



Road Improvement Report

Residential Development, Annacotty, Co Limerick

On behalf of **Regal Park Development Ltd**

Prepared by

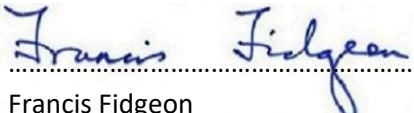
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March 2020

Civil
Structural
Traffic

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Date: 26th March 2020

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Document History

Revision History:	RO								
Purpose of Issue: P=Preliminary C=Comment I=Information FC=Fire Cert PL=Planning T=Tender CT=Contract CN=Construction	PL								
Date:	26 03 20								
Originator:	FF								
Checked By:	SS								
Approved By:	SS								

1. Introduction

- 1.1** This report describes the road improvements proposed and future improvements allowed for as part of the application for residential development at Annacotty, Co Limerick by Regal Park Development Ltd.

2. Proposed External Works

2.1 Walker's Lane

As part of early discussions in relation to this application the local authority requested the proposed development include for

- 1) widening of Walker's Lane
- 2) provision of a cycle facility along the frontage of the site on Walker's Lane and
- 3) provision of a footpath along the frontage of the site on Walker's Lane.

Hence it is proposed to set back the southern site boundary in accordance with CST Group Drawing No. 118271 – 3002, "Site Layout Proposed and Future External Works", and to provide for a dedicated cycle path along the full extent of the site boundary. Similarly, it is proposed to provide for a footpath adjoining the cycle path and within the confines of the subject site. There is no footpath or cycle-path to the east of the site on Walker's Lane. However, it is anticipated that both will be provided by the Council at some stage in the future thereby affording an opportunity to connect into the infrastructure provided by the proposed development. There is an existing footpath and cycle-path to the west of the site and the proposed development will connect into these. Both the footpath and the cycle-path will be complimented with public lighting.

It should be noted that the Road Safety Audit recommendation that the cycle facility not be installed until it can be safely brought further along Walker's Lane.

3. Future External Works

3.1 Castletroy College Road

On the western site boundary adjoining the Castletroy College Road there is an existing footpath, cycle-path and green verge. It is understood from pre-planning discussions with Limerick City & County Council that the Castletroy College Road may need to be widened sometime in the future. This is as the Castletroy College approach will experience AM capacity issues. The local authority requested that allowance be made as part of this application should future widening of Castletroy College Road be required to provide a longer 2-lane approach to the Annacotty roundabout. CST Group drawing 118271-3002, "Site Layout Proposed and Future External Works", shows a possible future layout of such an arrangement. Accordingly, provision has been made within the design proposal for a set-back to facilitate future road widening by the Council.