

**20096-03-001**

**Proposed Residential Development  
at Finlay Park, Nass, Co. Kildare**

**ROAD SAFETY AUDIT STAGE 1 / 2**

**November 2022**

***ROADPLAN***

**CONSULTING**

7, Ormonde Road  
Kilkenny  
R95 N4FE

Tel: 056 7795800  
info@roadplan.ie

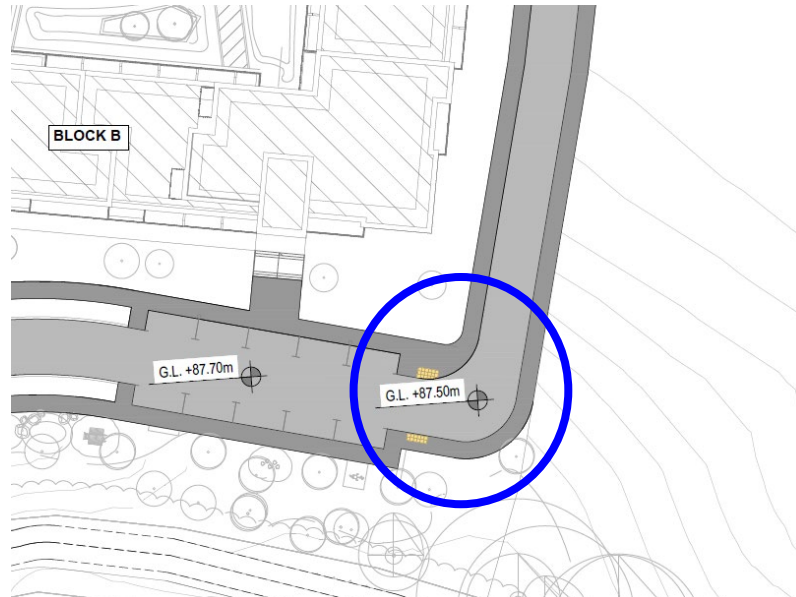
## **1. INTRODUCTION**

- 1.1 This report describes a Stage 1 / 2 Road Safety Audit carried out at Finlay Park, Nass, Co. Kildare on behalf of Westar Homes Ltd. The audit was carried out on the 14<sup>th</sup> October 2022 in the offices of Roadplan Consulting, Kilkenny.
- 1.2 The audit team members were as follows:
- George Frisby, BE CEng MIEI  
Auditor Number GF51255
  - Richard Frisby, BSc AEng MIEI.  
Auditor Number RF13337391
- 1.3 Both audit team members visited the site on the 11<sup>th</sup> of October 2022. The audit comprised an examination of the drawings relating to the scheme supplied by Donnachadh O'Brien & Associates Consulting Engineers and an examination of the site.
- 1.4 The speed limit of road at the site entrance 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 describes the audited drawings.

## 2. STAGE 1 / 2 AUDIT

### 2.1 Problem

There is a low radius bend proposed along the development access road. Two opposing vehicles may have difficulty in passing one another on this bend which may lead to a side swipe collision. In addition, stopping sight distance at the bend may be restricted by the proposed parking on the inside of the bend.

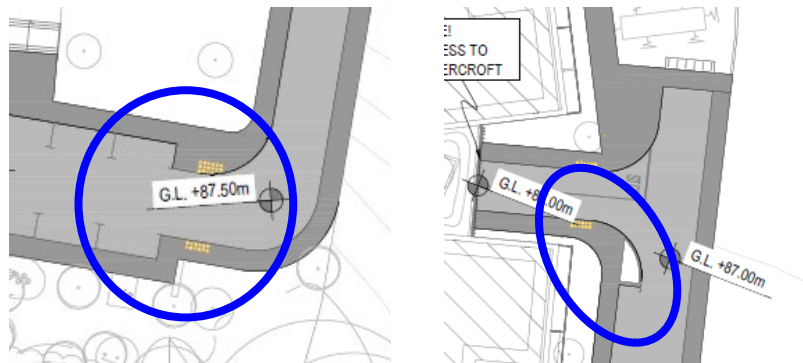


### Recommendation

Revise the layout at the bend to ensure that two vehicles can safely pass one another, and that adequate stopping sight distance is provided.

### 2.2 Problem

A number of uncontrolled pedestrian crossing locations are proposed throughout the development. However, it is unclear whether adequate inter-visibility is provided between drivers of vehicles approaching the pedestrian crossings and pedestrians stopped waiting to cross at the pedestrian crossings. Obstructions to visibility may include parked vehicles adjacent to the pedestrian crossings.

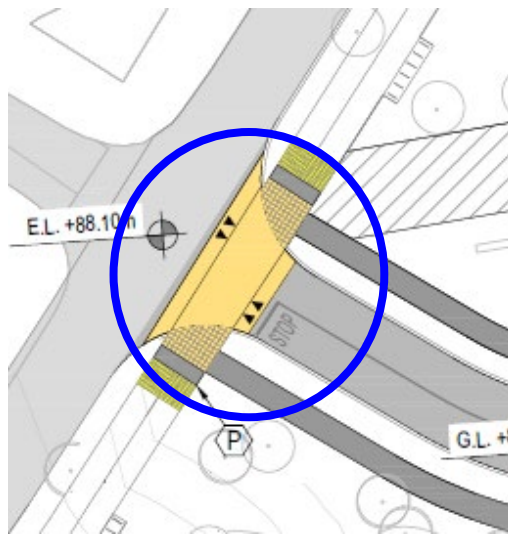


**Recommendation**

Adequate inter-visibility should be provided between drivers of vehicles approaching the pedestrian crossings and pedestrians stopped waiting to cross at all the pedestrian crossings.

**2.3 Problem**

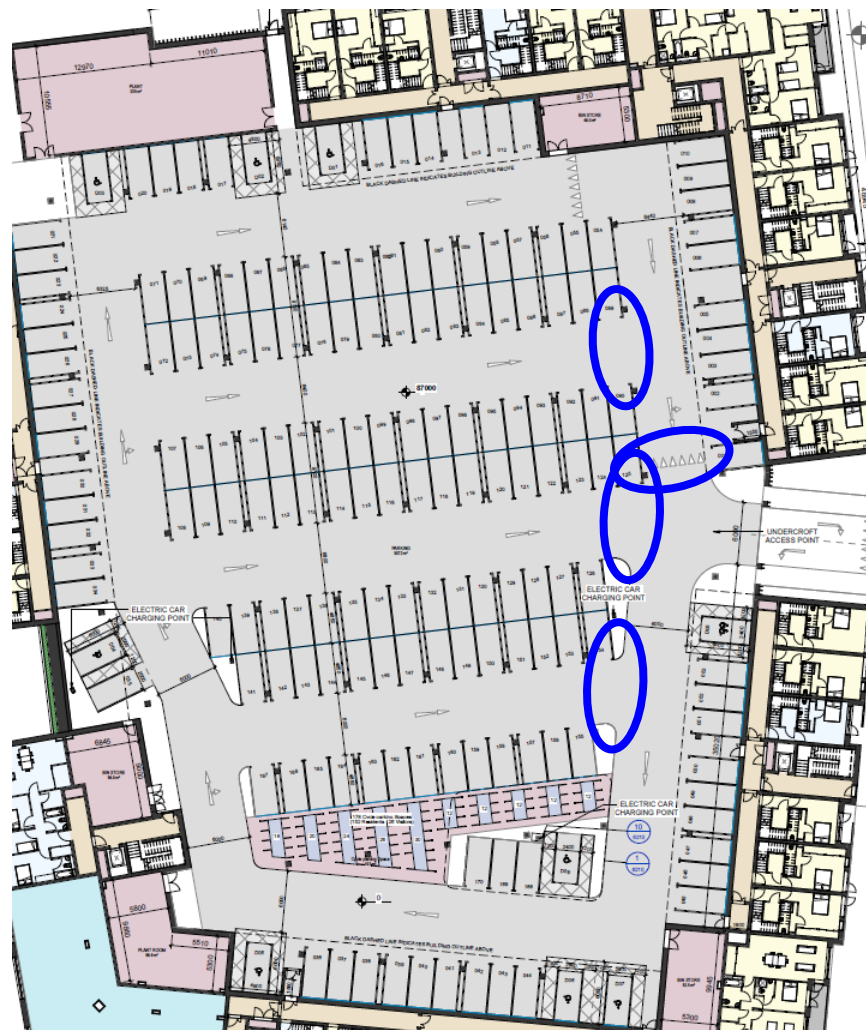
At the exit from the development the stop line is located to the back of the proposed footpath / cyclepath. Drivers of vehicles stopping at this location may not have adequate visibility of approaching vehicles on Finlay Park access road. If a driver advances from the stop line and exit the development without checking again for oncoming vehicles on Finlay Park access road, then this may lead to a side impact collision at the exit.

**Recommendation**

Ensure adequate visibility splays are provided at the access from the proposed stop line or advance the stop line to the edge of Finlay Park access road.

**2.4 Problem**

The proposed underground car park is shown to operate as a one-way system. However, at the end of the aisles adequate markings and signage are not shown to be provided to inform drivers of vehicles of the one-way system, in particular at the entrance to the underground car park which may result in a collision at these locations.

**Recommendation**

Provide adequate road markings and signage to inform drivers of the one-way circulating system within the underground car park.

**2.5 Problem**

Throughout the basement carpark visibility at the internal junctions may be restricted by vehicles parked in parking spaces adjacent to the junction. A lack of adequate visibility splays at the junctions may contribute to a side impact collision in the carpark.

**Recommendation**

Provide adequate visibility splays at all the internal junctions throughout the basement carpark.

**2.6 Problem**

Street lighting exists along the public road. However, street lighting is not shown to be provided within the proposed development. Road safety would be enhanced with the provision of street lighting.

**Recommendation**

Provide adequate street lighting within the proposed development.

**2.7 Problem**


Pedestrian walkways are not shown to be provided within the basement carpark. Road safety would be increased by the provision of marked pedestrian walkways within the basement carpark.


**Recommendation**

Provide marked pedestrian walkways within the basement carpark.

**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 .....14<sup>th</sup> October 2022.....

Signed.....  ..... Richard Frisby  
Date .....14<sup>th</sup> October 2022.....

## APPENDIX A

### List of Drawings Examined

The following drawings have been provided electronically in PDF format by Donnachadh O'Brien & Associates Consulting Engineers:

Drawing number	Rev	Drawing title
FINLAY-DOB-XX-SI-DR-C-0050	P02	Proposed Site Layout
FINLAY-DOB-XX-SI-DR-C-0055	P02	Proposed Site Lines Layout
FINLAY-DOB-XX-SI-DR-C-0060	P02	Proposed Road Markings Layout
PE17019-CWO-01-00-DR-A-2000	P05	Zone 1 - Podium Carparking
PE17019-CWO-01-00-DR-A-A0111	P07	Proposed Site Layout - A

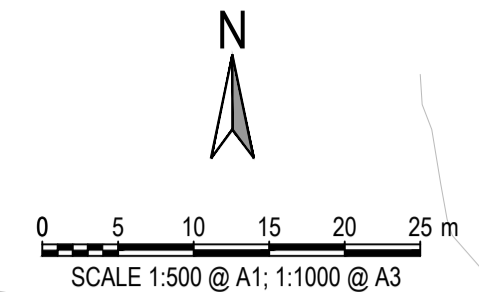
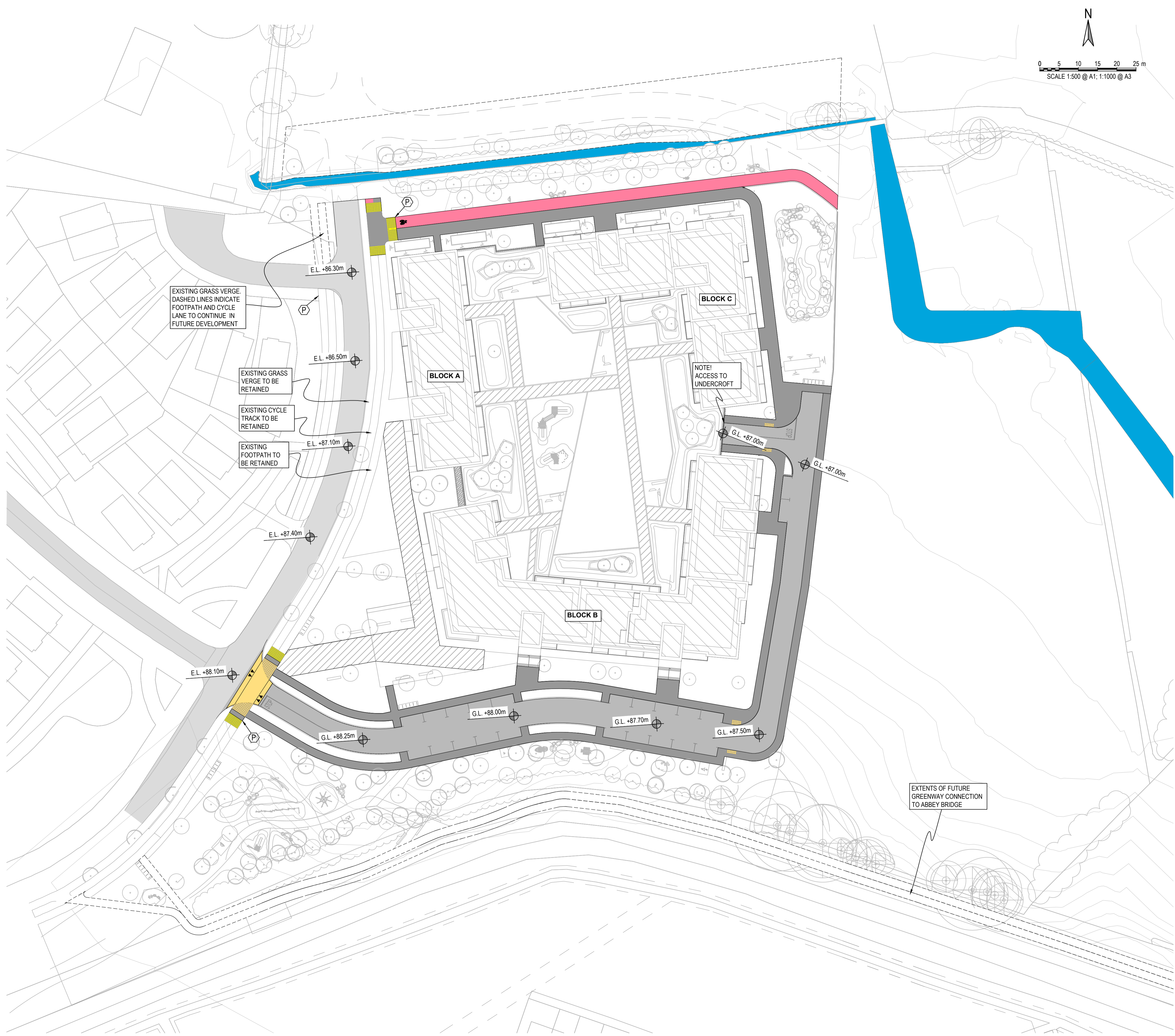


**GENERAL NOTES:**

- FOR STANDARD DOBA NOTES REFER TO DRAWING FINLAY-DOB-XX-SI-DR-S-001 & S-002
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- USE FIGURED DIMENSIONS ONLY. DO NOT SCALE
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS WITH ENGINEERING DRAWINGS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES TO BE NOTIFIED TO THE ENGINEER FOR RESOLUTION.
- CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY CONDITION SURVEY OF THE WORKS AREA, PUBLIC ROADS AND RETURN TO ORIGINAL CONDITION FOLLOWING WORKS
- CONTRACTOR TO ALLOW FOR SCANNING AND GPR SURVEY OF THE SITE FOR ANY UNDERGROUND SERVICES PRIOR TO WORKS. REFER TO PUBLIC UTILITIES DRAWINGS FOR APPROXIMATE LOCATION OF EXISTING SERVICES

**LEGEND:**

	PROPOSED INTERNAL ROADWAY AS PER TYP DETAILS
	PROPOSED ROADWAY COLOURED SURFACING
	PROPOSED ROADWAY HOME ZONE / SHARED SURFACE
	PROPOSED NEW FOOTPATH
	PROPOSED RAISED CYCLE TRACK
	PROPOSED HARDSTANDING SURFACE. REFER TO LANDSCAPE ARCHITECT FOR DETAILS
	OPEN WATERCOURSE
	PROPOSED REINFORCED GRASS ROAD FOR EMERGENCY VEHICLES
	PROPOSED BUFFED TACTILE PAVING SURFACING
	PROPOSED CORDUROY TACTILE PAVING SURFACING
	PROPOSED SPOT LEVELS



**DRAFT ISSUE**

S2.P03	DRAFT ISSUE	28/09/2022	NQ	AL
S2.P02	DRAFT ISSUE	23/09/2022	SP	AL
S2.P01	PRE-PLANNING ISSUE	02/09/2022	SP	AL
Rev.	Note	Date	Drawn	Check

**DONNACHADH O'BRIEN & ASSOCIATES CONSULTING ENGINEERS**

UNIT 5C  
ELM HOUSE  
MILLENNIUM PARK  
NAAS  
CO. KILDARE

PHONE  
+353 45 984 042

INFO@DOBRIEN-ENGINEERS.IE  
WWW.DOBRIEN-ENGINEERS.IE

Client: WESTAR HOMES LTD				
Project: FINLAY PARK				
Drawing Title: PROPOSED SITE LAYOUT				
Drawn By: RR	Checked By: AL	Approved By: DOB	Date: MAR2021	Scale: 1:500
Project Number: DOBA2110		Drawing Number: FINLAY -DOB- XX-SI- DR -C-0050		Status Code: S2
				Sheet Size: A1
				Rev Number: P02

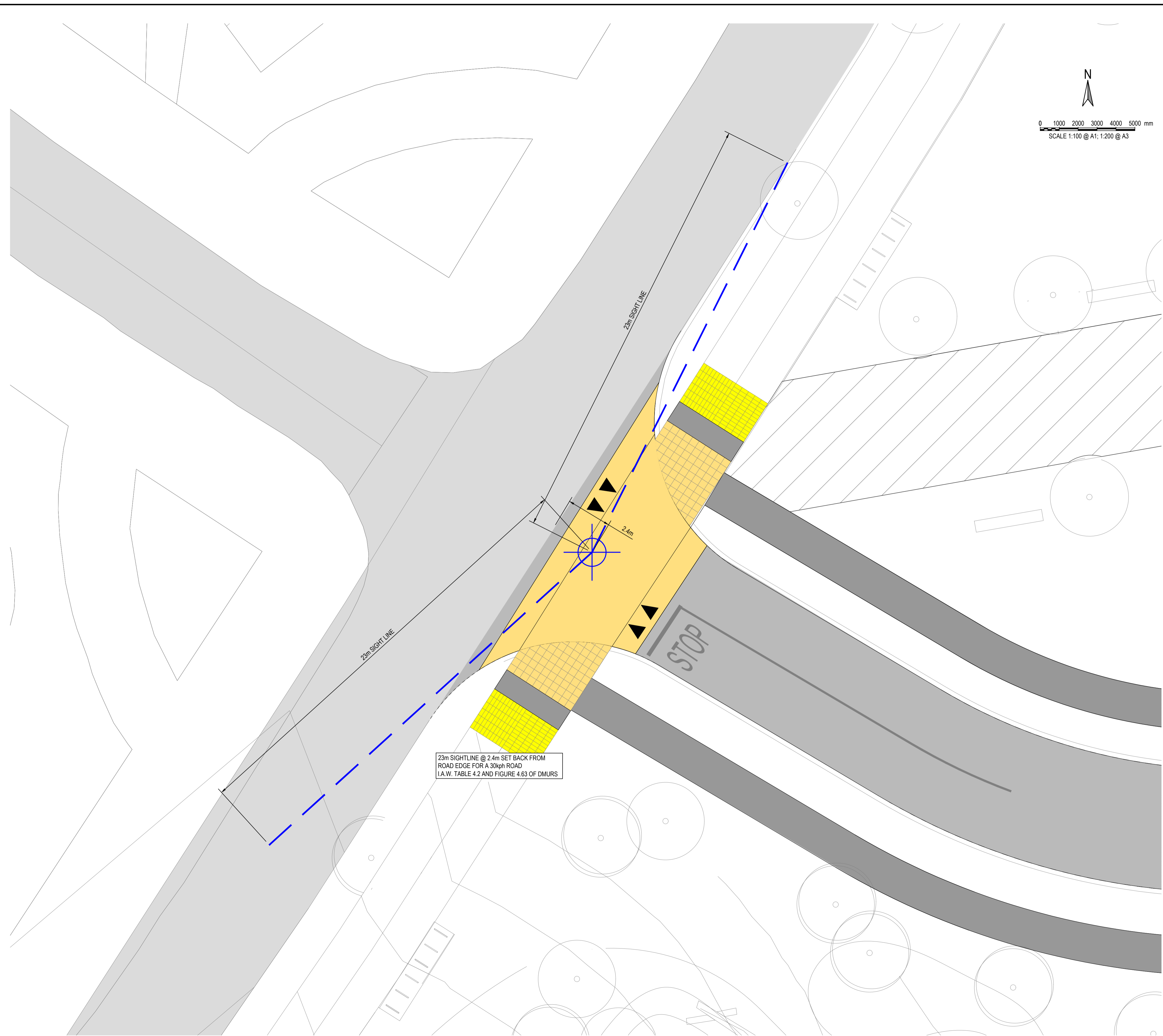


**GENERAL NOTES:**

1. FOR STANDARD DOBA NOTES REFER TO DRAWING 2110-S00.1
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5. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY CONDITION SURVEY OF THE WORKS AREA, PUBLIC ROADS AND RETURN TO ORIGINAL CONDITION FOLLOWING WORKS
6. CONTRACTOR TO ALLOW FOR SCANNING AND GPR SURVEY OF THE SITE FOR ANY UNDERGROUND SERVICES PRIOR TO WORKS. REFER TO PUBLIC UTILITIES DRAWINGS FOR APPROXIMATE LOCATION OF EXISTING SERVICES

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	PROPOSED HARDSTANDING SURFACE. REFER TO LANDSCAPE ARCHITECT FOR DETAILS
	OPEN WATERCOURSE
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	PROPOSED BUFFED TACTILE PAVING SURFACING
	PROPOSED CORDUROY TACTILE PAVING SURFACING
	PROPOSED SPOT LEVELS



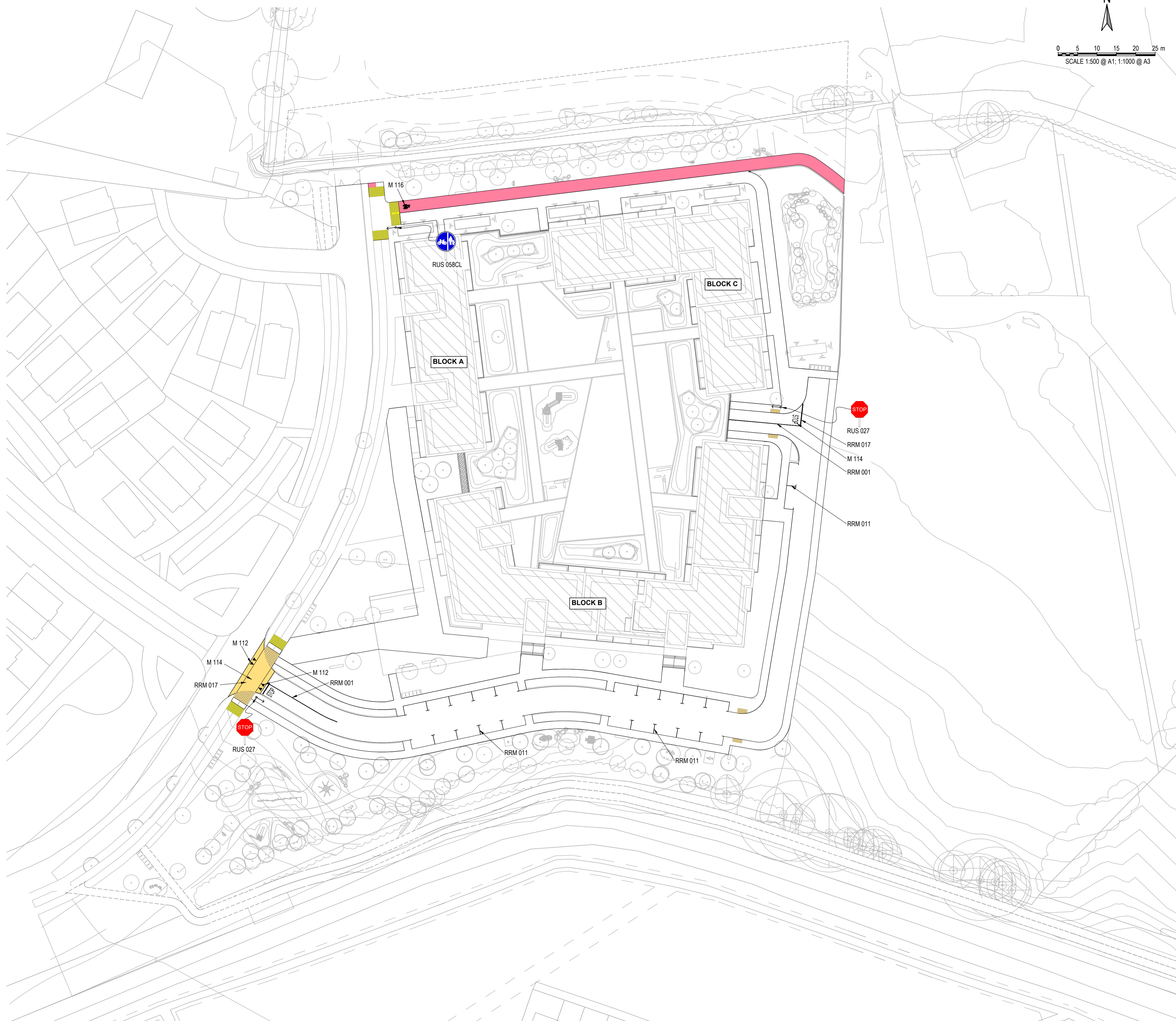
**DRAFT ISSUE**

S2.P01	DRAFT ISSUE	28.09.2022	NQ	AL
Rev.	Note	Date	Drawn	Check

<b>DONNACHADH O'BRIEN</b> & ASSOCIATES CONSULTING ENGINEERS	UNIT 5C ELM HOUSE MILLENNIUM PARK NAAS CO. KILDARE	PHONE +353 45 984 042 INFO@DOBRIEN-ENGINEERS.IE WWW.DOBRIEN-ENGINEERS.IE
--	--	---

Client:		WESTAR HOMES LTD		
Project:		FINLAY PARK		
Drawing Title:		PROPOSED SIGHT LINES LAYOUT		
Drawn By:	Checked By:	Approved By:	Date:	Scale:
NQ	AL	DOB	SEPT 2022	1:100
Project Number:	Drawing Number:	Status Code:	Rev Number:	
DOBA2110	FINLAY-DOB-XX-SI- DR -C-0055	S2	P01	





**GENERAL NOTES:**

- FOR STANDARD DOBA NOTES REFER TO DRAWING 2110-S00.1
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- USE FIGURED DIMENSIONS ONLY. DO NOT SCALE
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**LEGEND:**

	PROPOSED ROADWAY COLOURED SURFACING
	PROPOSED ROADWAY HOME ZONE / SHARED SURFACE
	PROPOSED RAISED CYCLE TRACK
	PROPOSED BUFFED TACTILE PAVING SURFACING
	PROPOSED CORDUROY TACTILE PAVING SURFACING

**TABLE OF ROAD MARKINGS**

SIGN NUMBER	DESCRIPTION	NOTES
RRM 001	CONTINUOUS SINGLE CENTRE LINE	WHITE, CONTINUOUS LINE, 100mm WIDE
RRM 011	PARALLEL PARKING LINES	WHITE, CONTINUOUS LINE, 50mm WIDE
RRM 017	STOP LINE	WHITE, CONTINUOUS LINE, 200mm WIDE
M 112	TRAFFIC CALMING TRIANGLE	WHITE, 0.900 HIGH
M 114	STOP WORDED MARKING	WHITE, 1.6m LONG LETTERING
M 116	CYCLE PATH MARKING	WHITE

NOTE:  
ALL ROAD MARKINGS TO BE IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORT TRAFFIC SIGNS MANUAL CHAPTER 7 - ROAD MARKINGS

**TABLE OF ROAD SIGNS**

SIGN NUMBER	DESCRIPTION	NOTES
RUS 027	STOP	600mm WIDE SIGN
RUS 058 CL	SHARED TRACK, CYCLE/PEDESTRIAN	600mm WIDE SIGN

DRAFT ISSUE

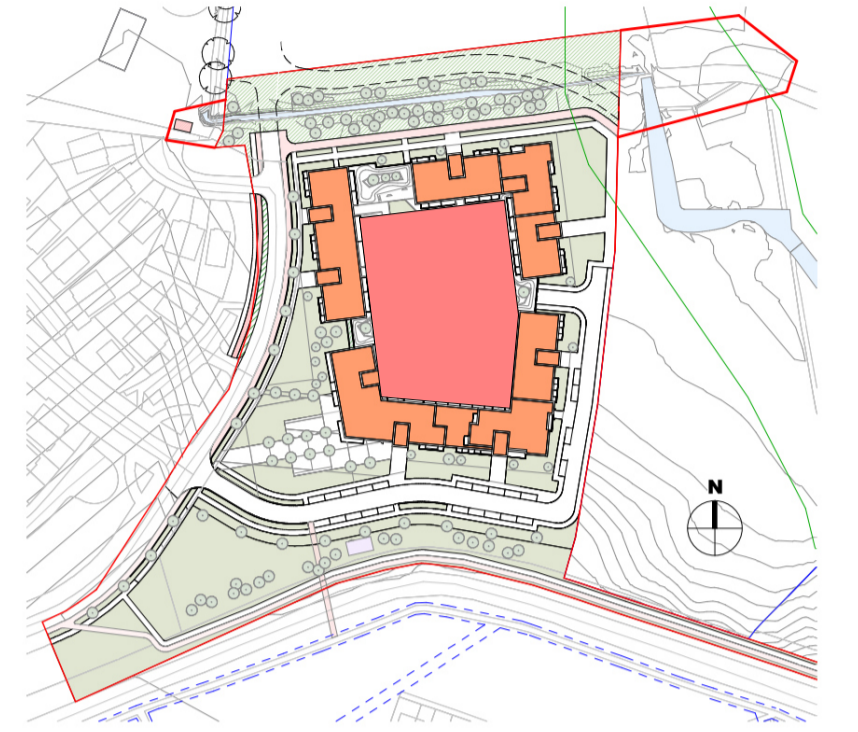
S2.P01	DRAFT ISSUE	28.09.2022	NQ	AL
Rev.	Note	Date	Drawn	Check

<b>DONNACHADH O'BRIEN</b> & ASSOCIATES CONSULTING ENGINEERS	UNIT 5C ELM HOUSE MILLENNIUM PARK NAAS CO. KILDARE	PHONE +353 45 984 042 INFO@DOBRIEN-ENGINEERS.IE WWW.DOBRIEN-ENGINEERS.IE
	Client: WESTAR HOMES LTD	

Project: FINLAY PARK				
Drawing Title: PROPOSED ROAD MARKINGS LAYOUT				
Drawn By: NQ	Checked By: AL	Approved By: DOB	Date: SEPT 2022	Scale: 1:500
Project Number: DOBA2110		Drawing Number: FINLAY-DOB-XX-SI- DR -C-0060		Status Code: S2
			Sheet Size: A1	Rev Number: P01



# DESIGN INTENT DRAWING



Finlay Park, Naas, Co. Kildare - Apartment Block Car & Bicycle Parking Schedule			
Residents - CarParking Schedule		Quantity	
Unit Description	No. of Units	Spaces x Unit	Proposed No. Spaces
Duplex Apartments	70	1.20	85
Apartments	78	1.20	94
<b>Total</b>	<b>148</b>		<b>179</b>
<b>Visitors/Commercial</b>			<b>22</b>
<b>Grand Total</b>			<b>201</b>

Cycle Parking Schedule		Quantity	
Unit Description	No of Units	Spaces x Unit	Total
Duplex Apartments	70	1	72
Apartments	78	1	80
<b>Total</b>	<b>148</b>		<b>152</b>
<b>Visitors/Commercial space</b>			
Visitors	148	0.5	74
Commercial space (m2)	247.6	0.05	12
<b>Total</b>			<b>86</b>
<b>Grand Total</b>			<b>238</b>

Rev	Date	Description	Issued By
P05	27/09/2022	Draft Issue	
P04	14/09/2022	Draft Issue for planning	
P03	02/09/2022	Draft Issue Revision	
P02	28/06/2022	Pre-Planning Issue	
P01	04/04/2022	Issue for Pre-Planning	VM

Project Stage  
**PLANNING**

Client:  
Westar Homes Limited

Project:  
Residential @ Finlay Park  
Finlay Park, Naas, Co. Kildare

Drawing:  
Zone 1 - Podium Carparking

Drawn	Checked	Paper Size	Scale	Date
VM	BB	A1	As indicated	27/09/2022

Project No.	Drawing No.	Classification	Revision
PE17019	2000		P05

File Name:  
PE17019-CWO-01-00-DR-A-2000

Status:  
**S2-Suitable for information**

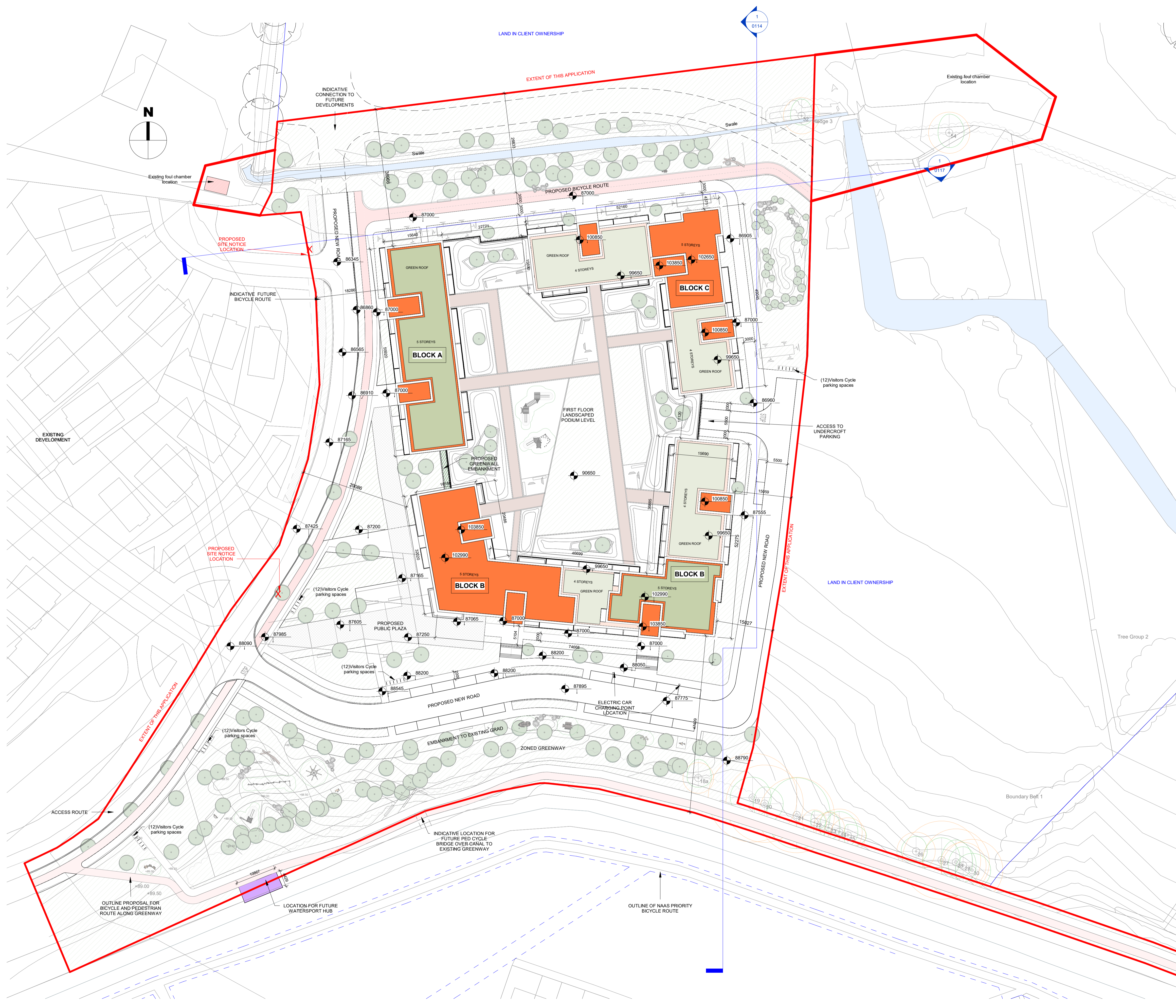


No.1 Sarsfield Quay, Dublin 7, D07 R9FH  
t: 01 518 0170 e: admin@cwoarchitects.ie  
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1 00 - Zone 1 - Podium Carparking  
1:200





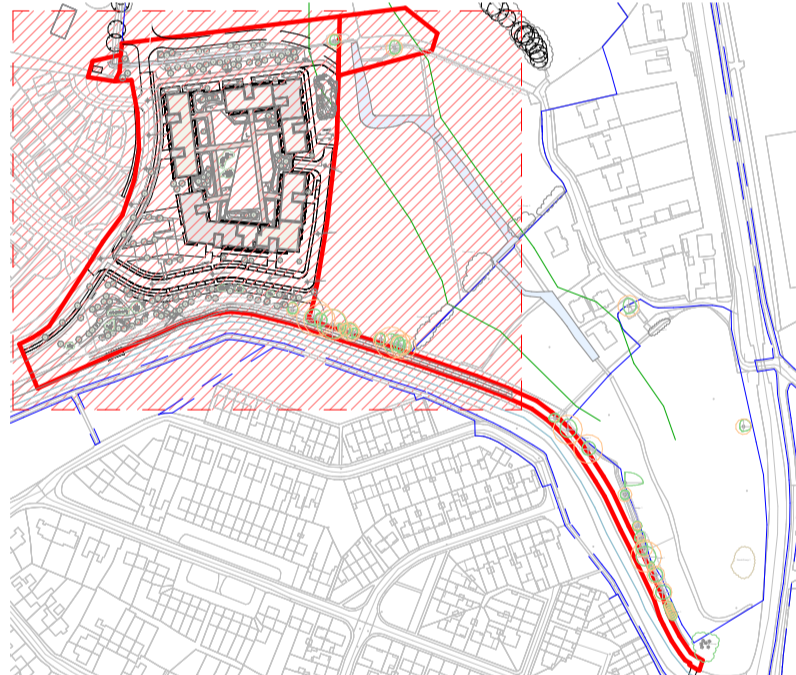
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 Ní hionann bóthar, bealach nó cosán a bhéith ar an léarscáil seo agus fíneáise ar chéad síl.  
 Ní tháirgeann léarscáil de chuid Ordánais Suirbhéireacht na hÉireann leorann phoirtí díleathúil de mhainn niamh, ná úinéireacht de ghnáthe tháscúla.

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 ALL CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR CHECKING ALL SETTING OUT DIMENSIONS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY MANUFACTURE OR CONSTRUCTION WORK.  
 NOTES:

# DESIGN INTENT DRAWING

## FOR INFORMATION PURPOSES

- LEGEND:**
- SITE OUTLINED IN RED
  - SITE AREA=31,775.02 m<sup>2</sup> / 3.17 H.A (EXCLUDING ADDITIONAL AREA REQUIRED TO FACILITATE UPGRADE OF WATER SERVICES)
  - SITE AREA=34,052.47 m<sup>2</sup> / 3.40 H.A (INCLUDING ADDITIONAL AREA REQUIRED TO FACILITATE UPGRADE OF WATER SERVICES)
  - LAND OWNERSHIP EXTENDS BEYOND RAWING. FUTURE DEVELOPMENT
  - APARTMENT BLOCKS
  - WATERSPORT HUB



Rev	Date	Description	Issued By
P07	30/09/2022	Frozen Planning Issue	
P06	27/09/2022	draft issue	
P05	16/09/2022	Draft Issue for Planning	
P04	02/09/2022	Draft Issue	
P03	19/08/2022	Podium and Green Roof Revision	VM
P02	28/06/2022	Pre-Planning Issue	VM
P01	1/04/2022	Pre-planning Issue	VM

# PLANNING

Client: Westar Homes Limited  
 Project: Residential @ Finlay Park, Finlay Park, Naas, Co. Kildare  
 Drawing: Proposed Site Layout - A

Drawn	Checked	Paper Size	Scale	@A1	Date
VM	BB	A1	As indicated		30/09/2022

Project No.	Drawing No.	Classification	Revision
PE17019	A0111		P07

File Name: PE17019-CWO-01-ZZ-DR-A-A0111  
 Status: S2-Suitable for information



No.1 Sarsfield Quay, Dublin 7, D07 R9FH  
 t: 01 518 0170 e: admin@cwoarchitects.ie  
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## SAFETY AUDIT FEEDBACK FORM

**Scheme:** Proposed Residential Development at Finlay Park, Naas, Co. Kildare

**Document Number:** 20096-03-001

**Audit Stage:** Stage 1 / 2 RSA

**Date Audit Completed:** 14<sup>th</sup> October 2022

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	An Autotrack analysis has been carried out to ensure that two 4x4 vehicles can safely pass around the bend. 1 parking space has been removed at the southeast corner of the site, in order to provide adequate stopping sight distance.	-----
2.2	Yes	Yes	1 parking space has been removed at the southeast corner of the site, in order to provide adequate stopping sight distance around the bend. The location at the car parking garage will have very low speeds (<10kph) and infrequent use by pedestrians, as this is the back side of the apartment building. We are satisfied with the visibility in this location.	-----
2.3	Yes	Yes	In the proposed layout cyclists and pedestrians have the priority, which is in accordance with DMURS Section 4.4.5. A visibility splay from the stop line has been added to drawing C-055 and we are satisfied that adequate visibility splays are provided.	-----
2.4	Yes	Yes	NO ENTRY road markings have been added accordingly within the underground car park and a left-turn only sign has been added at the entrance to the underground car park.	-----
2.5	Yes	Yes	Since this is a private car park with a one-way system and low speeds (5kph), we feel this is a typical car park design. The car parking will be used by residents with dedicated spaces who will be familiar with the layout. As the designer, we are satisfied that adequate visibility splays are available.	-----
2.6	Yes	Yes	Street lighting has been added within the development along the road south and east of the apartment building.	-----
2.7	Yes	Yes	Private car park roads are essentially a shared surface, pedestrian walkways have been added to the road markings as part of a shared surface.	-----

**Safety Audit**

**Signed off**



**Design Team Leader**

**Print Name** Alan Lambe

**Date** 4<sup>th</sup> November 2022

Safety Audit  
Signed off [Signature] Employer

Print Name DARAICH KADDEN

Date 16/11/22

Safety Audit

Signed off [Signature: George Frisby] ..... Audit Team Leader

Print Name .....GEORGE FRISBY.....

Date .....9/11/22.....

Please complete and return to:

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7, Ormonde Road  
Kilkenny  
E-mail: info@roadplan.ie