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August 21, 2025

Áras An Chontae,
Mount Street,
Mullingar,
Co. Westmeath

**Re: Westmeath County Council Further Information (FI) Request for
Housing Development at Kinnegad, Co. Westmeath
Planning Reference Number – 25/60234**

Dear Sir/Madam,

This letter is in response to the request for Further Information as requested by Westmeath County Council in relation to planning reference 25/60234. Updated drawings are attached with this letter as part of the response to queries raised.

In addition to the FI items requested, we have also updated drawings to coincide with alterations related to Creche area of site.

Item 2 – Road & Traffic Safety

i. Given the limited width of the L-5014 road (Boreen Bradach), you are requested to submit further detail to determine how both vehicular traffic and pedestrian movements will interact along the route to Kinnegad Main Street R148, also bearing in mind the requirements of Item 1(i) above.

ORS Response:

It is acknowledged that the L-5014 (Boreen Bradach) has a constrained carriageway width. In accordance with the requirements set out by the Local Authority, a new 1.6m footpath has been provided along the western side of existing road to provide a continuous on this side of road.

To further enhance pedestrian safety and manage interactions with vehicular traffic, a raised ramp has been incorporated at this location. Noted, this ramp was shown on previous set of submitted drawings as part of original planning submission. This ramp serves multiple functions:

- Acts as a traffic calming measure, encouraging reduced vehicle speeds.
- Facilitates safe pedestrian crossing across the carriageway.
- Visually and physically reinforces the presence of pedestrian priority in this area.

These measures are designed to complement the raised table proposed at the new entrance/exit to the development, ensuring a consistent approach to traffic calming and pedestrian protection along the route to Kinnegad Main Street (R148).

Additional signage and road markings will be considered to further guide both drivers and pedestrians, particularly at transition points between shared and segregated zones.

ii. The applicant is requested to submit additional traffic calming details for the junction between the proposed development and L-5014 road (Boreen Bradach).

ORS Response:

Following consultation with Pat Kavanagh of the Roads Department, Westmeath County Council, it has been agreed that a *raised table* will be installed at the junction between the proposed development and the L-5014 road (Boreen Bradach). This traffic calming feature is designed to enhance pedestrian safety and reduce vehicle speeds at the entrance/exit of the new development.

The raised table will extend across Boreen Bradach Road, providing a continuous link between the footpaths located to the north and south of the new access road. This design ensures improved accessibility and visibility for all road users.

Please refer to the following drawings for precise location and design details:

- **Drawing No. 241139-ORS-ZZ-00-DR-TR-700**
- **Drawing No. 241139-ORS-ZZ-00-DR-CE-401**

Item 3 – Third Party Submissions

You are invited to respond to issues raised from third party submissions.

ORS Response:

We acknowledge and appreciate the concerns raised regarding the proposed residential development at Boreen Bradach from various submission submitted from third parties.

The following is a holistic overview and general commentary on the various observations raised.

1. Preservation of Boreen Bradach as a Public Amenity

- The development has been designed with sensitivity to the existing character and amenity value of Boreen Bradach. A raised table has now been introduced at the access point to the development, linking the new footpath north and south along Boreen Bradach Road. This feature serves as a traffic calming measure, helping to preserve the public road function as a recreational and pedestrian-friendly route.

2. Road Width and Vehicular Safety

- It is acknowledged that Boreen Bradach is narrow in sections. To address this, a raised pedestrian crossing ramp has been installed at the narrowest point, linking the new footpath fronting the development with the existing footpath on the opposite side. This ramp is designed to slow vehicles and manage pedestrian interactions safely.
- In addition, a new 1.6m wide footpath is proposed further south along the west side of Boreen Bradach. This will enhance pedestrian movement and connectivity, linking into the existing footpath network and improving safety for all users.

3. Access to Kinnegad Main Street

- Traffic generated by the development will be directed southward onto the main road within Kinnegad town, helping to distribute flow and reduce pressure on more sensitive junctions.

4. Pedestrian Activity and Safety

- The proposed footpaths, raised crossings, and calming measures are intended to support safe pedestrian movement and reduce the risk of conflict with vehicular traffic.

5. Contextual Suitability

- The development has been planned with sensitivity to the rural character of Boreen Bradach. Infrastructure improvements have been designed to balance residential needs with the preservation of local amenity and safety.

6. Site Visibility

- All assessment in terms of site visibility has been undertaken for access road onto Boreen Bradach. There is no issues with site visibility exiting this proposed development.

The development remains committed to delivering a development that is safe, accessible, and respectful of its surroundings.

Kind regards,

A handwritten signature in blue ink, appearing to be 'David Goale'.

David Goale
ORS
Chartered Engineer
High. Cert., BEng (Ord), BEng (Hons), MIEI, C.Eng.