



**SOCIAL HOUSING BUNDLE 4  
DEVELOPMENT AT COLLINS AVENUE, WHITEHALL**

# **DESKTOP FLOOD RISK ASSESSMENT**

**DUBLIN CITY COUNCIL  
JULY 2024**

Job: 23006

## Contents Amendment Record



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**Title:** SOCIAL HOUSING BUNDLE 4  
DEVELOPMENT AT COLLINS AVENUE, WHITEHALL.  
Desktop Flood Risk Assessment / Dublin City Council

**Job Number:** 23006

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### Revision Record

Issue No.	Date	Description	Remark	Prepared	Checked	Approved
0	14.07.2023	Initial Issue	P1	AB	PB	PB
1	08.11.2023	Information	P1	KA	PB	PB
2	19.04.2024	Information	P1	KA	DW	DW
3	23.07.2024	Planning	P3	MG	DW	DW

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## 1 INTRODUCTION

The purpose of this Desktop Flood Risk Assessment (DFRA) is to assess the potential flood risk to the proposed development site and to assess the impact that the development as proposed may or may not have on the hydrological regime of the area.

Quoted ground levels or estimated floor levels relate to Ordnance Datum (Malin) unless stated otherwise.

The flood risk assessment has been carried out in accordance with the Government's 2009 Planning System and Flood Risk Management Guidelines (hereafter referred to as the 2009 Planning Guidelines). These guidelines adopt a staged approach to the assessment of flood risk. This report describes a Stage 2 Initial Flood Risk Assessment which is defined within the 2009 Planning Guidelines as follows:

*“A qualitative or semi-quantitative study to confirm sources of flooding that may affect a plan area or proposed development site, to appraise the adequacy of existing information, to provide a qualitative appraisal of the risk of flooding to development, including the scope of possible mitigation measures, and the potential impact of development on flooding elsewhere, and to determine the need for further detailed assessment.”*

The study was principally focused on examining flooding risks to the proposed site from the River Santry.

## 2 PROPOSED SITE DESCRIPTION

### 2.1 Site Description

The proposed site is currently used as a Bring Centre located on Collins Avenue across from Dublin City University. The site is situated between residential developments along Collins Avenue and commercial developments along Shanowen Road to the East and North. The total area of the proposed development site is approximately 1.63 hectares.

The location of the proposed site is illustrated on Figure 2-1 below.



Figure 2-1 - Site Location showing the indicative Site Boundary and Adjacent Developments

## 2.2 Project Description

Development at the site will consist of the following:

- The demolition of the existing office building, sheds, warehouses and garages and site clearance works.
- Three apartment blocks comprising a total of 106 residential units and 375 sqm of community, arts and cultural space.
  - Block A ranges from 3 to 6 storeys and consists of 50 no. residential units (22 no. 1 bed, 20 no. 2 bed and 8 no. 3 bed units) and 275 sqm of community, arts and cultural facilities at ground floor level.
  - Block B ranges from 4 to 6 storeys and consists of 38 no. residential units (17 no. 1 bed, 9 no. 2 bed and 12 no. 3 bed units) and 100 sqm of community, arts and cultural facilities at ground floor level.
  - Block C ranges from 4 to 5 storeys and consists of 18 no. residential units (10 no. 1 bed and 8 no. 2 bed units).
- 183 no. long-stay and 63 no. short-stay bicycle parking space, 57 no. car parking spaces and 5 no. motorcycle parking spaces.
- 1,925 sqm of public open space and 3,140 sqm of communal open space.
- One signalised vehicular access is proposed via Collins Avenue and Collins Avenue Extension.
- Provision of pedestrian and cyclist access at northern boundary to allow for future link via Shanowen Business Estate and the Shanowen Hall and Square

- Boundary treatments and planting, public lighting, site drainage works, internal road surfacing and footpath, ESB meter rooms, stores, bin and cycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.



Figure 2-2 – Proposed Site Layout

### 2.3 Surrounding Watercourse

There are no hydrological features within the near vicinity of the site, however there are two rivers about 2km away. River Santry is about 2km north-west of the site and flows south-west. River Tolka is about 2km south-east of the site and flows south-east. River Tolka is a part of the River Wad system.

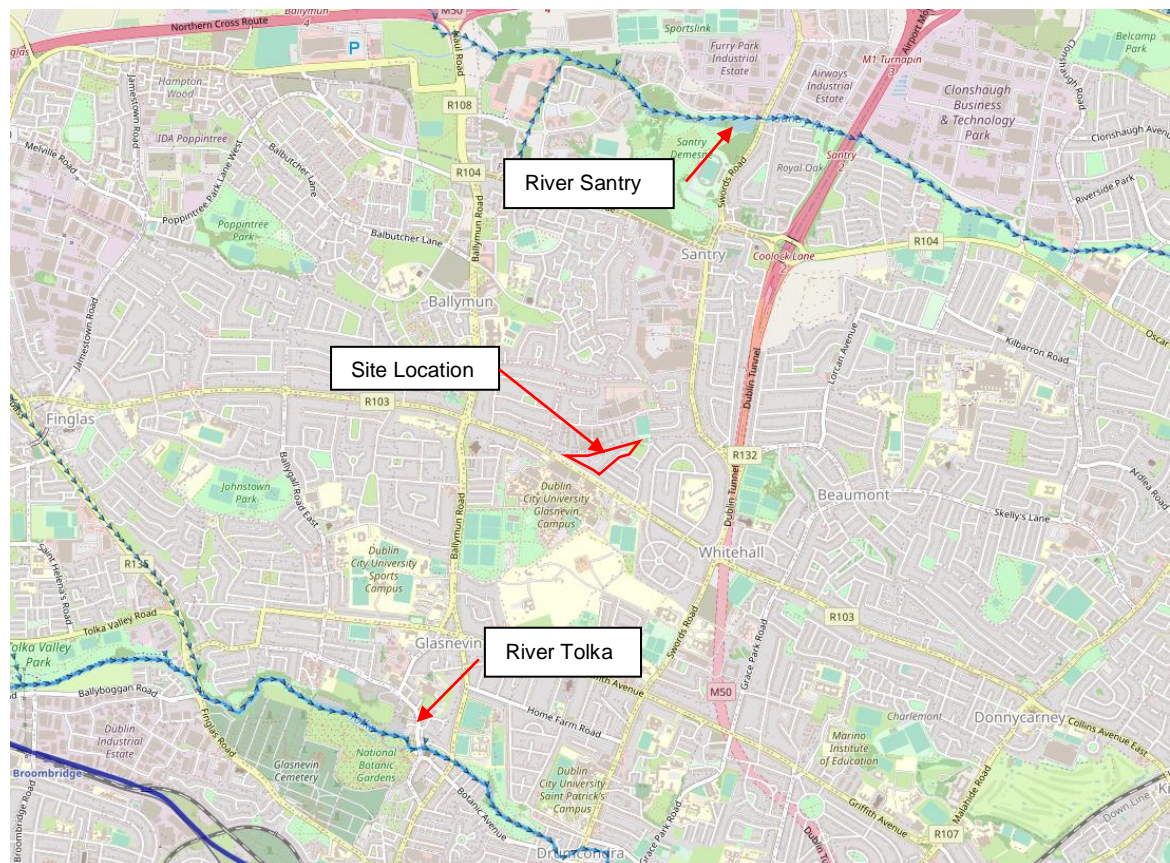


Figure 2-3 – Surrounding Watercourse (Extract from the EPA Maps)

## 2.4 Land Use Zone

A land use zoning map is provided in the Strategic Flood Risk Assessment which accompanies the Dublin City Development Plan 2022-2028. The different land zones are illustrated in Figure 2-4 below and the full map is provided in Appendix A.

The proposed development is located within land zoned as “Z1: Sustainable Residential Neighbourhoods – To protect, provide and improve residential amenities”.

The lands to north, east and west are mostly within land zones as “Z1: Sustainable Residential Neighbourhoods”. The lands to the south are within land zone “Z14: Community and Social Infrastructure.” In the area there are small areas with in “Z6: Employment/ Enterprise” and “Z9: Amenity/ Open Space Lands/ Green Network.”

**LAND USE ZONING OBJECTIVES**

Zone Z1	Sustainable Residential Neighbourhoods	
Zone Z2	Residential Neighbourhoods (Conservation Areas)	
Zone Z3	Neighbourhood Centres	
Zone Z4	Key Urban Villages / Urban Villages	
Zone Z5	City Centre	
Zone Z6	Employment/Enterprise	
Zone Z7	Employment (Heavy)	
Zone Z8	Georgian Conservation Areas	
Zone Z9	Amenity / Open Space Lands / Green Network	
Zone Z10	Inner Suburban and Inner City Sustainable Mixed-Uses	
Zone Z11	Waterways Protection	
Zone Z12	Institutional Land (Future Development Potential)	
Zone Z14	Strategic Development and Regeneration Areas (SDRAs)	
Zone Z15	Community and Social Infrastructure	

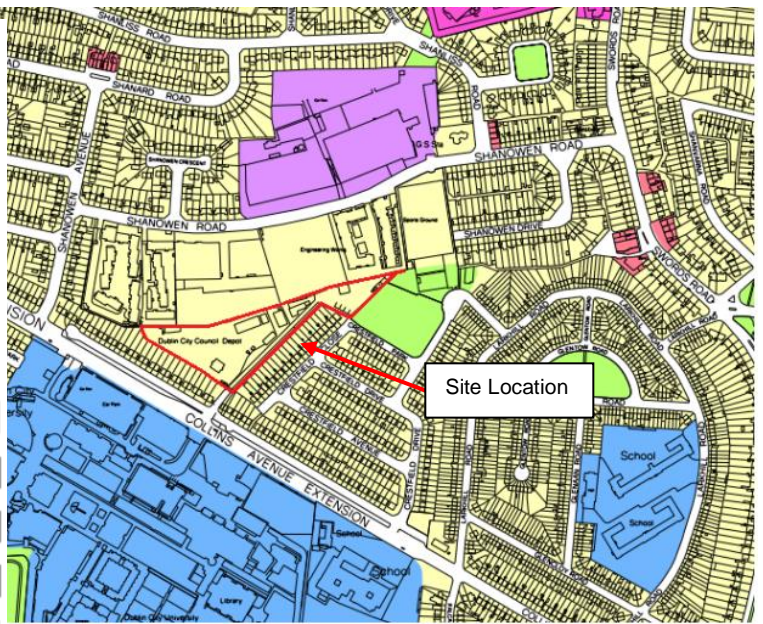


Figure 2-4 – Land Use Zoning Map (Extract from SFRA of the Dublin CDP 2022 – 2028)



## 2.5 Existing Topography Levels at Site

A topographical survey was undertaken outlining that the topology of the site is relatively flat sloping from +48.50m at the southwest corner throughout the site to +46.50m in the northeast corner of the site. It is generally a long narrow site, so the level difference is very gentle across the length of the site.



Figure 2-5 – Site Topography

## 3 FLUVIAL FLOOD RISK ASSESSMENT

The following sources of information were reviewed in order to identify any flood risk to the proposed development site as a result of fluvial flooding:

- The National Preliminary Flood Risk Assessment (PFRA) – Overview Report & Indicative Flood Maps
- Climate Change
- OPW Flood Records from [www.floodmaps.ie](http://www.floodmaps.ie)
- Ordnance Survey Historic Mapping
- Strategic Flood Risk Assessment, Dublin City Development Plan 2022 – 2028

### 3.1 The National Preliminary Flood Risk Assessment

The National Preliminary Flood Risk Assessment (PFRA), which was carried out by the OPW in March 2012, identified Areas of Further Assessment (AFA) where further, more detailed assessment was required to determine the degree of flood risk. Flood Risk Assessment Maps were prepared by the Catchment Flood Risk Assessment and Management (CFRAM) Study which indicate the extent of flooding caused by fluvial flood events with an annual exceedance probability (AEP) of 10% (10yr event), 1% (100yr event) and 0.1% (1000yr event) in these areas. The final versions of the maps were published in May 2017.

The CFRAM maps indicating the extent of flooding caused by a fluvial flood event with an annual exceedance probability (AEP) of 10% (10yr event), 1% (100yr event) and 0.1% (1000yr event) are included in Appendix B.



Figure 3-1 – CFRAM Fluvial Flood Extent Map (Extract from OPW)

The PFRA flood mapping indicates that the proposed development site does not fall within any current fluvial flood zones. The site is not located near any major open watercourse.

The CFRAMS flood map also provides information on predicted water levels for the 10% AEP (1 in 10 year), 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) fluvial flood events at various node points along the River Santry. The node points are listed in Table 3-1 below. The location of the node points is indicated in Figure 3-2 and on the drawings in Appendix B. Predictive extreme flood levels at the node point closest to the site are applicable to utilise in the assessment of potential fluvial flood risk to the proposed development site.

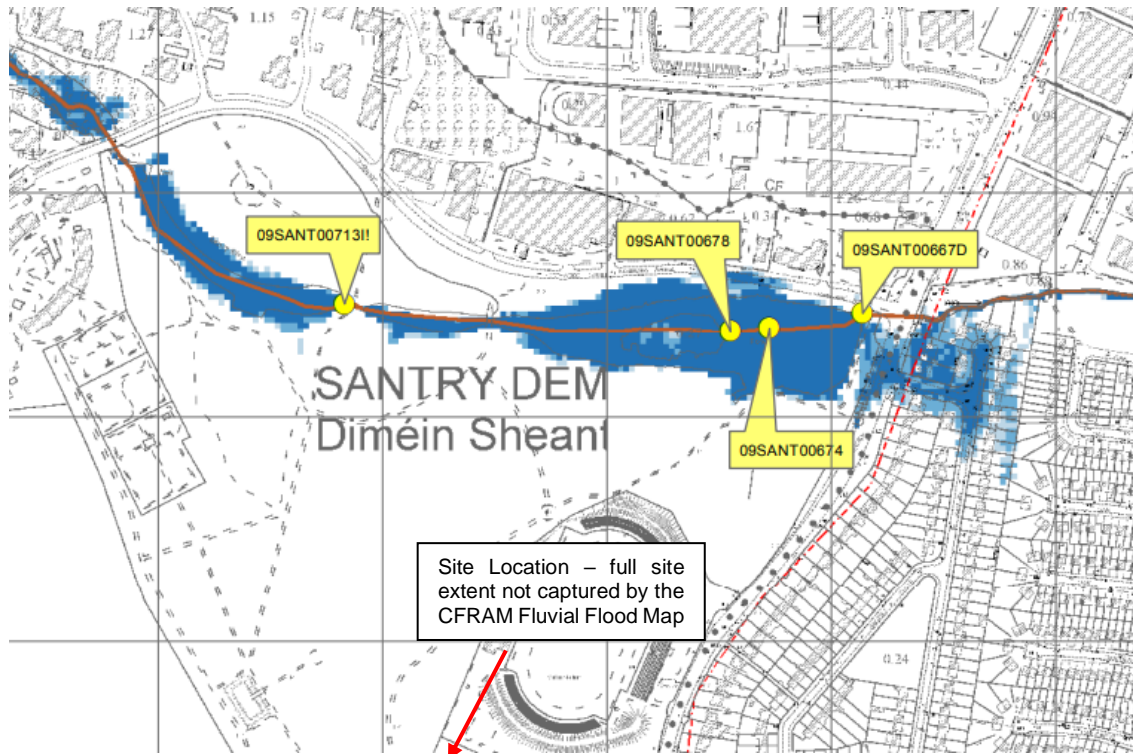


Figure 3-2 – Extract from PFRA Maps (Extract from OPW)

Node Label	Water Level 10% AEP	Water Level 1% AEP	Water Level 0.1% AEP
<b>09SANT00713I!</b>	<b>49.31</b>	<b>49.44</b>	<b>49.54</b>
09SANT00678	47.91	48.02	48.09
09SANT00674	47.91	48.02	48.08
09SANT00667D	47.91	48.01	48.08

Table 3-1 - CFRAMS Predicted Water Levels

The CFRAMS flood map for the Tolka River circa 2Km to the south of the site is currently under by the OPW so no information is available for river record levels at this time. However, the existing ground level at the riverbank is approx. 10.00m OD which is significantly lower in topography than the site at average 48.00m OD. Thus, it is unlikely that flooding from the Tolka River would be an issue for the site.

According to the SFRA of the Dublin City Development Plan 2022 – 2028 the minimum finished floor level is required to be:

Scenario	Finished floor level to be based on
<b>Fluvial, undefended</b>	1% AEP flood + climate change (20% allowance for highly vulnerable development) + 300mm freeboard

Table 3-2 – Recommended Minimum Finished Floor Levels  
(Extract from the Strategic Flood Risk Assessment of the Dublin City Development Plan 2022-2028)

Consideration was given to the CFRAMS flood levels for the River Santry as outlined in Table 3-1. When reviewing these levels, consideration needs to be given to the potential

impact of climate change, resulting in increased quantities of rainfall. The Planning System and Flood Risk Management Guidelines for Planning Authorities DOEHLG 2009 Technical Appendix A, Section 1.6 recommends that, where mathematical models are not available climate change flood extents can be assessed by using the Flood Zone B outline as a surrogate for Flood Zone A with allowance for the possible impacts of climate change.

Therefore, the predicted 0.1% AEP flood level listed above (49.54m) is considered to be representative of the 1% AEP (1 in 100 year) mid-range future climate change scenario.

The SFRA requirement for 1% AEP flood + climate change + 300mm freeboard would therefore equate to a minimum finished floor level of 49.84m. However, the Santry River is located approximately 2km north of the site. Heading south from the riverbank circa 0.5km there is higher topography rising from the riverbank at 47.00m OD to 59.00m OD and then gradually falling down towards the subject site. Existing ground levels within the subject site vary from 46.50m OD in the northeast corner, rising to 48.50m OD to the southwest. The elevated lands between the subject site and the Santry River preclude the risk of flooding on the subject site. The existing buildings on the site have finished floor levels ranging from 48.58m OD at the southwest corner to 46.70m OD at the northeast end with no records of flooding on the site noted.

Thus, it is proposed to place the finished floor level for Block A at the southwest end from 48.45m OD to 48.30m OD. Block B in the centre of the site will have a finished floor level of 48.30m OD and Block C at the northeast end will have a finished floor level of 47.30m OD.

### 3.2 OPW Flood Records

The OPW Flood Maps Website ([www.floodinfo.ie](http://www.floodinfo.ie)) was consulted in relation to available historical or anecdotal information on any flooding incidences or occurrences in the vicinity of the proposed development site. These records, which are summarised in Appendix C of this report, indicate 24 recorded flood events within a 2.5km radius of the proposed site.

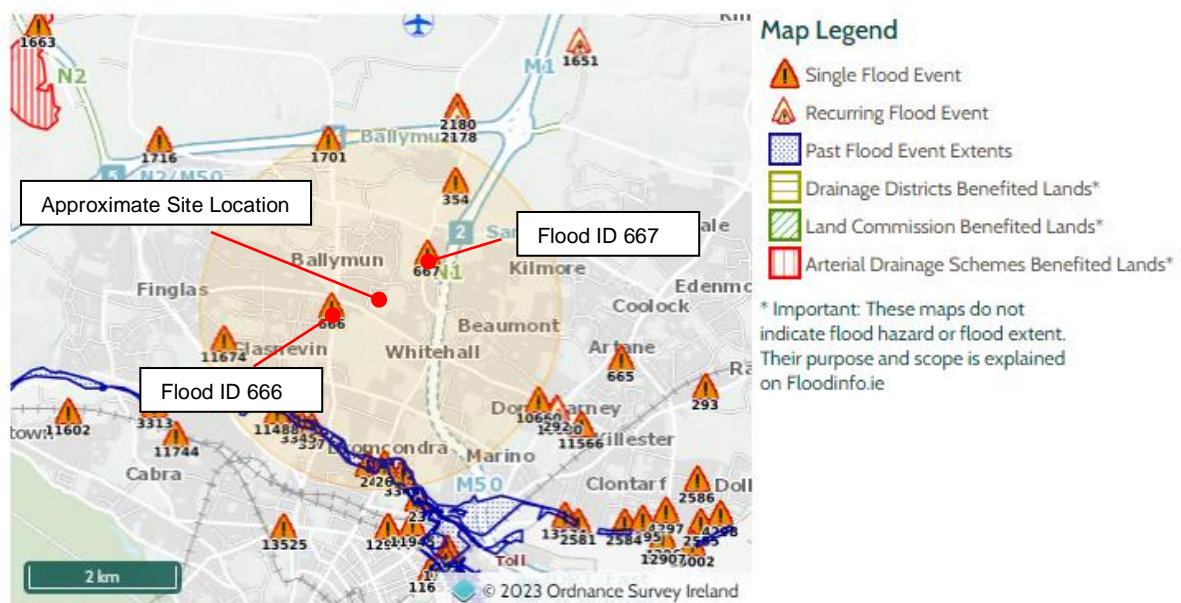


Figure 3-3 – OPW Flood Event Summary

Figure 3- indicates various historical flooding events within Dublin City Area, however there are no recorded recurring instances of flood events mapped within the immediate vicinity of the site. A past flood event (Flood ID 666) is mapped approximately 500m south-west of the site boundary. OPW reports three floods in the 1950s and 1960s due to the River Wad. Local Authority reports that defence assets have been put in place since the flood events. The same flood events occurred at Flood ID 667 mapped approximately 1000m north-east of the site boundary.

Based on available and recorded information as outlined above, the development site is considered not to have been subject to flooding in recent history.

### 3.3 Ordnance Survey Historic Mapping

Historic Groundwater Flood Maps were produced by Geological Survey Ireland. The historic groundwater flood map is a national-scale flood map presenting the maximum historic observed extent of karst groundwater flooding. The map is primarily based on the winter 2015/2016 flood event, which in most areas represented the largest groundwater flood event on record. The map was produced based on the SAR imagery of the 2015/2016 event as well as any available supplementary evidence. The floods were classified by flood type differentiating between floods dominated by groundwater (GW) and floods with significant contribution of groundwater and surface water (GWSW).

The map that was viewed was the historical 6-inch map (pre-1900).

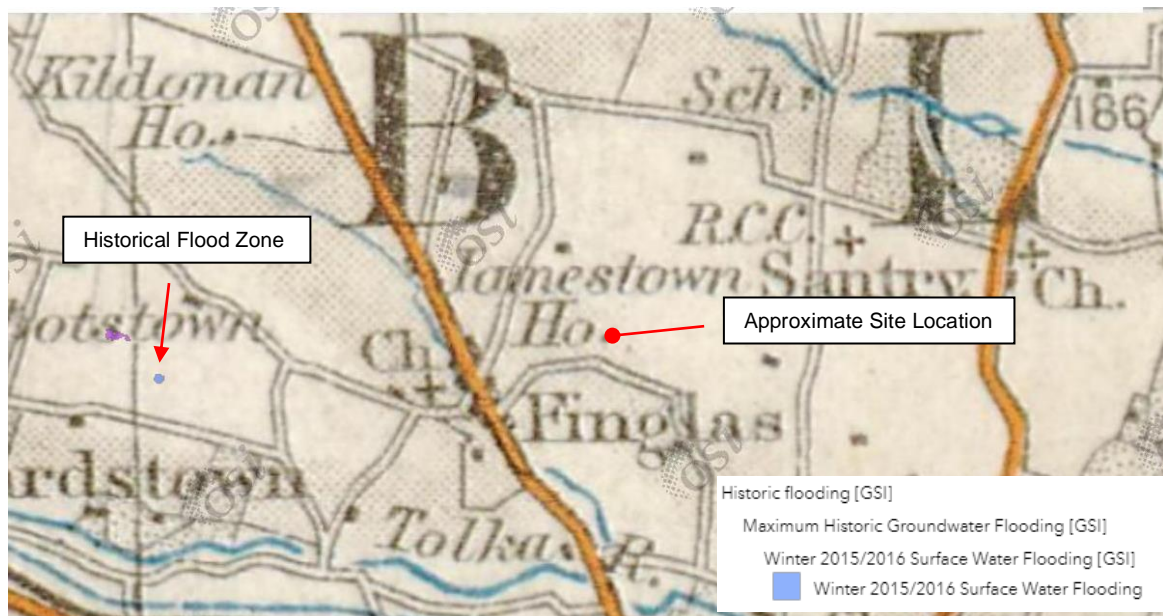


Figure 3-4 – Historic 6 Inch Mapping

Figure 3- illustrates the historic 6-inch mapping and the approximate site location. It does not indicate any historical instances of flooding within or adjacent to the boundary of the proposed development site. The nearest historical flood zone is 4.2km away and should have no impact on the site.

### 3.4 Strategic Flood Risk Assessment, Dublin City Development Plan 2022 – 2028

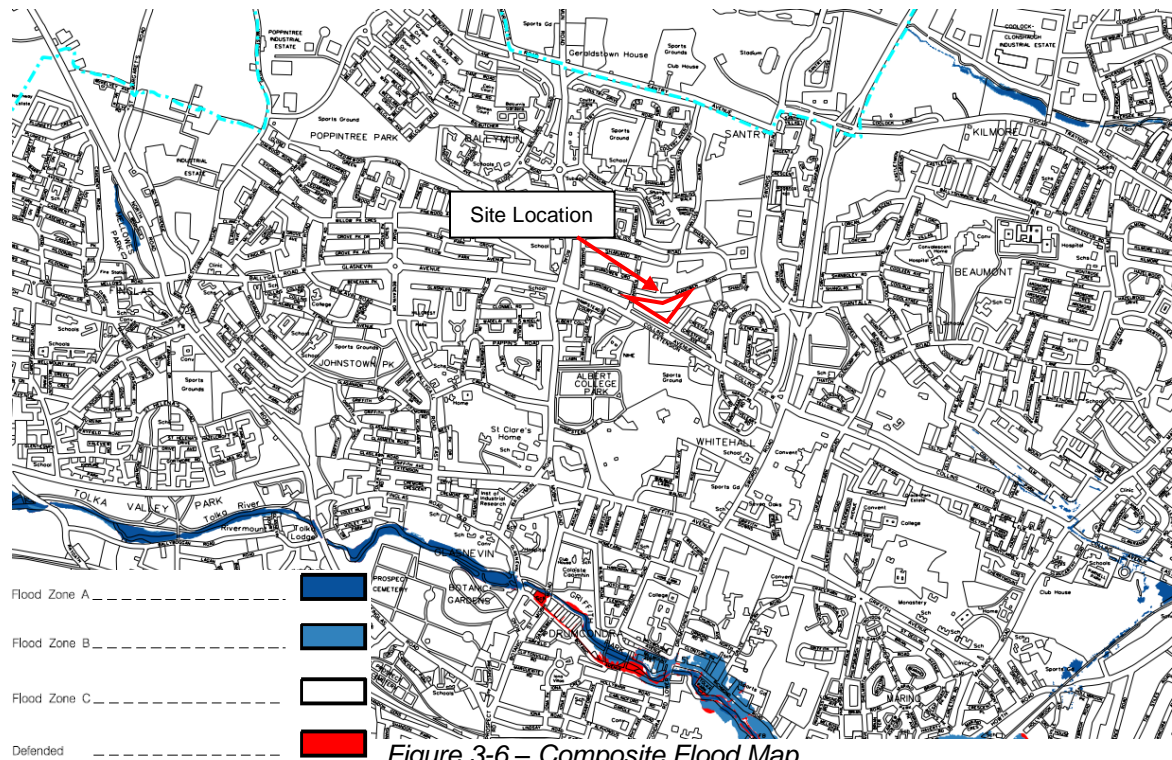
A Strategic Flood Risk Assessment (SFRA), as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DEHLG and OPW, 2009), has been undertaken as part of the preparation of the Dublin City Development Plan 2022 2028.

The SFRA contains a Composite Flood Zone Map, the map is included in Appendix D and an extract is shown in Figure 3- and 3-6.



Figure 3-5 – Enlarged Extract from Composite Flood Map

Figure 3- indicates that the proposed development falls within a predictive Flood Zone C. There is no Zone A nor Zone B within the vicinity of the site.



Given the distance of 2km and lack of recent flood events it is also likely the River Tolka will not pose any additional flood risk than that discussed in this analysis. However, the CFRAM data for river flooding is currently under review and cannot be directly considered at this time. It is important to note the site does not exist within the boundary of the area under review.

## 4 OTHER FLOOD SOURCES

### 4.1 Tidal Flooding

The proposed development site is located approximately 3.5km north-east of the nearest potential source of tidal flooding in the Dublin Bay. A review of the OPW Tidal Flood Extents Mapping was carried out and indicates that the proposed development site does not fall within a the predicted extreme 0.1% (1 in 1000-year current scenario) tidal flood event.

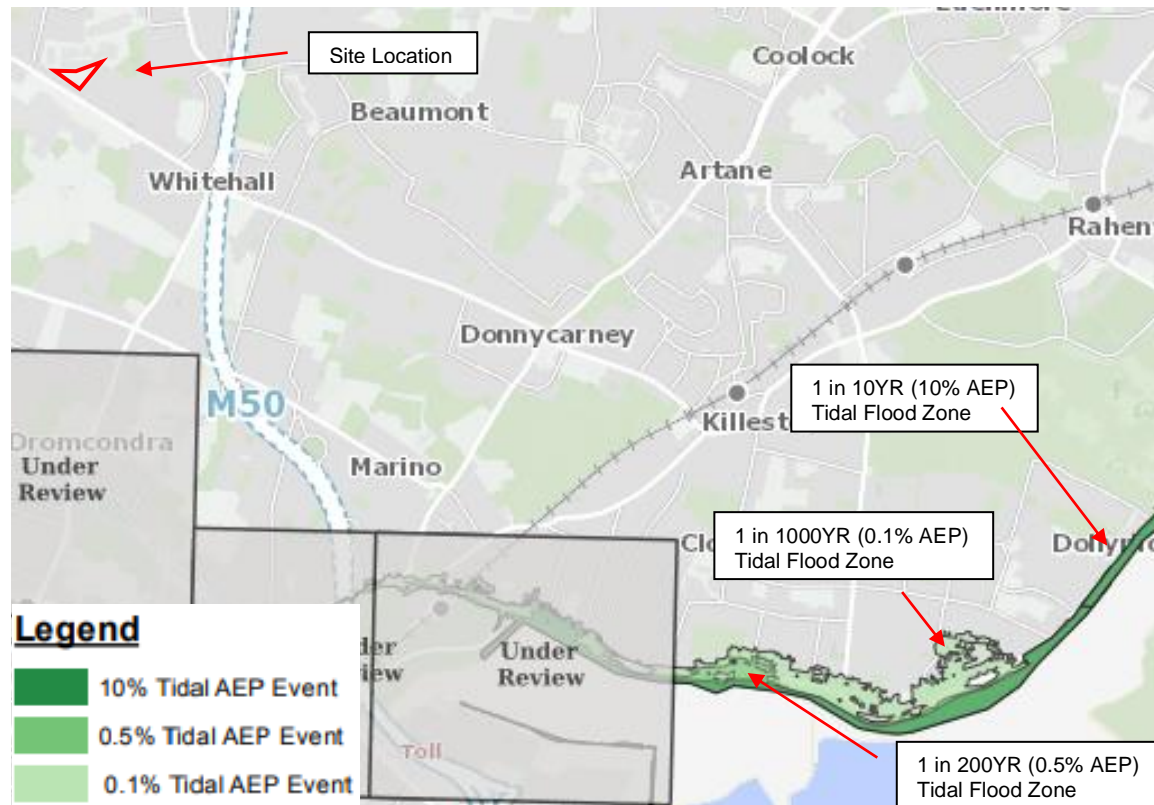


Figure 4-1 – CFRAM Tidal Flood Extent Map (Extract from OPW)

### 4.2 Pluvial Flooding

Pluvial flooding occurs when the amount of rainfall exceeds the capacity of urban surface water drainage systems or the ground to absorb it. A review of the available literature including the DCC Flood Resilience City (FRC) project was carried out and indicates some pluvial flooding surrounding the site. Note, these maps are 'predictive' flood maps showing areas predicted to be inundated during a theoretical or 'design' flood event with an estimated probability of occurrence, rather than information for actual floods that have occurred in the past, which is presented on 'historical' flood maps.





Figure 4-2 – Pluvial Flood Extent Map (Extract from OPW)

The flood mapping shows two small areas of moderate pluvial flooding risk. These areas of the site are currently being used as surface car-parking. In the proposed design these areas will be new green spaces allowing for better drainage in these specific areas. Other additional greenspace will also help to absorb runoff and mitigate the risk of pluvial flooding for the entire site.

## 5 SEQUENTIAL APPROACH TO PLANNING

The document “Planning Systems and Flood Risk Management: Guidelines for Planning Authorities November 2009” requires the adoption of a sequential approach to flood risk management when assessing the location for new developments. This approach is a risk-based method to guide development away from areas that have been identified through flood risk assessment as being at risk from flooding. The philosophy used in this approach is outlined in Figure 5-1 below.

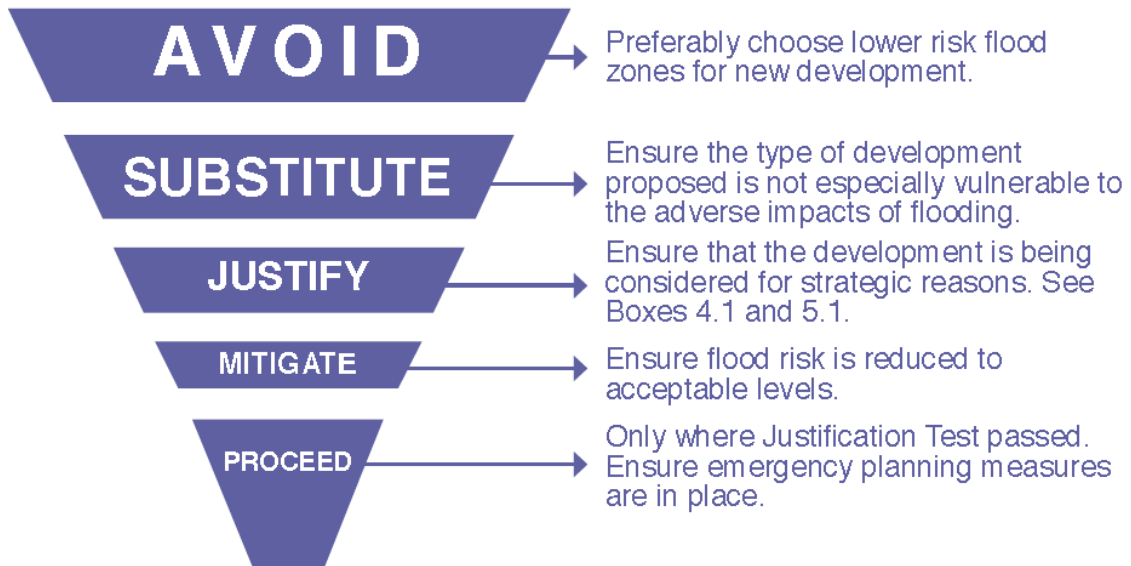


Figure 5-1 - Source: *The Planning Systems and Flood Risk Management: Guidelines for Planning Authorities November 2009*

The sequential approach uses mapped flood zones alongside considerations of the vulnerability of different types of development to give priority to development in zones of low flood probability.

### 5.1 Flood Zones

The flood zones are defined on the basis of flooding from rivers and the sea. The different flood zones recommended in the 2009 Planning Guidelines are:

- Flood Zone A** – Highest risk area where there is a 1% chance of flooding in any one year from rivers and a 0.5% chance of coastal flooding.
- Flood Zone B** – Moderate risk area where the chance of flooding in any one year is 0.1-1% for rivers and 0.1-0.5% for coastal flooding.
- Flood Zone C** – Low risk area with less than 0.1% chance of flooding from rivers or the sea in any given year.

As described in Section 3 and Section 4, the proposed development is outside of the area predicted to flood during a 0.1% AEP (1 in 1000year) fluvial flood event. The development is therefore located within Flood Zone C in accordance with the 2009 Planning Guidelines.

## 5.2 Vulnerability Class of Proposed Development

The vulnerability class of the development is dependent on the land use and type of development proposed. See Table 5-1 for the vulnerability classes.

Vulnerability class	Land uses and types of development which include*:
<b>Highly vulnerable development (including essential infrastructure)</b>	<p>Garda, ambulance and fire stations and command centres required to be operational during flooding;</p> <p>Hospitals;</p> <p>Emergency access and egress points;</p> <p>Schools;</p> <p>Dwelling houses, student halls of residence and hostels;</p> <p>Residential institutions such as residential care homes, children's homes and social services homes;</p> <p>Caravans and mobile home parks;</p> <p>Dwelling houses designed, constructed or adapted for the elderly or, other people with impaired mobility; and</p> <p>Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution (SEVESO sites, IPPC sites, etc.) in the event of flooding.</p>
<b>Less vulnerable development</b>	<p>Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions;</p> <p>Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans;</p> <p>Land and buildings used for agriculture and forestry;</p> <p>Waste treatment (except landfill and hazardous waste);</p> <p>Mineral working and processing; and</p> <p>Local transport infrastructure.</p>
<b>Water-compatible development</b>	<p>Flood control infrastructure;</p> <p>Docks, marinas and wharves;</p> <p>Navigation facilities;</p> <p>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location;</p> <p>Water-based recreation and tourism (excluding sleeping accommodation);</p> <p>Lifeguard and coastguard stations;</p> <p>Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and</p> <p>Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).</p>

\*Uses not listed here should be considered on their own merits

*Table 5-1 - Classification of Vulnerability to Flooding for Various Development Types (Source – Table 3.1 Planning System and Flood Risk Management – Guidelines for Planning Authorities DEHLG, OPW, November 2009)*

The 2009 Planning Guidelines presents a matrix of vulnerability versus flood zone to illustrate appropriate development and the requirement of justification tests. That matrix

can be seen in Table 5-2. Based on the land uses listed in Table 5-1, the proposed residential development is classified as a highly vulnerable development. However, the development will be located in Flood Zone C and is therefore considered to be appropriate, and a Justification Test is not therefore required.

	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

Table 5-2 - Matrix of Vulnerability vs. Flood Zone (Source – Table 3.1 Planning System and Flood Risk Management – Guidelines for Planning Authorities DEHLG, OPW, November 2009)

## 6 SUMMARY AND CONCLUSIONS

The analysis and flood zone delineation undertaken as part of this DFRA indicates that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event.

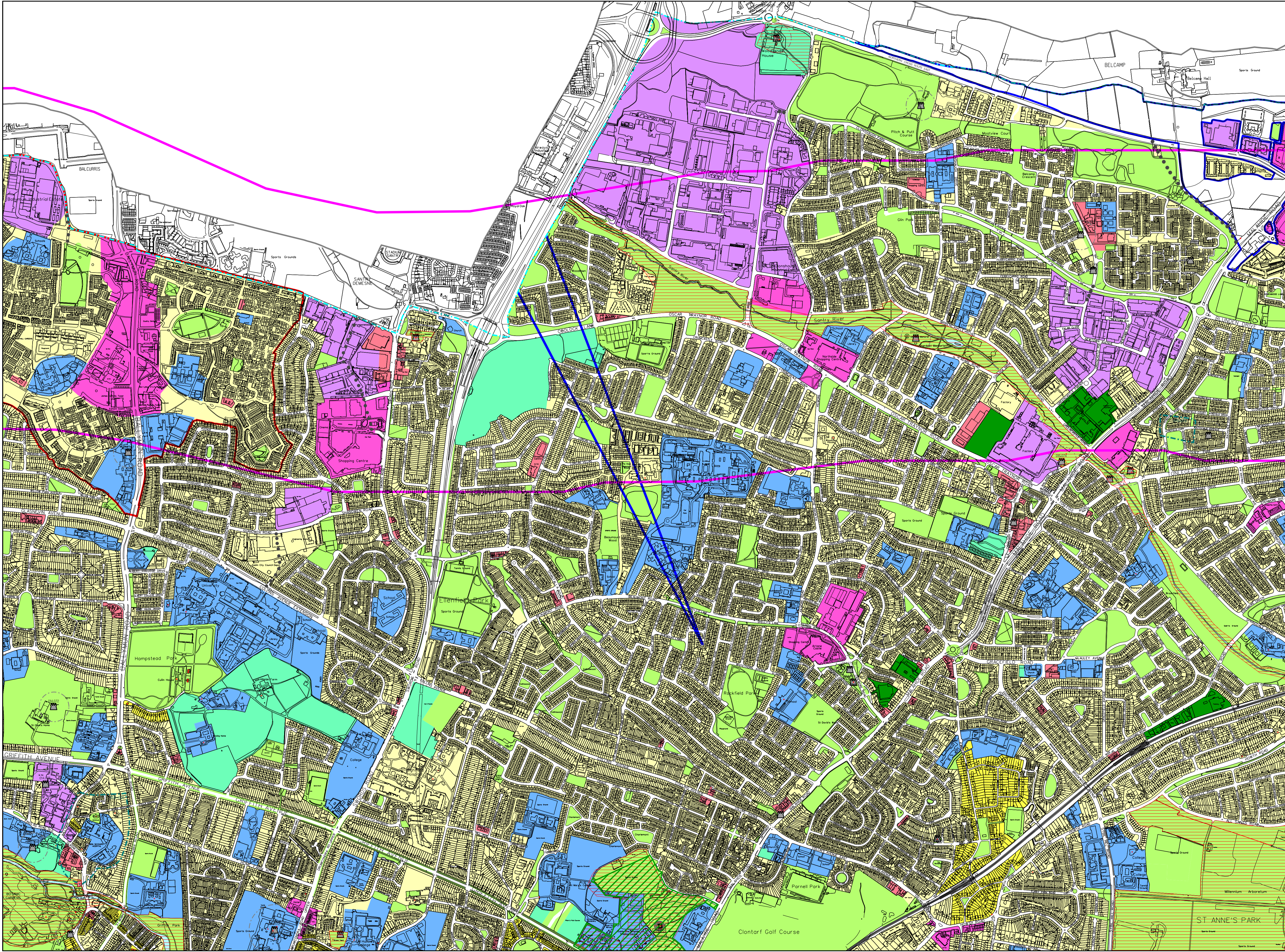
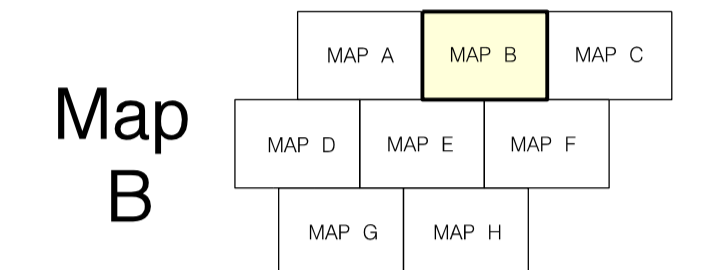
The PFRA flood mapping indicates that the proposed development site does not fall within the predicted extreme 0.1% (1 in 1000 year) current scenario fluvial flood zone. The site is not located near any major open watercourse.

Consideration was given to predicted flood levels within the Santry River, approximately 2km to the north of the site. The node point closest to the northern boundary of the site is referenced as node point **09SANR00713!!**. The 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) flood levels at this point are predicted as 49.44m and 49.54m respectively. The existing topography rises from the site to approx. 1.5km north towards the Santry River with existing levels of 59.00m OD. Then there is a fall from this landbank down to the riverbank at 47.00m OD. The elevated lands between the subject site and the Santry River preclude the risk of flooding on the subject site. Thus, it is proposed to place the finished floor level for Block A at the southwest end from 48.45m OD to 48.30m OD. Block B in the centre of the site will have a finished floor level of 48.30m OD and Block C at the northeast end will have a finished floor level of 47.30m OD. This allows for a minimum 300mm freeboard from the riverbank level on the side of the site.

In consideration of the above assessment, analysis and recommendations, overall development of the site is not expected to result in an adverse impact to the existing hydrological regime of the area or to result in an increased flood risk elsewhere.

**APPENDIX A – LAND USE ZONING MAP**

# Dublin City Development Plan 2022-2028



### PRIMARY LAND USE ZONING CATEGORIES

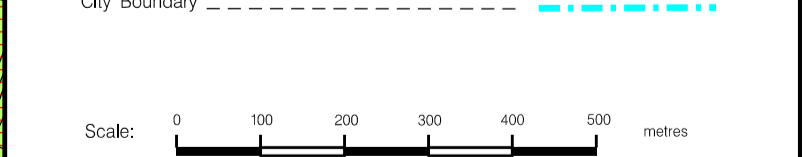
Zone Z1 Sustainable Residential Neighbourhoods	[Yellow]
Zone Z2 Residential Neighbourhoods (Conservation Areas)	[Light Yellow]
Zone Z3 Neighbourhood Centres	[Pink]
Zone Z4 Key Urban Villages / Urban Villages	[Light Blue]
Zone Z5 City Centre	[Light Green]
Zone Z6 Employment/Enterprise	[Light Purple]
Zone Z7 Employment (Heavy)	[Purple]
Zone Z8 Georgian Conservation Areas	[Orange]
Zone Z9 Amenity/Open Space Lands/Green Network	[Light Green]
Zone Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	[Green]
Zone Z11 Waterways Protection	[Light Blue]
Zone Z12 Institutional Land (Future Development Potential)	[Light Green]
Zone Z14 Strategic Development and Regeneration Areas (SDRA)	[Blue]
Zone Z15 Community and Social Infrastructure	[Blue]

### SPECIFIC OBJECTIVES

Conservation Areas	[Red]
Architectural Conservation Areas	[Green]
Protected Structures (RPS takes precedence)	[Red Star]
Record of Monuments and Places (RMP) as Established under Section 12 of the National Monuments (Amendment) Act 1994	[Black Star]
Record of Monuments and Places (RMP) as Established under Section 12 of the National Monuments (Amendment) Act 1994	[Blue Star]
National Monuments	[Black Circle]
COMAH establishments (SEVESO establishments)	[Red Circle]
LAP (Local Area Plan) & SDZ (Special Development Zone)	[Red Line]
Dublin Airport Outer Public Safety Zone	[Blue Line]
Dublin Airport Noise Zones	[Pink Line]
ROADS Roads, Street and Bridge Schemes	[Black Dots]

1. Map to be read in conjunction with the written statement  
 2. Road objectives are shown diagrammatically  
 3. \*See Record of Monuments and Places (RMP) at <https://www.archaeology.ie/publication-forms-4848/record-of-monuments-and-places>  
 For updated information see the Historic Environment Viewer at <https://maps.archaeology.ie/HistoricEnvironment/>  
 The RMP does not include all known archaeological sites and monuments, given that further such sites and monuments are found on an ongoing basis. For that reason it is very important (in the context of considering proposed development) to take account of all information available on the Historic Environment Viewer (HEV)  
 4. See written statement (Chapter 14) for full zoning text

City Boundary



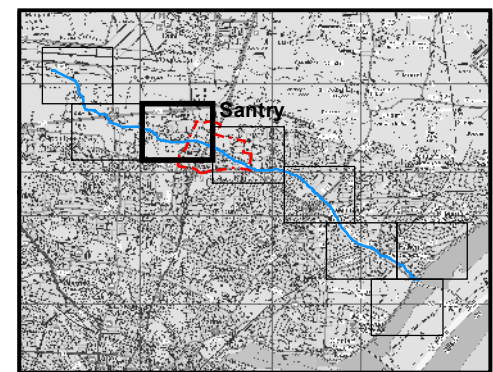
**John O'Hara**  
Dublin City Planner

**APPENDIX B – CFRAM FLUVIAL FLOOD EXTENTS MAP**



316200 316400 316600 316800 317000 317200 317400 317600

Node Label	Water Level (OD)		Flow (m <sup>3</sup> /s)		Water Level (OD)		Flow (m <sup>3</sup> /s)	
	10% AEP	1% AEP	10% AEP	1% AEP	0.1% AEP	1% AEP	0.1% AEP	1% AEP
09SANT00767	51.38	2.57	51.59	3.99	51.70	5.17		
09SANT00713I!	49.31	2.88	49.44	4.56	49.54	6.21		
09SANT00678	47.91	3.03	48.02	4.91	48.09	6.85		
09SANT00674	47.91	3.05	48.02	4.97	48.08	6.95		
09SANT00667D	47.91	3.03	48.01	3.06	48.08	3.06		
09SANT00616I	42.94	3.46	43.18	5.84	43.48	8.52		



**IMPORTANT USER NOTE:**  
THE VIEWER OF THIS MAP SHOULD REFER TO THE DISCLAIMER, GUIDANCE NOTES AND CONDITIONS OF USE THAT ACCOMPANY THIS MAP.

- Legend**
- 10% Fluvial AEP Event
  - 1% Fluvial AEP Event
  - 0.1% Fluvial AEP Event
  - Modelled River Centreline
  - AFA Extents
  - Node Point
  - Node ID Node Label

**FINAL**

REV: 01	NOTE: Amendment to flood zones to include Raheny AFA	DATE: 15/12/17
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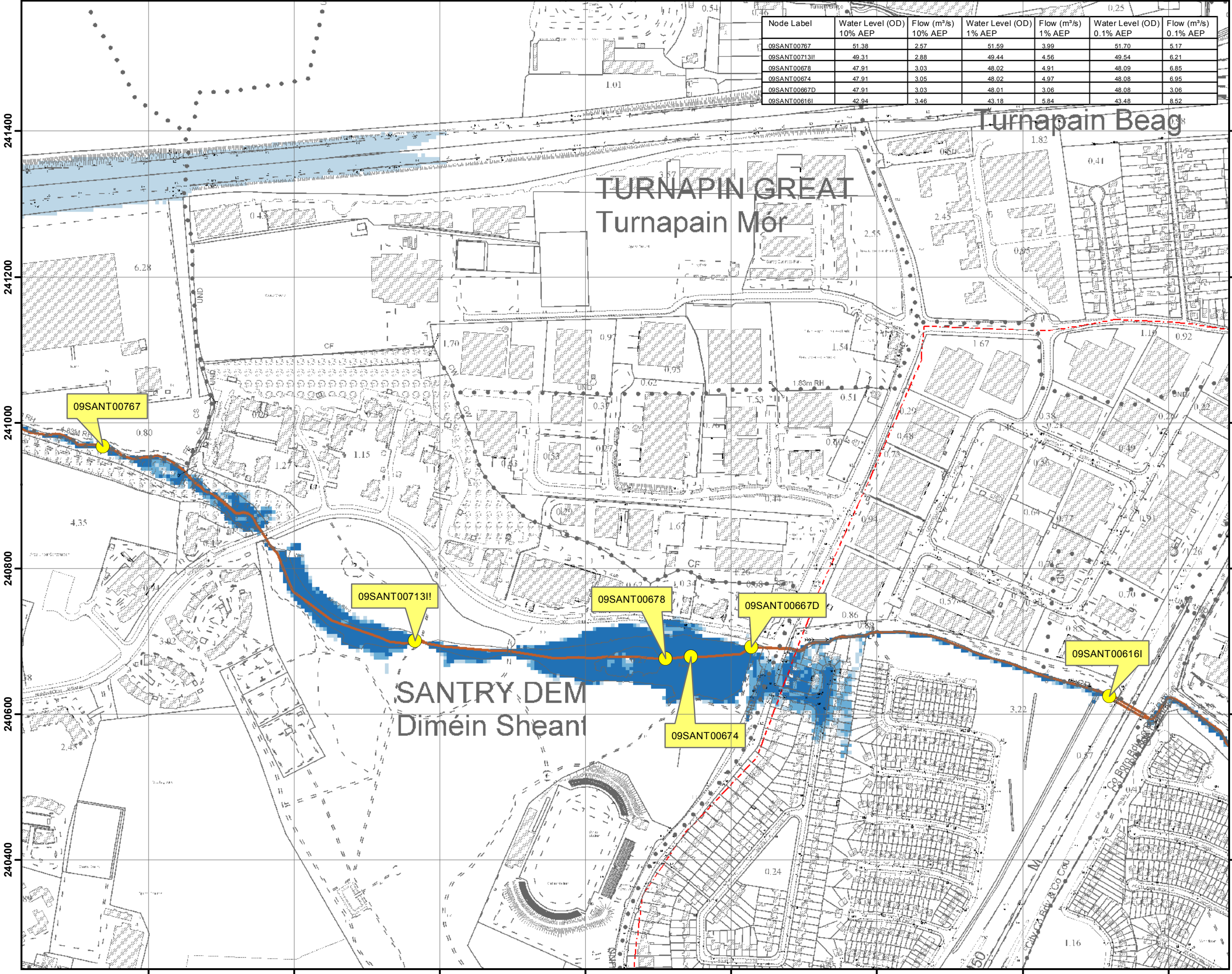


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<b>Map:</b> Santry Fluvial Flood Extents	
<b>Map Type:</b> EXTENT	
<b>Source:</b> FLUVIAL	
<b>Map Area:</b> HPW	
<b>Scenario:</b> CURRENT	
<b>Drawn By:</b> C.C.	<b>Date:</b> 15 December 2017
<b>Checked By:</b> A.S.	<b>Date:</b> 15 December 2017
<b>Approved By:</b> S.P.	<b>Date:</b> 15 December 2017
<b>Drawing No.:</b> E09SAY_EXFCD_F1_03	
<b>Map Series:</b> Page 3 of 8	
<b>Drawing Scale:</b> 1:5,000 @ A3	



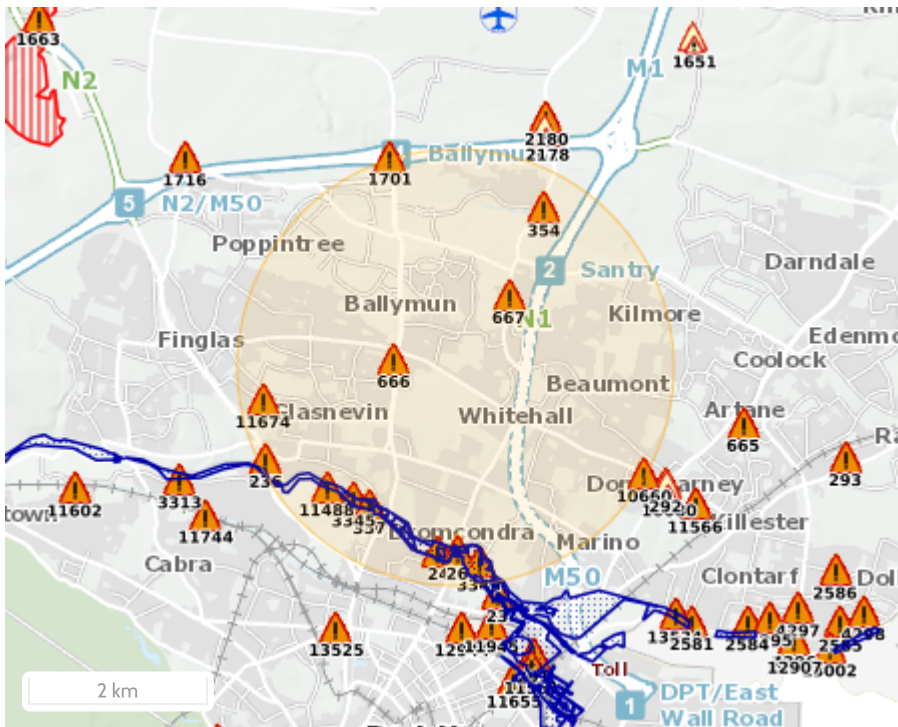
**APPENDIX C – PAST FLOOD SUMMARY REPORT**



Report Produced: 23/5/2023 10:34

This Past Flood Event Summary Report summarises all past flood events within 2.5 kilometres of the map centre.

This report has been downloaded from [www.floodinfo.ie](http://www.floodinfo.ie) (the "Website"). The users should take account of the restrictions and limitations relating to the content and use of the Website that are explained in the Terms and Conditions. It is a condition of use of the Website that you agree to be bound by the disclaimer and other terms and conditions set out on the Website and to the privacy policy on the Website.





















## Map Legend

- Single Flood Event
- Recurring Flood Event
- Past Flood Event Extents
- Drainage Districts Benefited Lands\*
- Land Commission Benefited Lands\*
- Arterial Drainage Schemes Benefited Lands\*

\* Important: These maps do not indicate flood hazard or flood extent. Their purpose and scope is explained on [Floodinfo.ie](http://Floodinfo.ie)

## 24 Results

Name (Flood_ID)	Start Date	Event Location
1.  Tolka September 1931 (ID-26) Additional Information: <a href="#">Reports (12)</a> <a href="#">Press Archive (1)</a>	02/09/1931	Approximate Point
2.  Tolka November 1901 (ID-25) Additional Information: <a href="#">Reports (9)</a> <a href="#">Press Archive (0)</a>	12/11/1901	Approximate Point
3.  Tolka November 1915 (ID-30) Additional Information: <a href="#">Reports (11)</a> <a href="#">Press Archive (0)</a>	12/11/1915	Approximate Point
4.  Tolka April 1909 (ID-31) Additional Information: <a href="#">Reports (5)</a> <a href="#">Press Archive (0)</a>	03/04/1909	Approximate Point
5.  Tolka Richmond Road August 1986 (ID-3346) Additional Information: <a href="#">Reports (4)</a> <a href="#">Press Archive (0)</a>	24/08/1986	Approximate Point
6.  Tolka Botanic Ave area August 1986 (ID-24) Additional Information: <a href="#">Reports (11)</a> <a href="#">Press Archive (1)</a>	24/08/1986	Approximate Point

Name (Flood_ID)	Start Date	Event Location
7.  Tolka November 1898 (ID-29) Additional Information: <a href="#">Reports (10)</a> <a href="#">Press Archive (0)</a>	23/11/1898	Approximate Point
8.  Tolka October 1880 (ID-21) Additional Information: <a href="#">Reports (8)</a> <a href="#">Press Archive (0)</a>	28/10/1880	Approximate Point
9.  Tolka River 24th Oct 2011 Botanic Gardens (ID-11488) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (0)</a>	23/10/2011	Approximate Point
10.  Tolka and Finglas Rivers August 1984 (ID-236) Additional Information: <a href="#">Reports (2)</a> <a href="#">Press Archive (0)</a>	25/08/1984	Exact Point
11.  Santry Oct 2004 (ID-354) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (0)</a>	19/10/2004	Approximate Point
12.  Wad River Ballymun Dec 1954 (ID-666) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (0)</a>	08/12/1954	Exact Point
13.  Wad River Santry Jan 1965 (ID-667) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (0)</a>	20/01/1965	Approximate Point
14.  Finglas November 1965 (ID-675) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (2)</a>	25/11/1965	Approximate Point
15.  Tolka September 1946 (ID-28) Additional Information: <a href="#">Reports (11)</a> <a href="#">Press Archive (0)</a>	19/09/1946	Approximate Point
16.  Tolka Glasnevin August 1986 (ID-3345) Additional Information: <a href="#">Reports (2)</a> <a href="#">Press Archive (0)</a>	24/08/1986	Approximate Point
17.  Tolka November 2002 (ID-5) Additional Information: <a href="#">Reports (143)</a> <a href="#">Press Archive (13)</a>	13/11/2002	Area
18.  Dublin Area O20709 (ID-10660) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (0)</a>	02/07/2009	Approximate Point
19.  Tolka December 1954 (ID-4) Additional Information: <a href="#">Reports (16)</a> <a href="#">Press Archive (9)</a>	08/12/1954	Area
20.  Flooding at Ballygall Crescent and Fairways Green, Finglas, Dublin 11 on 24th Oct 2011 (ID-11674) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (0)</a>	23/10/2011	Exact Point
21.  Tolka Richmond Road Drumcondra Nov 2000 (ID-20) Additional Information: <a href="#">Reports (6)</a> <a href="#">Press Archive (5)</a>	05/11/2000	Approximate Point
22.  Santry Nov 2002 (ID-353) Additional Information: <a href="#">Reports (4)</a> <a href="#">Press Archive (2)</a>	12/11/2002	Approximate Point
23.  Tolka Jan 2005 (ID-357) Additional Information: <a href="#">Reports (1)</a> <a href="#">Press Archive (0)</a>	07/01/2005	Approximate Point
24.  Tolka Nov 1968 (ID-27)	24/11/1968	Approximate Point

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Additional Information: [Reports \(5\)](#), [Press Archive \(1\)](#)

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**APPENDIX D – DCC COMPOSITE FLOOD MAP**

# Dublin City Development Plan 2022-2028

## Composite Flood Map for Dublin City Council

Note: The Composite Flood Map, and all other map extracts, illustrate Flood Zone A, B and Defended Areas (in red), where defended areas indicates lands defended to the 1% AEP fluvial and /or the 0.5% AEP tidal flood events and should therefore be considered also to be Flood Zone A.

- Flood Zone A 
- Flood Zone B 
- Flood Zone C 
- Defended 
- City Boundary 

Refer To OPW Website – FloodRisk

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**John O'Hara**  
Dublin City Planner

