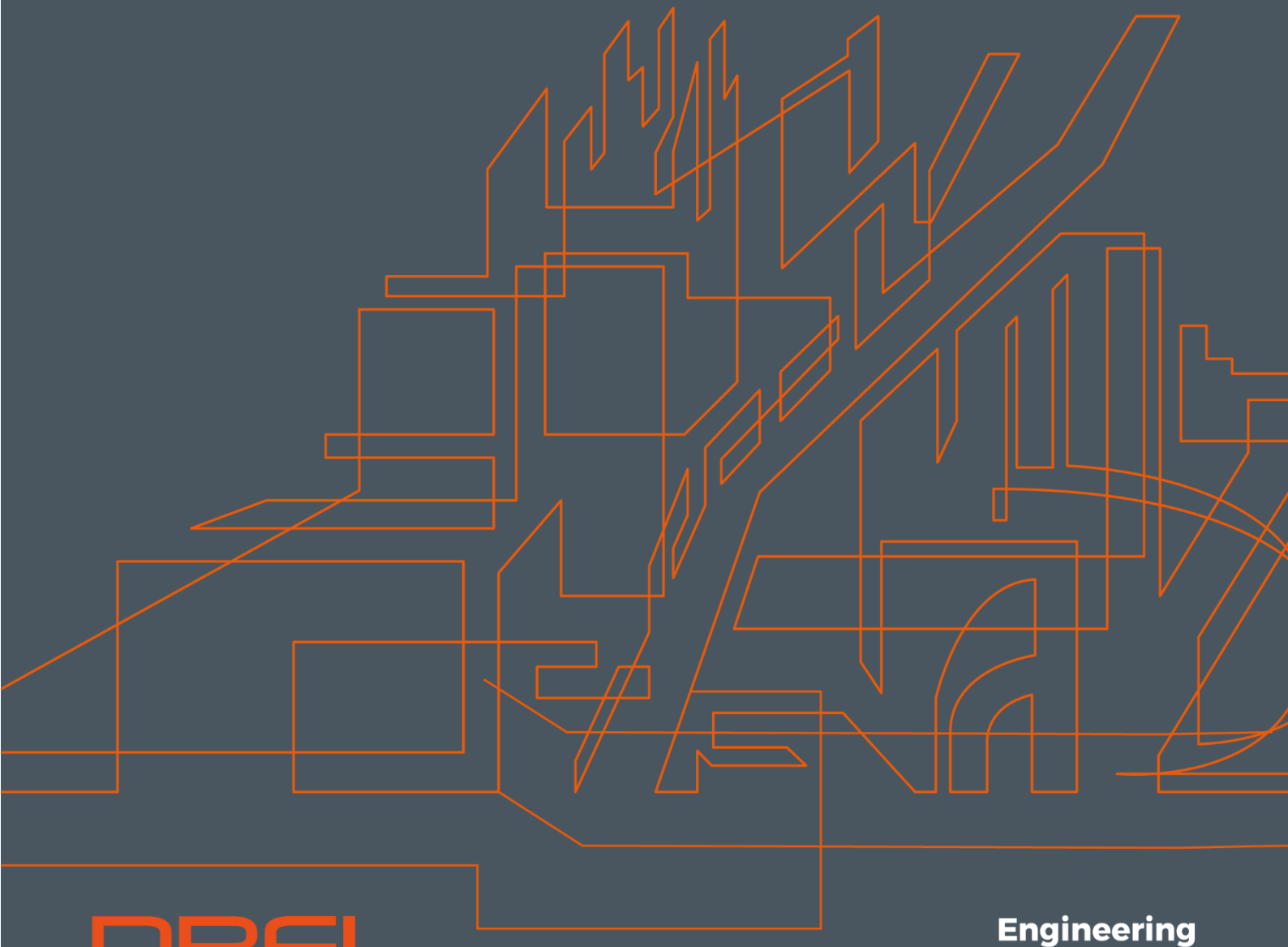
Dundrum: Living Streets

Site-Specific Flood Risk Assessment

250116-X-00-Z00-XXX-RP-DBFL-CE-0002

November 2026



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1 Introduction

1.1 Background

DBFL Consulting Engineers (DBFL) have been commissioned by Dún Laoghaire-Rathdown County Council (DLRCC) to prepare a Site-Specific Flood Risk Assessment (SSFRA) for the proposed works to be carried out at Dundrum: Living Streets, Dundrum Co. Dublin. Dundrum.

The overall purpose of the scheme is to support the implementation of the Dundrum Local Area Plan by delivering permanent public realm, urban greening and accessibility improvements along Main Street and Sandyford Road, creating a more attractive and people focused environment within Dundrum Village.

1.2 Location

The proposed scheme is located in Dundrum, Dublin 14, and extends along approximately 417 m of Main Street, between Dundrum Crossroads and the Dundrum Bypass / Main Street junction, and approximately 385 m of Sandyford Road, between the Ballinteer Road junction and the Riversdale Apartments entrance. The total scheme length is approximately 802 m. The scheme extents and their relationship with the surrounding road network are illustrated in Figure 1-1.



Figure 1-1: Proposed Scheme Extents

1.3 Objectives

This report aims to inform the Planning Authority of the flood risk associated with the proposed development of the subject site. The report will assess the site and the development proposal in accordance with the requirements of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' and requirements imposed within the by Dun Laoghaire-Rathdown County Development Plan (2022-2028).

The report will provide the following:

- Confirmation of the site's flood zone category.
- Information to support an informed decision on the planning application in the context of flood risk.
- Appropriate flood risk mitigation and management measures for residual flood risk.

1.4 Flood Risk Assessment Scope

This SSFRA related only to the application site and utilises the information obtained from various sources, together with an assessment of flood risk for the existing land and proposed development. The report follows the requirements of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities', referred to as 'The Guidelines' for the remainder of this report.

1.5 Approach

- Chapter 1: This chapter considers 'The Guidelines' as they relate to the proposed application.
- Chapter 2: Flood risk assessment
- Chapter 3: Initial (non-quantitative) flood risk assessment
- Chapter 4: Detailed (quantitative) flood risk assessment
- Chapter 5: Justification Test
- Chapter 6: Summary and conclusion of Site-Specific Flood Risk Assessment (SSFRA)

1.6 Existing Site

Main Street

The section of the Main Street approximately 400m in length, starts at the Dundrum Bypass / Main Street three-arm signalised junction and runs southbound to the Sandyford Road / Ballinteer Road

/ Main Street / Kilmacud Road Upper four-arm signalized junction. Main Street has a posted speed limit of 30 kph.

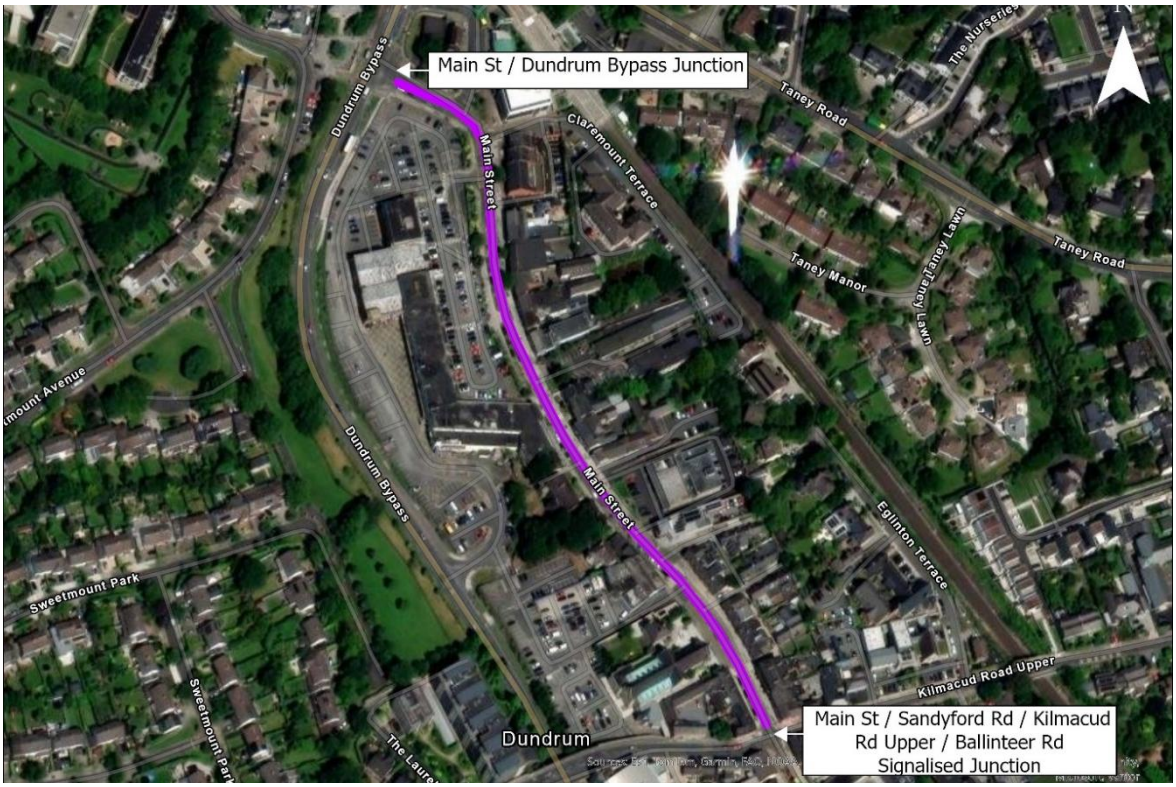


Figure 1-2: Main Street Scheme Extents

A variety of shops, restaurants, cafés and pubs are located along Main Street, together with a range of services and community facilities, including banks, Capital Credit Union, medical facilities, Dundrum College of Further Education (DCFE), Holy Cross Church, Lidl and other local amenities. The street also provides several on-street parking spaces, some of which are reserved for Electric Vehicle (EV) charging.

The existing public realm along Main Street comprises a mix of permanent streetscape elements and temporary interventions introduced in recent years. While these measures have provided some improvements to the pedestrian environment and allocation of street space, the overall public realm is variable in quality and lacks a consistent treatment in terms of paving, landscaping, street furniture and urban greening.



Figure 1-3: Main Street Carriageway

Main Street forms the historic and commercial core of Dundrum Village and accommodates a diverse range of retail, community, religious and transport functions. While the existing street layout has benefited from temporary public realm and traffic management interventions in recent years, opportunities remain to provide a more permanent, coherent and higher-quality streetscape environment.

Sandyford Road

The section of Sandyford Road included within the proposed scheme extends approximately 385 m southwards from the vicinity of the signalised junction of Sandyford Road, Ballinteer Road, Main Street and Kilmacud Road Upper to the entrance to Riversdale Apartments. The existing speed limit along Sandyford Road is 30 km/h.

This section of Sandyford Road provides access to Dundrum Town Centre, nearby residential apartments and Holy Cross school via Sandyford Rd. Car park. There are sections of on-street parking along the western side and several car park entrances distributed throughout the length of the route.

The existing public realm along Sandyford Road is generally more fragmented in character, reflecting the mix of road infrastructure, car park and property accesses, parking and adjoining development. While footpaths and pedestrian crossing facilities are provided throughout the corridor, there is limited landscaping and urban greening, with opportunities to provide a more consistent and attractive streetscape treatment.

Sandyford Road provides an important link between Dundrum Village, surrounding residential areas, Holy Cross National School and Dundrum Town Centre. The corridor accommodates significant pedestrian activity and performs an important role within the local transport network

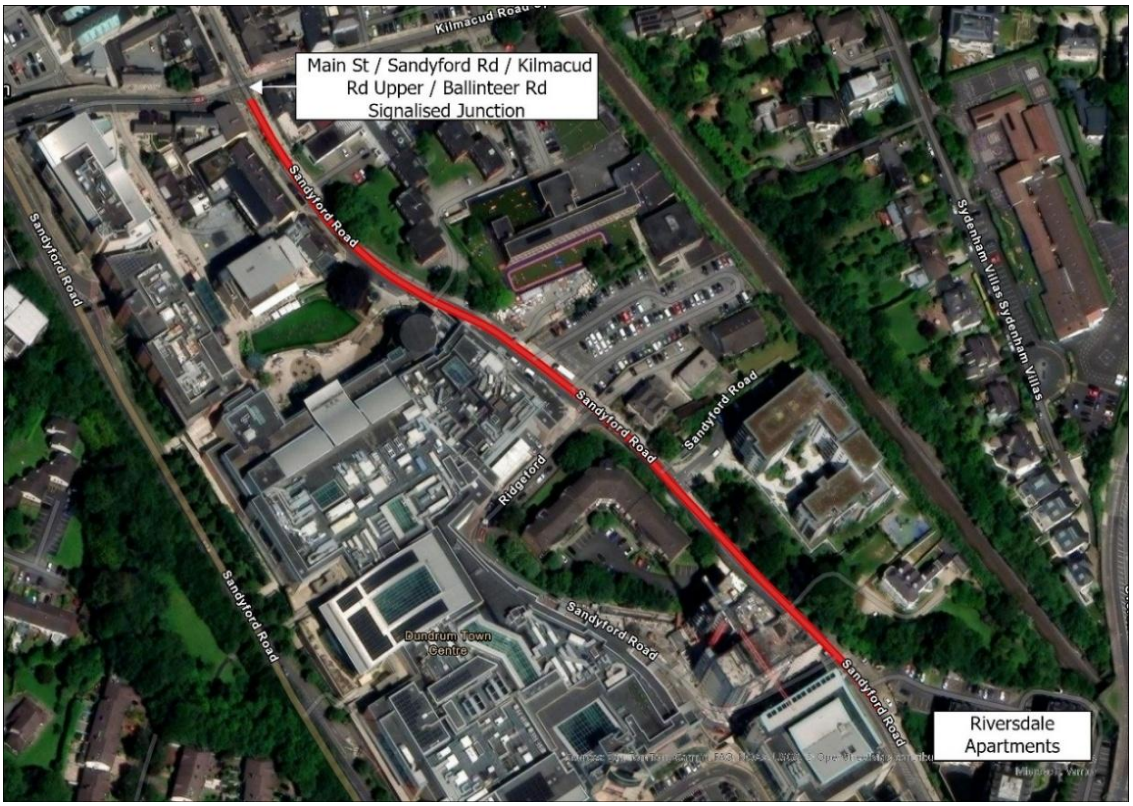


Figure 1-4: Sandyford Road Scheme Extents

1.7 Topography

The majority of Main Street falls in a North Westerly direction from a local high spot of 54.5 MOD at the Holy Cross Church towards the main street intersection with the Dundrum Bypass. A portion of the main street falls from the Holy Cross Church in a south easterly direction towards the "Dundrum Cross Roads" towards a local low spot (52.5mOD) along Ballinteer Road.

In addition, the majority of the scheme extents along Sandyford Road fall in a northwesterly direction from the scheme's high point towards the "Dundrum Cross Roads", as well as towards a local low point (52.5mOD) along Ballinteer Road.

The general flow paths of captured surface water within the scheme extents are indicated below.

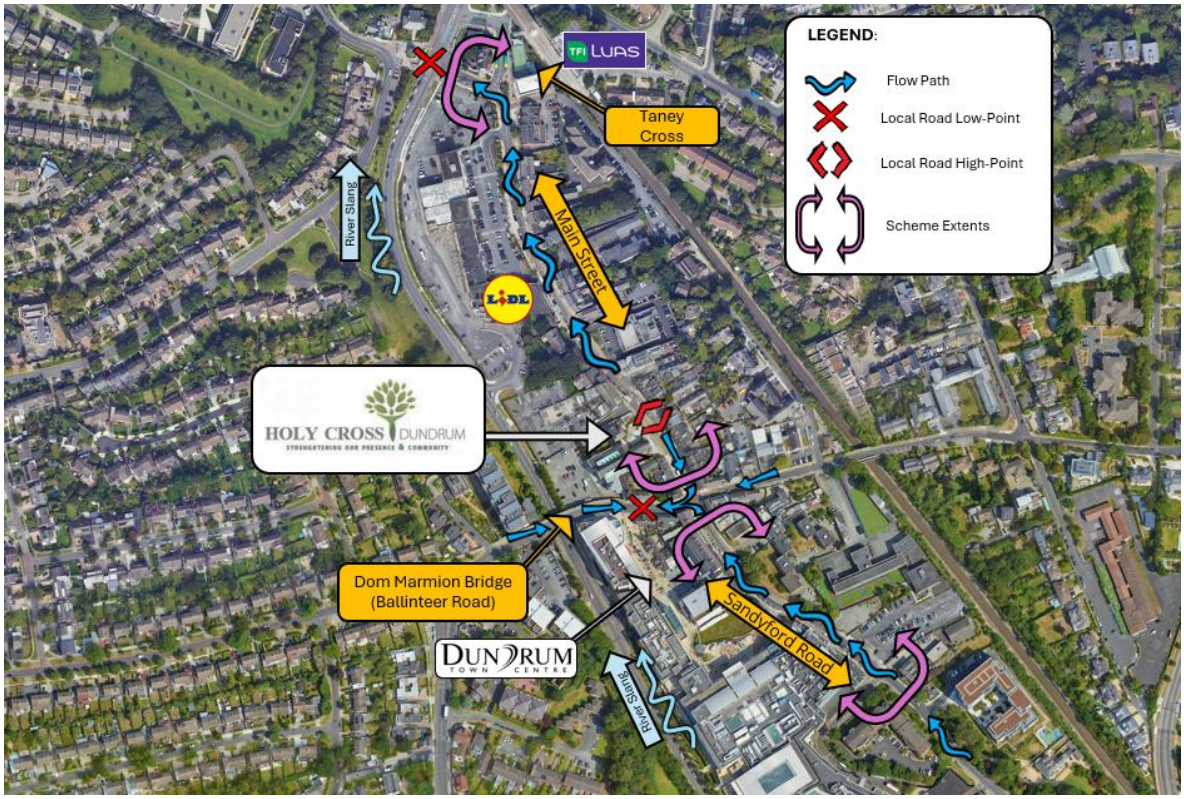


Figure 1-5: Overland Flow Path

1.8 Proposed Development

The Dundrum Living Streets Project forms part of the implementation of the Dundrum Local Area Plan (LAP) 2023, which seeks to create a more people focused, accessible and attractive town centre environment. The LAP identifies a range of public realm, streetscape, urban greening and sustainable transport improvements intended to enhance the character, functionality and overall quality of Dundrum Village.

The current scheme focuses on Main Street and Sandyford Road, which form key commercial and public spaces within Dundrum Village. The scheme has been developed with consideration of other planned projects in the wider Dundrum area, including the Dundrum Bus Gate, Taney Cross Public Realm Scheme and DLR Connector Active Travel Scheme. The proposals seek to complement these initiatives while maintaining a clear focus on the public realm improvements proposed for Main Street and Sandyford Road.

The delivery of the Dundrum Living Streets Project will contribute to the ongoing regeneration of Dundrum Village by improving streetscape quality, enhancing accessibility, introducing additional planting and creating more attractive and welcoming public spaces. These improvements will

support local businesses, residents and visitors, strengthen the village's identity and contribute to the wider objectives of the Dundrum LAP, DLR County Development Plan and Climate Action Plan

As a part of the redevelopment, civil infrastructure design will focus on improving the existing surface water infrastructure by incorporating SuDs features such as rain gardens, permeable paving, and tree pits. Additional, portions of the stone culvert will be replaced by a surface water pipe to allow for the new surface water connections, and an extension would be made south of the existing stone culvert.

1.9 Existing Surface Water Network

Overview

The extent of additional existing services within Main Street discussed is based on the combination of existing service records, a recent Topographical and Utility Survey completed by Apex Surveys in February 2026. All surface infrastructure ultimately drains into the River Slang System, which is a combination of natural earth channels, concrete channels and culvert sections. An overview of existing drainage infrastructure is provided in Figure 1-6 below.

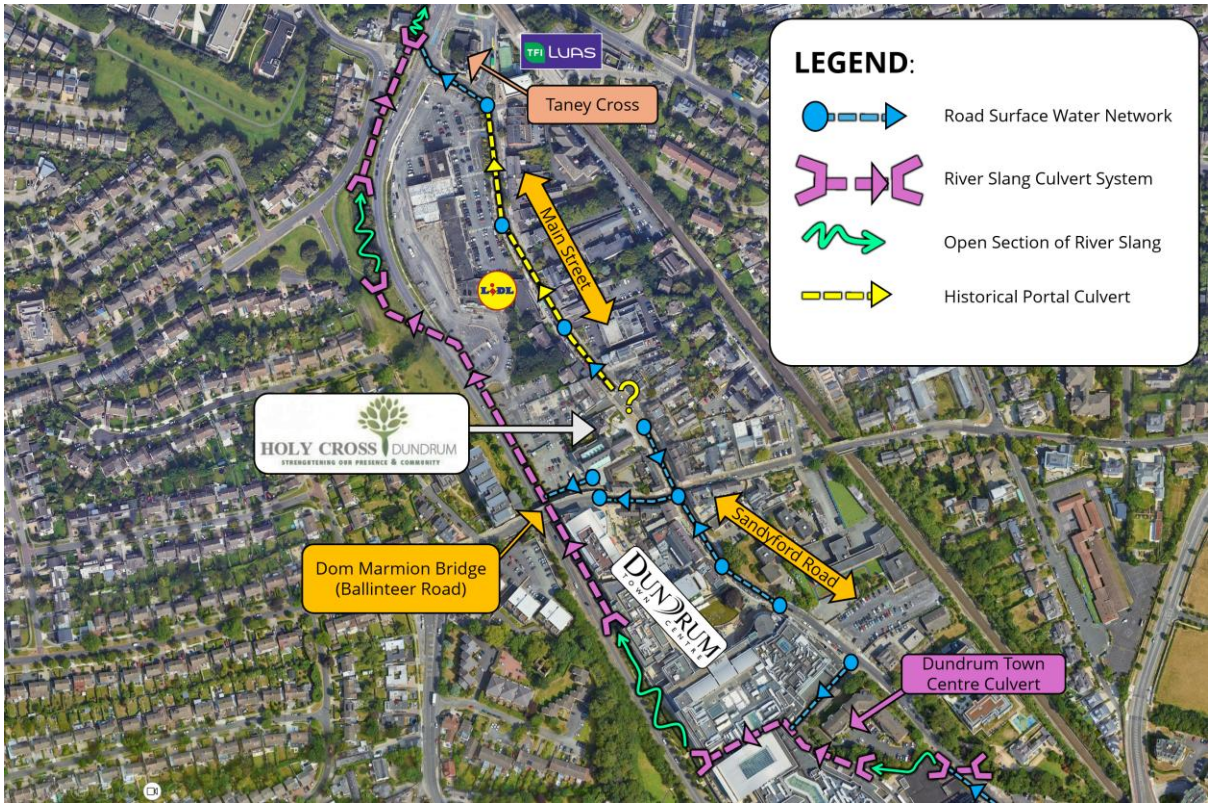


Figure 1-6 : Existing Surface Water Infrastructure

Main Street

Two principal drainage areas were noted along Dundrum Main Street. The northern area drains towards the Dundrum Main Street / Bypass Junction, while the southern area drains towards Dundrum Crossroads and Ballinteer Road as indicated both in Figure 1-5 and Figure 1-6. Existing infrastructure is constrained, comprises sections of historic construction, and requires further investigation before the surface water strategy can be finalised.

Within the northern drainage area, the principal outfall includes a historic stone culvert, approximately 540 mm wide, draining towards the 600 mm outfall at the Main Street / Bypass Junction. Its upstream extent and condition remain unconfirmed because the utility survey could not trace it beyond the last accessible manhole. Subject to confirmation of its condition and alignment via an ongoing CCTV Survey facilitated by Cahir Environmental Services, extending this culvert upstream should be considered to increase the area captured by the surface water network.

Several trapped gullies appear to discharge to the existing vitrified clay combined sewer, indicating locations where a dedicated surface water outfall is not currently available. Given the sewer's reported condition, limited capacity and connection costs, new connections to combined sewer should be avoided where possible and new drainage should preferentially discharge to existing or extended surface water infrastructure.

Within the southern drainage area of Main Street, surface water drains towards Dundrum Crossroads through a 225mm surface network into a 600 mm culvert draining to the west towards the River Slang System; however, site information indicates that this may ultimately discharge through a 225 mm outfall mounted near the Ballinteer Road bridge

Drainage records also indicate that runoff from the low-lying section of Ballinteer Road is conveyed via the Holy Cross Church and Dundrum Village parking areas before discharging to the River Slang Culvert. A separate 450 mm overflow pipe associated with Dundrum Town Centre may provide an alternative outfall, but its ownership, condition and suitability remain uncertain. This facility is currently being investigated in coordination with Dún Laoghaire-Rathdown County Council Drainage through an appointed CCTV Survey including dye-testing facilitated by Cahir Environmental Services.

Sandyford Road

Drainage records also indicate that runoff generated within Sandyford road drain into a 225mm surface water outfall, also drainage towards the Dundrum Crossroads through a recorded 600 mm culvert. There is evidence of trapped gulleys used within Sandyford Road, evident of connections to the adjacent combined sewer system.

2 Flood Risk Assessment Guidelines and Strategy

2.1 Planning System & Flood Risk Management Guidelines

2.1.1 General

The Guidelines and their associated Technical Appendices outline the requirements for a Site-Specific Flood Risk Assessment.

The proposed public realm scheme would generally be classified as classified as a 'water-compatible development' according to Table 3.1 of the Guidelines shown below in Figure 2-1. Table 3.2 of the Guidelines shown in Figure 2-2. Below indicates that the Sequential Approach mechanism requires this type of development to be located within Flood Zones B or C, where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding).

Vulnerability class	Land uses and types of development which include*:
Highly vulnerable development (including essential infrastructure)	Garda, ambulance and fire stations and command centres required to be operational during flooding; Hospitals; Emergency access and egress points; Schools; Dwelling houses, student halls of residence and hostels; Residential institutions such as residential care homes, children's homes and social services homes; Caravans and mobile home parks; Dwelling houses designed, constructed or adapted for the elderly or, other people with impaired mobility; and 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.
Less vulnerable development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions; Land and buildings used for holiday or short-let caravans and camping, subject to specific warning and evacuation plans; Land and buildings used for agriculture and forestry; Waste treatment (except landfill and hazardous waste); Mineral working and processing; and Local transport infrastructure.
Water-compatible development	Flood control infrastructure; Docks, marinas and wharves; Navigation facilities; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation and tourism (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms; and Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).
*Uses not listed here should be considered on their own merits	

Figure 2-1: Vulnerability Class

	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

Figure 2-2: Criteria for the Requirement for a Justification Test

2.1.2 Flood Risk Assessment Stages

This Site-Specific Flood Risk Assessment will initially use existing available flood risk information to determine the flood zone category of the subject site and to confirm the application of Sequential Approach in accordance with the Guidelines. Refer to Figure 2-3 for details.

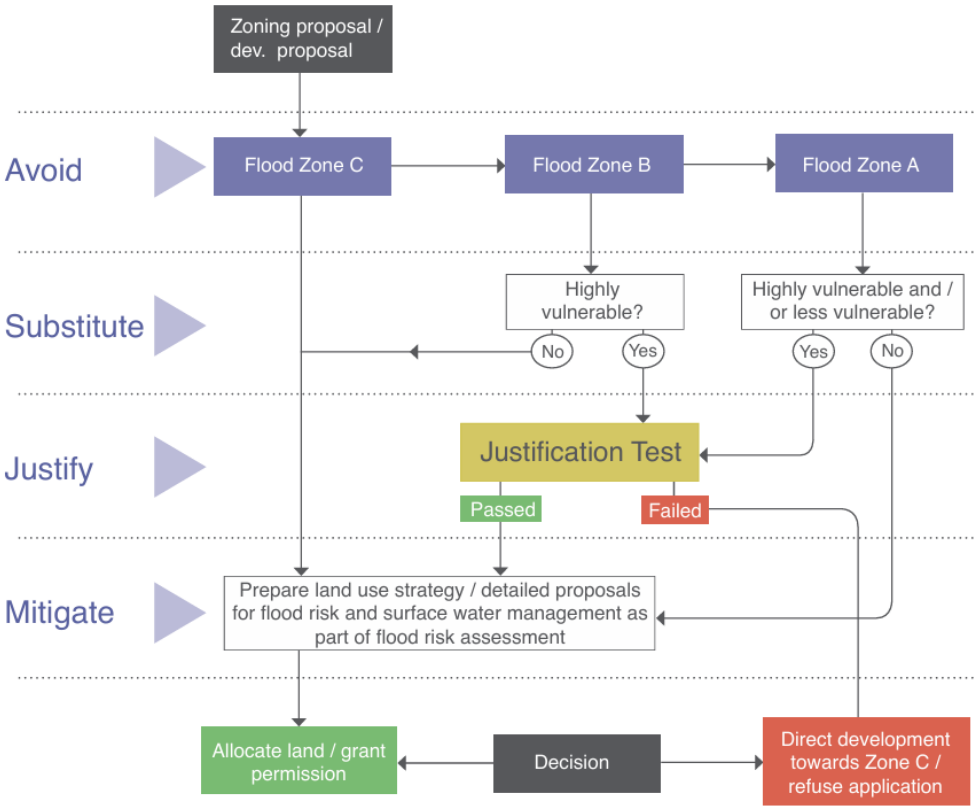


Figure 2-3: Sequential Approach mechanism in the Planning Process

Flood risk is normally assessed by a flood risk identification stage followed by an initial flood risk assessment. A more detailed flood risk assessment stage then follows which includes an assessment of surface water management, flood risk and mitigation measures to be applied. The following report sections outline the flood risk assessment stages for the proposed development which follow the requirements of the Guidelines' Technical Appendices.

2.1.3 Dún Laoghaire-Rathdown Development Plan

The scheme incorporates land zoned under objective MTC by Dun Laoghaire-Rathdown County Development Plan (2022-2028), as part of the development plan, The Dún Laoghaire-Rathdown Strategic Flood Risk Assessment (DLR SFRA) has indicated strategic approaches specific to the zoning objective, MTC, in which only less-vulnerable developments would require justification tests if located within Zone A. However, the DLR SFRA has indicated that proposed developments categorised as "water-compatible developments" would still need to provide an appropriately detailed flood risk assessment is required consider mitigation measures such as development layout and finished floor levels, access, egress and emergency plans. In Addition, Climate change and other residual risks should also be considered within the SSFRA.

The SSFRA has suggested the incorporation of Nature-based measures implemented on a site-specific basis as part of a landscaping or green infrastructure plan to control flooding by providing focus on the use of porous surfaces in developments (Sustainable Urban Drainage Systems or SUDS) and planting of native vegetation communities/assemblages that are tolerant of both wet and dry conditions.

3 Stage 1: Flood Risk Identification

3.1 General

The initial flood risk identification stage uses existing information to identify and confirm whether there may be flooding or surface water management issues for the site that may warrant further investigation.

3.2 Available Flood Risk Information

The available flood risk information and data sources for the subject site and surrounding area that were consulted are listed below in Table 3-1.

Table 3-1: Information Sources Consulted

	Information Source	Coverage	Quality	Confidence	Identified Flood Risks	Flood Risk
Primary Data Sources & Modelled Data	OPW CFRAM Fluvial Maps	Regional	High	High	Flood maps indicate that the majority of the development works and site extents are outside the 0.1% AEP flood extents. The southeast corner of the site is shown as being within the 0.1% and 1% AEP flood extents.	✓
	OPW CFRAM Tidal Maps	Regional	High	High	Flood map indicates the site to be outside the 0.1% AEP event coastal flood zone.	✘
	Irish Costal Protection Strategy Study (ICPSS)	Nationwide	High	High	Flood maps indicate that the development site is beyond 0.1% AEP event.	✘

	DLRCC Development Plan Strategic Flood Risk Assessment (SFRA)	Local	High	High	Flood risk at the natural low spot near the existing Dundrum Library and at the southeast boundary of the site at the initial culverting of River Slang.	✓
Secondary Data Sources	OPW Historic	Nationwide	Varies	Varies	flooding on site recorded in the southeast boundary	✓
	Historic OSI Maps	Nationwide	Moderate	Low	No records of flooding on site	✗
	EPA Streams	Nationwide	Moderate	Moderate	River Slang flows near site	✓
	Drainage Records	County	Moderate	Moderate	Varying surface water pipe running through the site. (Potential Risk due to gap in surveys)	✓
	Geological Survey Ireland Maps	Nationwide	Moderate	Low	Made Ground	✗

3.3 Identified Flood Risks/ Flood Sources

3.3.1 OPW Predicative, Historic & Benefiting Lands Maps & Flood Hazard Information

A review of the OPW website indicates that the site has experienced multiple floodings in the past. The flood history report identifies 53 flood events within a 2.5km radius of the site (Refer Appendix A).

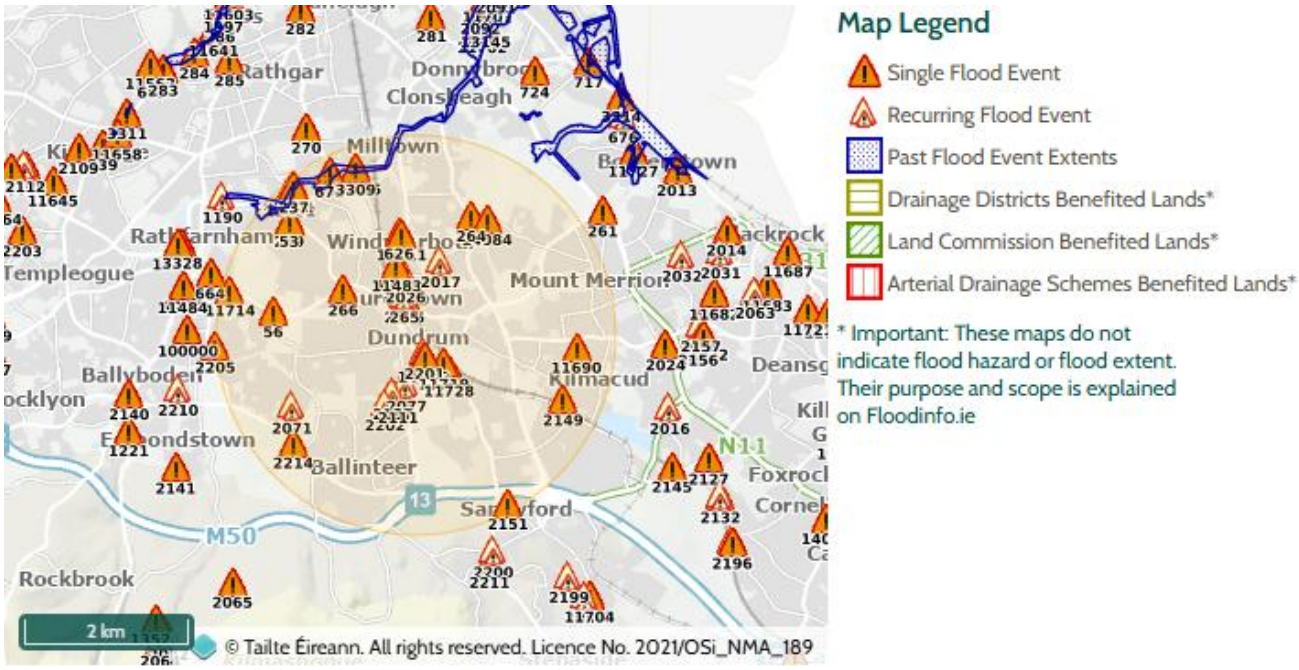


Figure 3-1: Past Flood Events Within 2.5km of the subject site

The most significant recent flood event occurred in October 2011 (Flood IDs-11719, 11728, 11720), At multiple locations, open-channel sections of the diverted River Slang overtopped upstream of culvert inlets, resulting in substantial overland flow to adjacent areas. Flooding affected ground-floor levels within Dundrum Town Centre and surrounding developments, including the Pembroke District and Ridgeford Apartments.

Surcharging of the Sandyford Road culvert resulted in flooding of the Riverdale, Linden and Blackthorn Apartments, with floodwater escaping along Sandyford Road. Surcharging at Overend Way also resulted in flooding of the Willow Bank Apartments.

Flood mechanisms of the ponding impacting the Dundrum Crossroads was due to overland flood volumes ponding at the natural low point of Ballinteer Road, adjacent to Maher's Terrace housing development, in which the housing development's courtyard becomes inundated, from which overland flood flows within the courtyard and the extended area within Ballinteer Road are

directed towards the back of the parking area below the Holy Cross Church, before finally directing towards the Dundrum Bypass.

Flooding was also recorded at the Dundrum Bypass junction, where overland flows exceeding the capacity of the River Slang culverts were directed towards a natural low point near the existing Dundrum Library. The extent of ponding at this location is influenced by the overland flood level required to overtop the road kerb and railing plinth adjacent to the library, thereby allowing floodwaters to drain downstream and re-enter the River Slang channel.

3.3.2 Fluvial Flooding Risk

As part of the EU Floods Directive, the OPW is undertaking a Catchment Flood Risk Assessment and Management (CFRAM) Study. An initial part of this Study was a national Preliminary Flood Risk Assessment (PFRA) to identify areas at risk of significant flooding. The PFRA report and maps identify areas deemed to be at risk of flooding (referred to as Areas for Further Assessment, or 'AFAs'), as they require more detailed assessment on the extent and degree of flood risk by the later CFRAM Studies. Unfortunately, the information for this specific site area is under review following an error in the representation of watercourse around Dundrum Town Centre. The updated mapping is provided within the Dun Laoghaire-Rathdown County Council's Strategic Flood Risk Assessment, discussed further in Section 3.3.4.

3.3.3 Tidal Flooding Risk

The OPW completed the Irish Coastal Protection Strategy Study (ICPSS) in 2013, which provides strategic current scenario and future scenario (up to 2100) coastal flood hazard maps and strategic coastal erosion maps for the national coastline. The OPW undertook a National Coastal Flood Hazard Mapping (NCFHM) project in 2021, which aim was to produce updated national scale coastal flood extent and depth maps for various AEP events. The subject site is outside the extents of the mapped coastal/tidal flood zones identified in these studies, and, therefore, will not be considered further in terms of flood risk. The subject site is approximately 4km from the coast.

3.3.4 Dún Laoghaire-Rathdown Strategic Flood Risk Assessment

OPW's Community-Scale Flood Maps, produced primarily under the National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme are currently "under review", however following the Stage 3 FRA of the Dundrum MTC lands, completed in support of the 2016–2022 Development Plan's Strategic Flood Risk Assessment, flood zone mapping was updated as part of the 2020 Dundrum Slang ICM Study, which generated fluvial, pluvial, and combined flood extents and provided a more detailed integrated catchment modelling assessment. The 2020

Study was used to provide the majority of the baseline data for the DLRCoCo Strategic Flood Risk Assessment, as part of the current DLRCoCo Development Plan 2022-2028.

An extract of the current DLRCoCo SFRA Flood Maps 1 & 5 is provided in Figure 3-2 & Figure 3-3, in which the flooding extents have been greatly reduced within the scheme compared to previous flood mapping, removing **Flood Zone A** extents entirely within the scheme extents, and significantly reducing the extent of **Flood Zone B**. The majority of the scheme is now located within **Flood Zone C**.

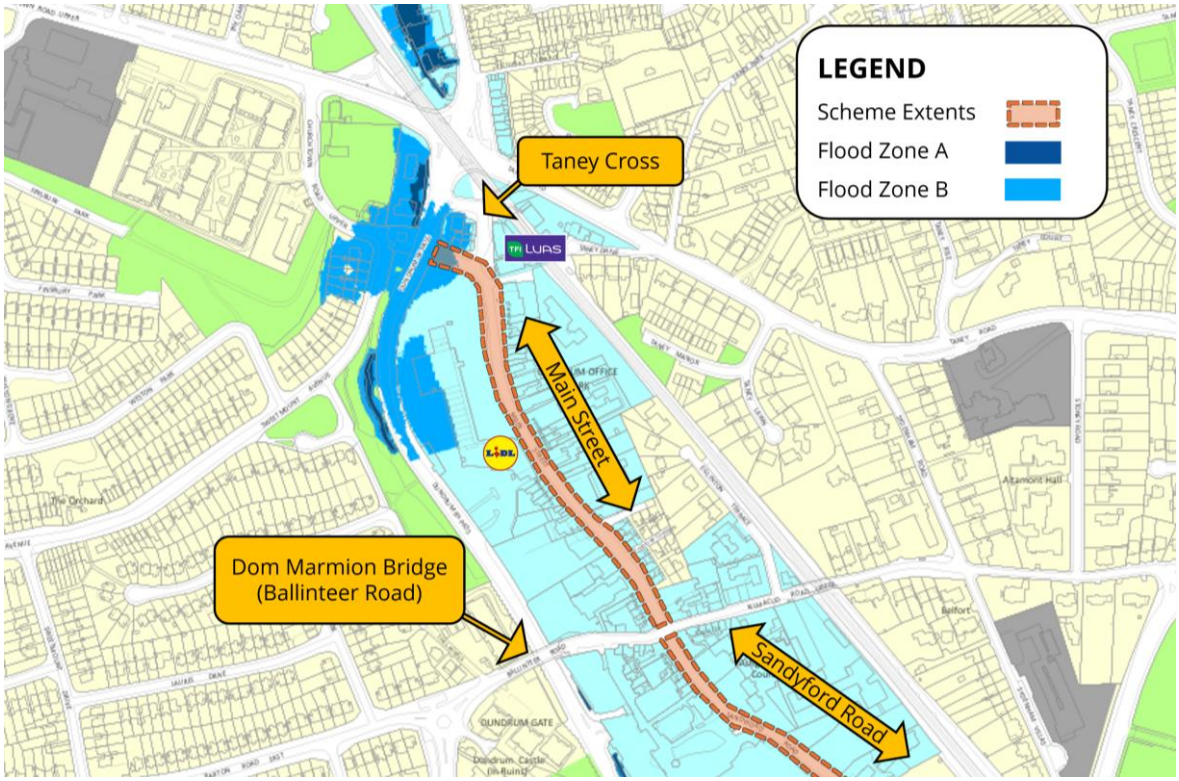


Figure 3-2: Flood Map 1: DLRCoCo Development Plan 2022-2028



Figure 3-3: Flood Map 5: DLRCoCo Development Plan 2022-2028

3.3.5 Pluvial Flooding Risk

Pluvial flooding results from rainfall-generated runoff flowing over the ground surface before it can enter a drainage system. Due to the highly urbanised nature of the River Slang catchment, pluvial and fluvial flooding mechanisms are closely linked.

The Dún Laoghaire-Rathdown Strategic Flood Risk Assessment (DLR SFRA) has indicated that the modelled water levels continue to be sensitive to model parameters and any ingress to Flood Zone B could increase flood risk to neighbouring properties.

The River Slang Integrated Catchment Model (ICM) indicates that only a limited area within the southern portion of Sandyford Road and the northern portion of Main Street of the site may be affected by pluvial flooding during extreme rainfall events.

3.3.6 Dún Laoghaire-Rathdown Strategic Flood Risk Assessment

The extents of Flood Zone B indicate that areas may be particularly vulnerable to channel blockage, and sensitive to reductions in channel capacity and changes to overland flood flow paths. The SFRA has suggested the incorporation of Nature-based measures implemented on a site-specific basis as part of a landscaping or green infrastructure plan to control flooding by providing focus on the use of porous surfaces in developments (Sustainable Urban Drainage Systems or SUDS) and planting of native vegetation communities/assemblages that are tolerant of both wet and dry conditions.

The DLRCOCO SSFRA has highlighted the importance of maintaining flow paths and the capacity for storage on site is respected in any development proposal. In addition, development proposals within the road scheme shall not preclude aspects of access and egress to both Dundrum Mainstreet and Sandyford Road.

3.3.7 Other Sources

Additional information sources were consulted to identify any further potential flood risk to the subject site. These sources are listed in Table 3-2 below.

Table 3-2: Other Sources Consulted

Source	Findings
Topographical surveys of the area	Local low points at the intersection of Main Street and Sandyford Road as well as a high point on Main Street.

Flood defences information	Flood defence works have been completed along the Dodder beginning downstream where the river meets the sea. Works has been completed upstream from Ballsbridge as far as the Smurfit weirs to the standard of protection of an estimated 1% AEP (1 in 100 year) fluvial event.
Soil data from EPA and GSI	Subsoils identified mostly as Made Ground and a minor portion to the south of the subject site is Limestone Till.
Groundwater information from GSI	Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones. Most parts of Sandyford Road has been classified as Extreme ground water vulnerability while Main Street is split between High and Moderate ground water vulnerability. no instances of groundwater flooding have been identified at the site.
Site Investigation Report	No investigation conducted.
Walkover survey	No evidence of flooding within the site.
Historical maps	No evidence of flooding within the site.
Aerial maps	No evidence of flooding within the site.

3.4 Source-Pathway-Receptor

A Source-Pathway-Receptor model has been developed to identify the potential sources of floodwater, receptors that may be affected (including the people, property, and infrastructure associated with the proposed development), and the pathways through which floodwater may

spread during 0.1% AEP (1000-year) and 1% AEP (100-year) storms events. The analysis, summarised in

Table 3-3 below, assesses the likelihood and magnitude of each flooding source, the performance and response of the associated pathways, and the resulting consequences for receptors in the context of the proposed development. The identified sources, pathways and receptors are assessed further in the following sections.

Table 3-3: Source-Pathway-Receptor Analysis

Source	Pathway	Receptor	Likelihood	Consequence	Risk
Tidal	Tidal flooding from coast (approximately 4km away), with the site at minimum 43m AOD	Subject development	Remote	Low	Very Low
Fluvial	Flooding from surcharged Dundrum Slang River located very close to the subject site.	Subject development	Possible	Medium	Moderate
Surface Water Drainage (Pluvial)	Flooding from development's surcharging drainage systems	Subject development	Possible	Medium	Low
Groundwater flooding	Rising groundwater levels are considered unlikely due to the absence of recorded groundwater flooding and the presence of poor aquifer.	Subject development	Possible	Medium	Low
Human or Mechanical Error (Pluvial)	Inadequate conveyance capacity of existing structures in river causing flooding.	Areas of development draining to the surface water network	Possible	Medium	Low

The Source-Pathway-Receptor model identified a potential risk of fluvial flooding from the Dundrum Slang River, and pluvial flooding associated with the existing/proposed site drainage in the future.

In particular, surface water run-off from the site has the potential to pose a localised flood risk if the downstream drainage network and ditches are not designed and constructed in accordance with the regulations, including the Greater Dublin Strategic Drainage Study (GDSDS), and does not adequately account for flood exceedance events, defined as storm events greater than the 1% AEP, where the capacity of the drainage network may be exceeded.

3.5 Summary

In Summary, from the source-pathway-receptor model, the flood risks are as follows:

- The proposed development is considered to be at **negligible risk** from tidal flooding.
- There is a **moderate risk** of fluvial flooding as the subject site is in both Flood Zone B and C, with the majority of the site located in Flood Zone C.
- There is a **low risk** of pluvial flooding and infrastructure flooding with a potential for surcharge to occur during exceedance events and or in the event of blockage within the existing/proposed drainage network, where a storm exceeds the drainage network's design capacity.

4 Stage 2: Flood Risk Assessment

4.1 Initial Fluvial Flood Risk Assessment (Construction Stage)

Flood Risk may be elevated during the construction stages of the development where the topsoil and made ground has been temporarily stripped and the rate of run-off increased. However, the construction phase is intended to be transient and short-term in nature, with moderate changes to the aspects of natural flow paths within the subject site, however these will be managed accordingly to mitigate potential risks. Initial Pluvial Flood Risk Assessment (Operation Stage)

The Source-Pathway-Receptor model has identified that there could be potential for pluvial flood risk within the subject lands associated with future drainage networks serving the proposed development. These networks have potential to cause localised flooding unless they are designed in accordance with relevant standards (e.g. the GDSDS) and if they do not adequately account for flood exceedance events, such as storm periods greater than the 1% AEP.

The Source-Pathway-Receptor model also identified that effective operation and maintenance of the drainage system is essential to minimise the risk pluvial flooding arising from human or mechanical error, such as blockages.

As result, flood risk assessment shall consider pluvial flood risk in relation to the following;

- Proposed Surface Water Management measures.
- Flood Exceedance.
- Impact of proposals on flood risk to adjacent areas.
- Effects of climate change.
- Sustainable Urban Structure.
- Residual risks.
- Effectiveness of any flood mitigation measures.

4.1.1 Sustainable Surface Water Management

Please refer to Proposed Drainage Layout, 250116-X-0500-Z00-DTM-DR-DBFL-CE-1301, 1302 & 1303 for drainage proposals. The scheme's strategy at it's core is intended as an exemplarily example of a Sustainable Drainage Retrofit Design.

Identified measures have been provided in order to improve the performance of the existing network and provide temporary surface water storage where possible, with the objective of reducing peak overall discharge rates during critical storm events. It shall be noted that public

space is constrained within Main Street, and that the delivery of considerable open area SuDS structures that would significantly alleviate flooding volumes is not feasible.

However, the drainage strategy, at a minimum, intends to mirror the natural drained environment by considering and recognising natural flow paths, with the proposed infrastructure emulating and optimising the management of surface water through detailed site layout design and drainage infrastructure. This included impermeable streets parking surfaces to positively draining into proposed nature-based SuDS solutions. Surface water infiltrating through permeable surfacing will be collected through a combination of filter drains, as minimal infiltration is expected in the underlying soils.

Road adjacent SuDS elements have been provided where possible allow impermeable paved areas to positively drain into proposed nature-based SuDS solutions providing direct treatment to received contaminated surface water. Remaining surface water runoff will drain conventionally where there is no location for a nature based SuDS element. Following the runoff being treated by SuDS elements, it will also discharge into proposed conventional piped surface water networks that discharge ultimately into the River Slang.

The development proposed is an exemplary example of nature based SuDS solutions provided by DLRCC within the public realm, therefore

Proposed Nature Based SuDS include a combination of :

- Tree Pits
- Rain Gardens
- Permeable Paving

Detailed design of the overall surface water management strategy for the scheme shall comply with the Greater Dublin Regional Code of Practice for Drainage Works and the requirements of Appendix 7: Sustainable Drainage System Measures of the DLRCC County Development Plan 2022-2028 that includes policies and guidelines recommended within the Greater Dublin Strategic Drainage Study (GDSDS).

In accordance with the GDSDS it is proposed to use Sustainable Urban Drainage systems (SUDS) for managing stormwater for the proposed development. The aim of the SUDS strategy for the site will be to; attenuate storm-water runoff where possible, reduce storm-water runoff, reduce pollution impact, replicate the natural characteristics of rainfall runoff for the site, recharge the groundwater profile.

In summary, due to the nature of site are constrained within Main Street and Sandyford Road, the delivery of considerable open area SuDS structures that would significantly alleviate flooding volumes is not feasible.

However, the effective drained area of the proposed development in comparison to its existing state, as described, has been significantly reduced and therefore any pluvial flood risk has been well-mitigated within the site when compliant to relevant guidance documents. This includes well-designed Sustainable Drainage Systems (SuDS) further reducing pluvial risk and greatly improving water quality parameters of collected surface water including the reducing pollution impact and recharging the groundwater profile.

4.1.2 Surface Water Outfall Strategy

The existing surface water network of the Northern Section of Main Streets includes historical drainage infrastructure, namely the stone culvert draining towards the Dundrum Bypass / Main Street Junction. The precise extent and condition of sections of this infrastructure has not yet been fully established and further investigation is currently underway in coordination with DLRCC Drainage through an appointed CCTV Survey facilitated by Cahir Environmental Services.

The proposed drainage infrastructure shown on DBFL Drainage Layouts 250116-X-0500-Z00-DTM-DR-DBFL-CE-1301 and 1302 indicates that the northern section of the surface water network shall be extended upstream along Main Street to capture additional surface water runoff while avoiding connections to the combined sewer.

In addition, where multiple connections from SuDS structures and gullies to the stone portal culvert are required, the affected sections of the historic culvert will be replaced with suitable concrete surface water pipes and rebuilt manholes. The proposed surface water infrastructure will involve the “lift and replace” of the existing stone portal culvert along its current alignment. The preliminary drainage strategy provides for localised upgrading or replacement of existing surface water infrastructure where required, subject to confirmation through ongoing investigations and detailed design. An extract of the outfall strategy is illustrated in Figure 4-1 and Figure 4-2, respectively.

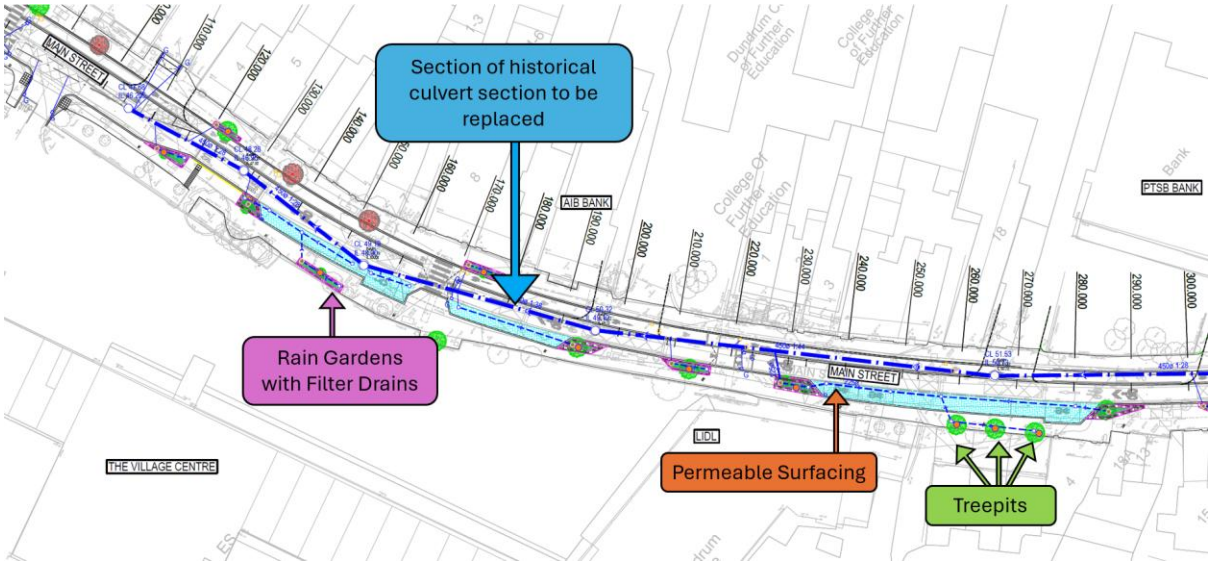


Figure 4-1 : Outfall Strategy 1

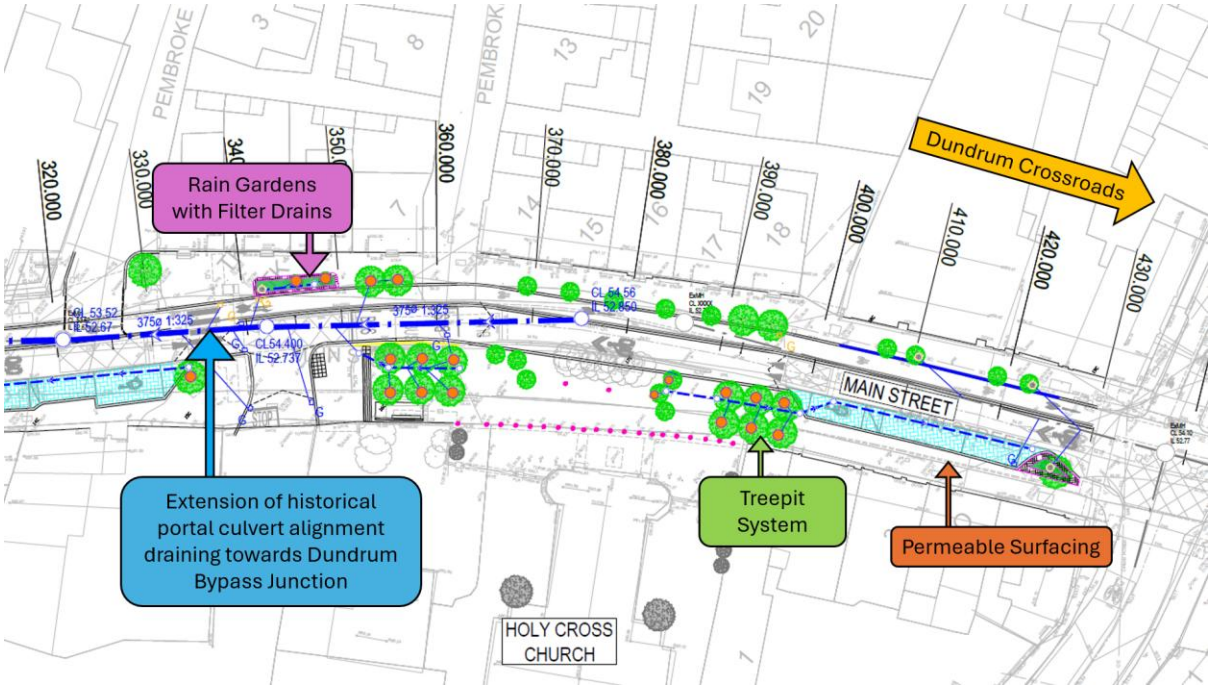


Figure 4-2: Outfall Strategy 2

4.1.3 Flood Exceedance

During an exceedance event, defined as a storm event greater than the 1% AEP design event, the proposed development has been designed to direct overland flow away from buildings and other vulnerable receptors. Existing overland flow routes are retained within the site layout to ensure that exceedance flows can be safely conveyed without increasing flood risk elsewhere.

Flooding associated with surcharging of the River Slang culvert system is expected to follow established overland flow paths along Sandyford Road and Main Street. The proposed rain

gardens, tree pits and other SuDS features provide additional temporary storage of flood flow volumes helping to manage exceedance flows while maintaining the existing drainage regime and flood flow pathways.

A high-level plan illustrating the existing flood flow paths is presented in Figure 4-3. These flow paths will be maintained as part of the proposed development strategy. The incorporation of SuDS measures will further reduce runoff rates and volumes and provide additional resilience during extreme rainfall events.

Historical exceedance events have resulted in localised flooding at low points on the road network and at locations where the River Slang is diverted through open channels along Sandyford Road. The proposed development, with the provision of additional SuDS drainage infrastructure detailed in Section 4.1.2 will not further obstruct these established exceedance flow routes , and is not expected to increase flood risk within the scheme or developments adjacent to it.

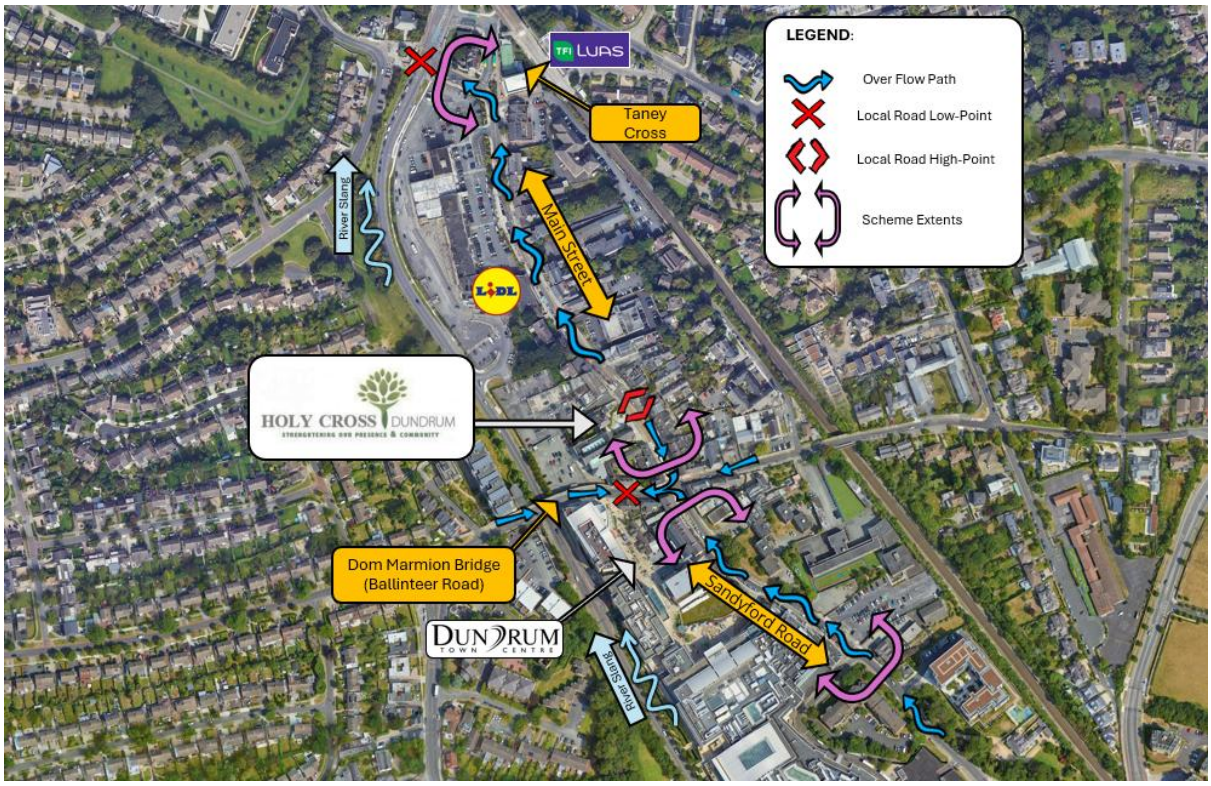


Figure 4-3: Flood Flow Paths

4.1.4 Climate Change and Urban Creep

In line with the requirements of Appendix 7 of the DLRCC Development Plan, the site shall be designed to accommodate climate change by increasing rainfall intensities by 20%.

However, with regards to urban creep, applied urban creep factors are considered inappropriate for a public scheme of this nature, in which maximising green areas in already constraint road reserve has been highlighted as a critical goal in the development proposals of this scheme and shall be maintained as such by the DLRCoCo.

4.1.5 Access and Egress During Flood Events

Development proposals have ensured that the scheme maintains access and egress from both adjacent and future developments to both Dundrum MainStreet and Sandyford Road. There is currently no available flood depth data from the

4.1.6 Residual Risks

The remaining residual flood risks identified following the detailed assessment are as follows:

- Pluvial flooding from the private drainage system related to a pipe blockage or from flood exceedance.
- Pluvial flooding from the development's drainage system for storms in excess of the 1% AEP design capacity.

4.1.7 Mitigation Measures

Proposed mitigation measures to address residual flood risks are summarized below;

M1. Proposed drainage system to be maintained on a regular basis to reduce the risk of a blockage.

M2. In the event of storms exceeding the 0.1% AEP design capacity of the drainage system, then possible flood routing for overland flows towards the drainage outfalls should not be blocked.

M3. In the event of a fluvial flood event, the overland flow paths should remain clear to ensure the conveyance of flood water through the site.

4.1.8 Effectiveness of Mitigation Measures

It is considered that the flood risk mitigation measures if implemented are sufficient to provide a suitable level of protection to the proposed development.

A regularly maintained drainage system will ensure that it remains effective and in good working order should a large pluvial storm occur.

Should extreme pluvial flooding occur that is in excess of the development's drainage capacity, then overland flood routes to the drainage outfall could protect the proposed development.

4.2 Summary

Following an assessment of the flood risks to the Site Area, the Site is determined to be within Flood Zone Category B & C as defined by The Guidelines. Therefore, the development proposals are considered acceptable.

The sequential approach mechanism detailed within Flood Risk Assessment indicated that the proposed type of development is appropriate for this Flood Zone Category.

Therefore, no further detailed assessment of flood mitigation strategies is considered necessary.

5 Stage 3: Detailed Flood Risk Assessment

As prior Stage 2 (Initial Assessment) of the SSFRA indicates that the proposed development is deemed appropriate for the Site's flood zone category, therefore a "Justification Test" in terms of a detailed flood risk assessment is not required as the site is in Flood Zone B & C.

6 Conclusion

The Site-Specific Flood Risk Assessment for the proposed Dundrum Living Streets Scheme was undertaken in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009.

In addition, a possible source of flood risk from the surcharging or blockage of the development's drainage systems has been identified. This risk is mitigated by suitable design of the drainage network, regular maintenance and inspection of the network and establishment of exceedance overland flow routes.

The existing site area is a predominantly impermeable surface with no existing reduction in discharge. The proposed development will reduce impermeable surfaces and reduce runoff volume compared to the existing runoff rate of the site by incorporating well-designed Sustainable Drainage Systems (SuDS). Consequently, the pluvial flood risk has been well-mitigated.

It is therefore concluded that:

- The development proposed is appropriate for the Site's flood zone category
- The Planning System and Flood Risk Management Guidelines Sequential Approach is met and the 'Avoid' principal achieved
- A Justification Test is not required

Appendix A : OPW Past Flood Record

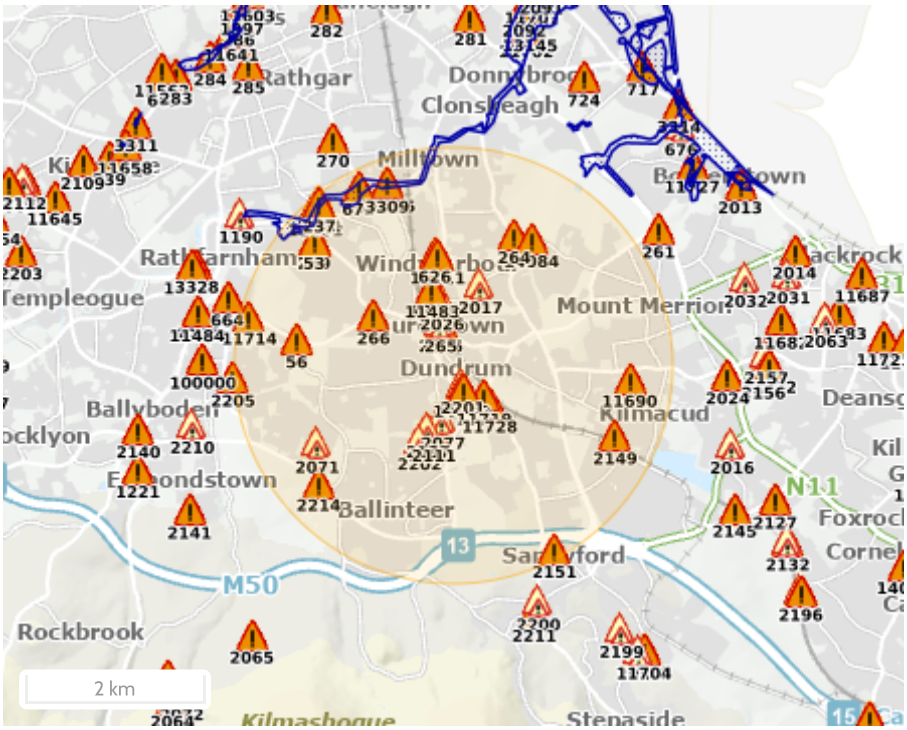
Past Flood Event Local Area Summary Report

OPW Oifig na nOibreacha Poiblí Office of Public Works

Report Produced: **13/10/2026 8:32**

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

This report has been downloaded from 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

53 Results

	Name (Flood_ID)	Start Date	Event Location
1.	Larchfield Estate Recurring (ID-2017)	n/a	Exact Point
	Additional Information: Reports (5) Press Archive (0)		
2.	Dodder August 1986 (ID-1)	25/08/1986	Area
	Additional Information: Reports (21) Press Archive (18)		
3.	Ashlawn Ballinteer Road June 1993 (ID-2111)	10/06/1993	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		
4.	Lakelands Close Stillorgan Jan 1980 (ID-2149)	21/01/1980	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		
5.	Sandyford Church Jan 1980 (ID-2151)	21/01/1980	Exact Point
	Additional Information: Reports (1) Press Archive (0)		
6.	Little Dargle Grange Road Nov 1982 (ID-2214)	07/11/1982	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		

	Name (Flood_ID)	Start Date	Event Location
7.	Pine Copse Road Ballinteer Nov 1982 (ID-2137) **Additional Information:** Reports (1) Press Archive (0)	05/11/1982	Exact Point
8.	Dodder Classon's Bridge Nov 2000 (ID-3309) **Additional Information:** Reports (1) Press Archive (0)	05/11/2000	Approximate Point
9.	Flooding at Willow Bank Apartments, Sandyford Rd, Dublin 14 on 24th Oct 2011 (ID-11728) **Additional Information:** Reports (1) Press Archive (0)	23/10/2011	Exact Point
10.	Flooding at Riverdale, Dundrum, Dublin 14 on 24th Oct 2011 (ID-11719) **Additional Information:** Reports (1) Press Archive (0)	23/10/2011	Exact Point
11.	Slang River 24th Oct 2011 Frankfort (ID-11483) **Additional Information:** Reports (1) Press Archive (0)	23/10/2011	Approximate Point
12.	Little Dargle Sept 1931 (ID-53) **Additional Information:** Reports (4) Press Archive (0)	02/09/1931	Approximate Point
13.	Little Dargle Sept 1957 (ID-56) **Additional Information:** Reports (3) Press Archive (0)	23/09/1957	Approximate Point
14.	Dodder Sept 1931 (ID-237) **Additional Information:** Reports (9) Press Archive (3)	02/09/1931	Approximate Point
15.	Little Dargle Dec 1956 (ID-259) **Additional Information:** Reports (3) Press Archive (0)	25/12/1956	Approximate Point
16.	Roebuck June 1963 (ID-264) **Additional Information:** Reports (4) Press Archive (2)	10/06/1963	Exact Point
17.	Dundrum June 1963 (ID-265) **Additional Information:** Reports (4) Press Archive (8)	10/06/1963	Exact Point
18.	Churchtown June 1963 (ID-266) **Additional Information:** Reports (4) Press Archive (2)	10/06/1963	Exact Point
19.	Flooding at Roebuck Road on 21/08/2021 (ID-14084) **Additional Information:** Reports (0) Press Archive (0)	21/08/2021	Approximate Point
20.	Rosemount Dundrum Road Recurring (ID-2026) **Additional Information:** Reports (3) Press Archive (0)	n/a	Exact Point
21.	Slang Old Ballinteer Road Recurring (ID-2077) **Additional Information:** Reports (4) Press Archive (0)	n/a	Exact Point
22.	Dundrum River Sept 1957 (ID-626) **Additional Information:** Reports (1) Press Archive (0)	23/09/1957	Exact Point
23.	Dodder August 1905 (ID-657) **Additional Information:** Reports (5) Press Archive (4)	24/08/1905	Approximate Point
24.	Dodder August 1946 (ID-658)	10/08/1946	Approximate Point

	Name (Flood_ID)	Start Date	Event Location
	Additional Information: Reports (7) Press Archive (2)		
25.	Dodder October 1886 (ID-659)	16/10/1886	Approximate Point
	Additional Information: Reports (4) Press Archive (2)		
26.	Dodder August 1912 (ID-660)	26/08/1912	Approximate Point
	Additional Information: Reports (5) Press Archive (0)		
27.	Dodder Dartry Cottages Nov 2000 (ID-673)	05/11/2000	Approximate Point
	Additional Information: Reports (3) Press Archive (0)		
28.	Dodder Sept 1957 (ID-731)	23/09/1957	Approximate Point
	Additional Information: Reports (5) Press Archive (0)		
29.	Dodder November 1968 (ID-1231)	01/11/1968	Approximate Point
	Additional Information: Reports (2) Press Archive (0)		
30.	Old Railway line Dundrum recurring (ID-2025)	n/a	Exact Point
	Additional Information: Reports (5) Press Archive (0)		
31.	Manor Rise Recurring (ID-2071)	n/a	Exact Point
	Additional Information: Reports (2) Press Archive (0)		
32.	Pine Copse Willow Road Recurring (ID-2075)	n/a	Exact Point
	Additional Information: Reports (2) Press Archive (0)		
33.	Slang Pyelands Dundrum recurring1 (ID-2201)	n/a	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		
34.	Ludford Area Ballinteer Recurring (ID-2202)	n/a	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		
35.	Dodder 24th Oct 2011 Waldron's Br (ID-11482)	23/10/2011	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		
36.	Flooding at Dundrum Town Centre on 21/08/2021 (ID-14085)	21/08/2021	Approximate Point
	Additional Information: Reports (0) Press Archive (0)		
37.	Dodder Oct 1880 (ID-1228)	27/10/1880	Approximate Point
	Additional Information: Reports (2) Press Archive (0)		
38.	Dodder October 1891 (ID-1229)	19/10/1891	Approximate Point
	Additional Information: Reports (3) Press Archive (0)		
39.	Dodder November 1898 (ID-1230)	23/11/1898	Approximate Point
	Additional Information: Reports (2) Press Archive (0)		
40.	Dodder November 1901 (ID-1232)	10/11/1901	Approximate Point
	Additional Information: Reports (2) Press Archive (0)		
41.	Dodder November 1915 (ID-1233)	11/11/1915	Approximate Point
	Additional Information: Reports (3) Press Archive (0)		
42.	Dodder September 1883 (ID-1234)	03/09/1883	Approximate Point

	Name (Flood_ID)	Start Date	Event Location
	Additional Information: Reports (2) Press Archive (0)		
43.	Dodder December 1956 (ID-1235)	29/12/1956	Approximate Point
	Additional Information: Reports (2) Press Archive (0)		
44.	Dodder Orwell Gardens Nov 1965 (ID-3342)	17/11/1965	Approximate Point
	Additional Information: Reports (10) Press Archive (0)		
45.	Flooding at Dundrum Shopping Centre and Taney Cross, Co. Dublin on 24th Oct 2011 (ID-11720)	23/10/2011	Exact Point
	Additional Information: Reports (1) Press Archive (0)		
46.	Flooding at Dale Drive, Stillorgan, Co. Dublin on 24th Oct 2011 (ID-11690)	23/10/2011	Exact Point
	Additional Information: Reports (2) Press Archive (0)		
47.	Flooding at Milltown, Dublin 6 on 24th Oct 2011 (ID-11705)	23/10/2011	Exact Point
	Additional Information: Reports (1) Press Archive (0)		
48.	Flooding at Nutgrove Avenue, Rathfarnham, Dublin 14on 24th Oct 2011 (ID-11714)	23/10/2011	Exact Point
	Additional Information: Reports (1) Press Archive (0)		
49.	Little Dargle Feb 1958 (ID-60)	10/02/1958	Approximate Point
	Additional Information: Reports (2) Press Archive (0)		
50.	Dodder Lr Dodder Road Orwell Gardens Dec 1958 (ID-77)	18/12/1958	Approximate Point
	Additional Information: Reports (7) Press Archive (0)		
51.	Dodder Dec 2003 (ID-349)	02/12/2003	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		
52.	Slang Frankfort August 1986 (ID-1267)	24/08/1986	Approximate Point
	Additional Information: Reports (1) Press Archive (0)		
53.	Flooding at Dundrum, Dublin 14 on 24th Oct 2011 (ID-11711)	23/10/2011	Exact Point
	Additional Information: Reports (1) Press Archive (0)		

Appendix B : DLRCC SFRA (2022 -2028) Flood Maps

Mapping Notes

1. The lines of the Road Proposals shown are diagrammatic only and may be subject to change.
2. Wave Overtopping layer is relevant to the following maps only: Map No's. 2, 3, 4, 7, 10 & 14 unless noted otherwise.
3. These flood maps contain Land Use Zonings & Flooding information only. Please refer to the Land Use Zoning maps for more detailed land use objectives.

Flood Zone Map

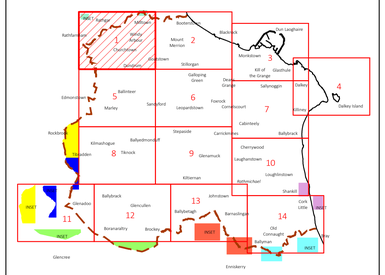
COMHAIRLE CHONTAE DHÚN LAOGHAIRE-RÁTH AN DÚIN

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

COUNTY DEVELOPMENT PLAN 2022-2028

Adopted March 2022

dlr Comhairle Contae County Council



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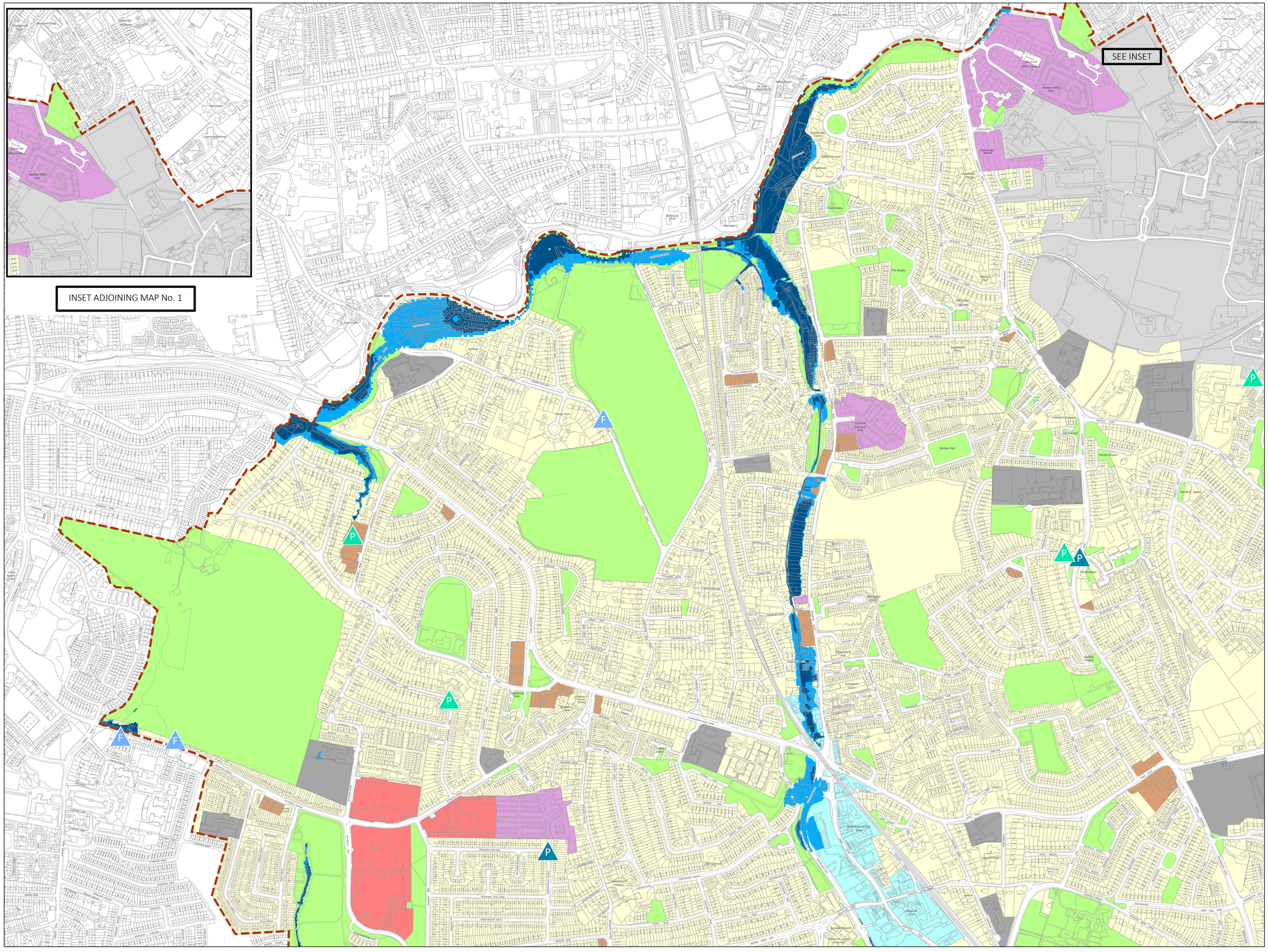

Land Use Zonings

Objective A	To provide residential development and improve residential amenity while protecting the existing residential amenities.
Objective A1	To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.
Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.
Objective B	To protect and improve rural amenity and to provide for the development of agriculture.
Objective DC	To protect, provide for and-or improve mixed-use district centre facilities.
Objective E	To provide for economic development and employment.
Objective F	To preserve and provide for open space with ancillary active recreational amenities.
Objective G	To protect and improve high amenity areas.
Objective GB	To protect and enhance the open nature of lands between urban areas.
Objective LIW	To improve and provide for low density warehousing/light industrial warehousing uses
Objective MIC	To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development.
Objective MOC	To provide for a mix of uses which complements the inner core, but with less retail and residential and more emphasis on employment and services.
Objective MTC	To protect, provide for and-or improve major town centre facilities.
Objective NC	To protect, provide for and-or improve mixed-use neighbourhood centre facilities.
Objective OE	To provide for office and enterprise development.
Objective TLI	To facilitate, support and enhance the development of third level education institutions.
Objective W	To provide for waterfront development and harbour related uses.
Objective SNI	To protect, improve and encourage the provision of sustainable neighbourhood infrastructure

Areas of Flood Risk Concern

- Fluvial - Surface Water
- Pluvial - Surface Water
- Pluvial - Foul
- Flood Zone A
- Flood Zone B
- Wave Overtopping
- County Boundary

Metres
0 50 100 200 300 400 500

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Director of Planning: M Henchy
Senior Planner: L McGauran

Mapping Notes

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3. These flood maps contain Land Use Zonings & Flooding information only. Please refer to the Land Use Zoning maps for more detailed land use objectives.

Flood Zone Map

COMHAIRLE CHONTAE DHÚN LAOGHAIRE-RÁTH AN DÚIN

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

COUNTY DEVELOPMENT PLAN 2022-2028

Adopted March 2022

dlr Comhairle Contae County Council



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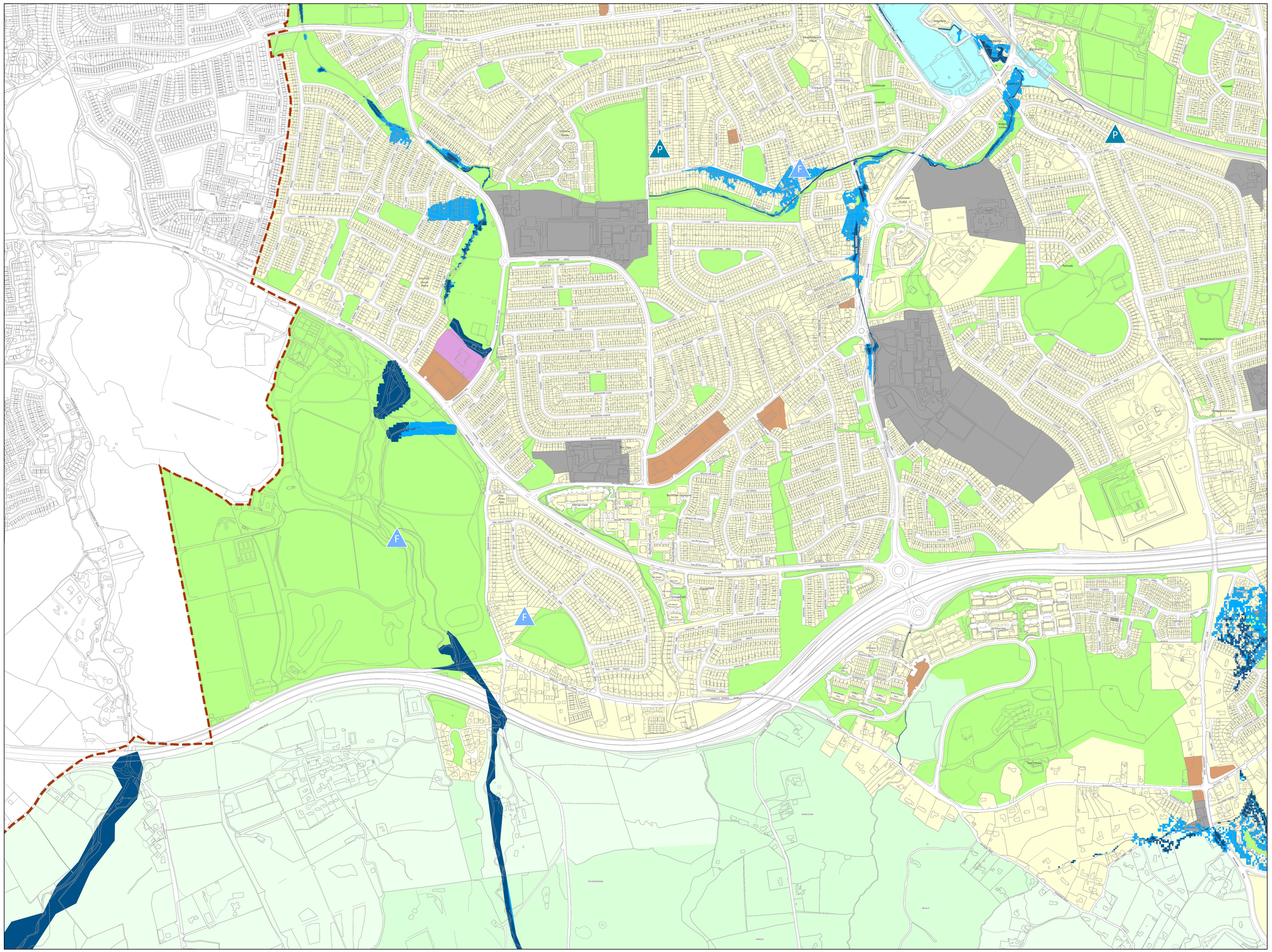

Land Use Zonings

Objective A	To provide residential development and improve residential amenity while protecting the existing residential amenities.
Objective A1	To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.
Objective A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.
Objective B	To protect and improve rural amenity and to provide for the development of agriculture.
Objective DC	To protect, provide for and-or improve mixed-use district centre facilities.
Objective E	To provide for ecomonic development and employment.
Objective F	To preserve and provide for open space with ancillary active recreational amenities.
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Objective SNI	To protect, improve and encourage the provision of sustainable neighbourhood infrastructure

Areas of Flood Risk Concern

- Fluvial - Surface Water
- Pluvial - Surface Water
- Pluvial - Foul
- Flood Zone A
- Flood Zone B
- Wave Overtopping
- County Boundary

Metres

0 50 100 200 300 400 500

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Director of Planning: M Henchy
Senior Planner: L McGauran

ENVIRONMENT
ISO 14001:2015
NSAI Certified

HEALTH
& SAFETY
ISO 45001:2018
NSAI Certified

QUALITY
I.S. EN ISO 9001:2015
NSAI Certified

Engineering
Sustainable
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