9.0 Audit Statements.

Road Safety Audit Statement

We certify that we have examined the information provided and the site. The examination has been carried out with the sole purpose of identifying any features of the design which could be removed or modified in order to improve the safety of the scheme.

The problems identified have been noted in this report together with associated safety improvement suggestions which we would recommend should be studied for implementation. The 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.

Quality Audit Statement

We certify that we have carried out this audit in accordance with DMURS for those areas independent of the Design team.


Norman Bruton

Signed: 

(Audit Team Leader)

Dated: 4-3-2026

Owen O'Reilly

Signed: 

(Audit Team Member)

Dated: 4-3-2026

QA incl St 1-2 RSA, Parkway Valley LRD

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Appendix A

List of Material Supplied for this Road Safety Audit and Quality Audit;

Drawing 231171-PUNCH-XX-XX-DR-C-0507
Drawing 231171-PUNCH-XX-XX-DR-C-0508
Drawing 231171-PUNCH-XX-XX-DR-C-0509
Drawing 231171-PUNCH-XX-XX-DR-C-0525
Drawing 231171-PUNCH-XX-XX-DR-C-0526
Drawing 231171-PUNCH-XX-XX-DR-C-0551
Drawing 231171-PUNCH-XX-XX-DR-C-0552
Drawing 231171-PUNCH-XX-XX-DR-C-0601
Drawing 231171-PUNCH-XX-XX-DR-C-0602
Drawing 231171-PUNCH-XX-XX-DR-C-0603
Drawing 231171-PUNCH-XX-XX-RG-C-001
Drawing 231171-PUNCH-XX-XX-DR-C-0101
Drawing 231171-PUNCH-XX-XX-DR-C-0102
Drawing 231171-PUNCH-XX-XX-DR-C-0151
Drawing 231171-PUNCH-XX-XX-DR-C-0152
Drawing 231171-PUNCH-XX-XX-DR-C-0175
Drawing 231171-PUNCH-XX-XX-DR-C-0201
Drawing 231171-PUNCH-XX-XX-DR-C-0301
Drawing 231171-PUNCH-XX-XX-DR-C-0401
Drawing 231171-PUNCH-XX-XX-DR-C-0402
Drawing 231171-PUNCH-XX-XX-DR-C-0403
Drawing 231171-PUNCH-XX-XX-DR-C-0441
Drawing 231171-PUNCH-XX-XX-DR-C-0442
Drawing 231171-PUNCH-XX-XX-DR-C-0461
Drawing 231171-PUNCH-XX-XX-DR-C-0462
Drawing 231171-PUNCH-XX-XX-DR-C-0480

QA incl St 1-2 RSA, Parkway Valley LRD

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Drawing 231171-PUNCH-XX-XX-DR-C-0501

Drawing 231171-PUNCH-XX-XX-DR-C-0502

Drawing 231171-PUNCH-XX-XX-DR-C-0503

Drawing 231171-PUNCH-XX-XX-DR-C-0504

Drawing 231171-PUNCH-XX-XX-DR-C-0505

Drawing 231171-PUNCH-XX-XX-DR-C-0506

Drawing P24-308W - Parkway Valley Masterplan S32B

Drawing PSO-JBAI-XX-XX-M2-L-0001-S3-P04-Landscape_Masterplan

Background Material

Report 231171-PUNCH-XX-XX-RP-C-0006-S3-P02 - TTA

Report 231171-PUNCH-XX-XX-RP-C-0007-S3-P02 - DMURS Statement

Report 231171-PUNCH-XX-XX-RP-C-0008-S3-P02_MMP

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Appendix B

Feedback Forms (Road Safety Audit & Quality Audit)

SAFETY AUDIT FORM – FEEDBACK ON AUDIT REPORT

Scheme: Parkway Valley LRD

Stage: 1&2 Road Safety Audit

Date Audit (Site Visit) Completed: 6-10-2025

Paragraph No. in Safety Audit Report	Problem accepted (yes/no)	Recommended measure accepted (yes/no)	Alternative measures (describe)	Alternative measures accepted by Auditors (Yes/No)
4.1	Yes	No	This is outside our site and outside the client's boundary but negotiations with the land owner are being progressed. The detail can't be added to our drawings until the discussions in relation to carrying out such measures have been agreed	Yes
4.2	Yes	No	Footpath layout within the site has been revised to remove desire line for crossing in this location.	Yes
4.3	Yes	Yes		
4.4	Yes	Yes		
4.5	Yes	Yes		
4.6	Yes	Yes		
4.7	Yes	Yes		
4.8	Yes	Yes		
4.9	Yes	Yes		
4.10	Yes	Yes		
4.11	Yes	Yes		
4.12	Yes	Yes		

Signed.....

Date 24/02/2026

QA incl St 1-2 RSA, Parkway Valley LRD

Kirkland Developments Ltd

Design Team Leader

Signed *Norman Bruton*
Audit Team Leader

Date...26-2-2026.....

Signed *Alex Wain*
Employer/Developer

Date...3/03/26

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QUALITY AUDIT – FEEDBACK FORM

Scheme: Parkway Valley LRD
 Quality Audit- Stage 1 (Planning Stage)
 Date Audit (site visit) 6-10-2025

Paragraph No. in Quality Audit Report	Issue accepted (yes/no)	Recommended measure accepted (yes/no)	Alternative measures (describe)	Alternative measures accepted by Auditors (Yes/No)
5.1	Yes	Yes		
5.2	Yes	Yes		
5.3	Yes	Yes		
5.4	Yes	Yes		
6.1	Yes	Yes		
7.1	Yes	Yes		

Signed 
 Design Team Leader

Date 24/02/2026

Signed 
 Audit Team Leader

Date: ...26/2/2026...

Signed 
 Employer/Developer

Date...03/03/26

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Appendix C

Problem Location Plan.

