

**Addendum to  
Appendix 15  
Strategic Flood  
Risk Assessment**

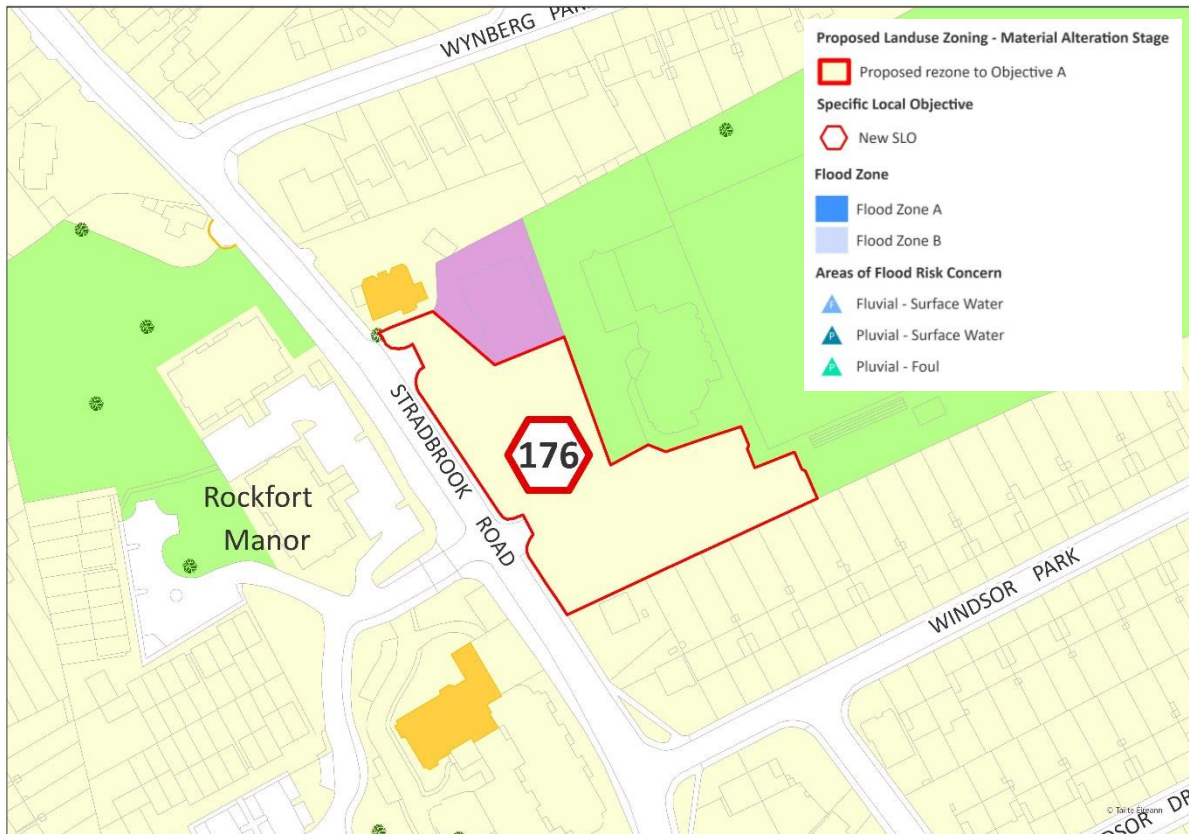


## Proposed Material Alteration to Appendix 15 Strategic Flood Risk Assessment (SFRA) – Addendum to SFRA

### Map 3

#### Proposed Material Alteration Map Item 1 – Map 3

##### Lands at Stradbroom Road



Rezone from Objective E - To provide for economic development and employment - to A - To provide residential development and improve residential amenity while protecting the existing residential amenities.

The site is wholly located in Flood Zone C (i.e. outside Flood Zone A and Flood Zone B) and therefore appropriate for highly vulnerable, less vulnerable and water compatible development in line with the OPW Guidelines and CDP SFRA. A Plan Making Justification Test is not necessary. No OPW recorded historic flooding is located within the vicinity of the site. Per the CDP SFRA, development of these lands may still require a site-specific Flood Risk Assessment (SSFRA) as there may be sources of flooding not taken into account by Flood Zoning. Any future development will be required to comply with relevant surface water management guidance and satisfy the range of other proper planning and sustainable development considerations.

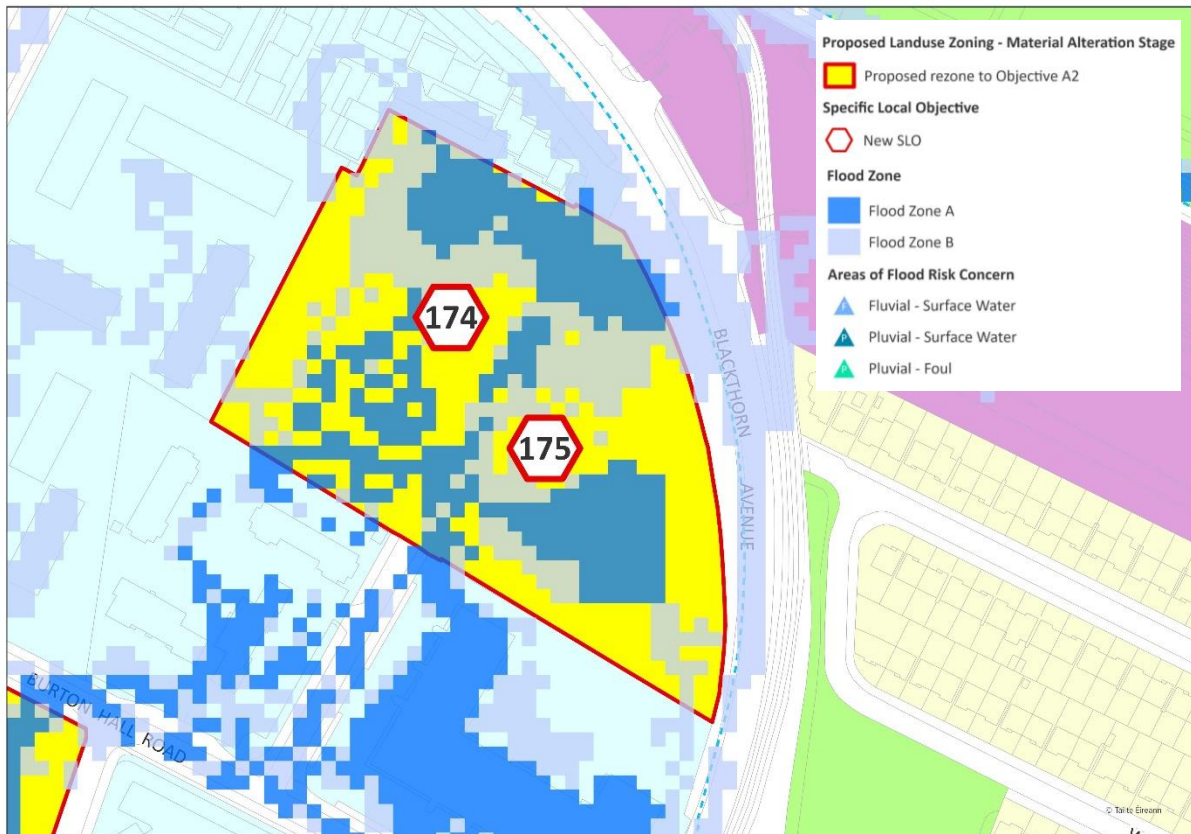
## Map 6

### Sandyford Urban framework Plan Area

The Development Plan Justification test was passed for the Sandyford Business District area.

### Proposed Material Alteration Map Item 1 - Map 6

#### Lands at ‘Via Verde’



Rezone from OE -To provide for office and enterprise Employment to A2 - To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity  
The proposed revised zonings includes lands in flood zones A and B.

Specific Local Objectives to address flooding has been proposed as follows:

(Note: In addition to the SLO it should be noted that this area will be required to meet the requirement so section 6.2.5 of the CDP SFRA. This includes addressing the impacts of 0.1% flood event.)

### Proposed Text Material Alteration No.20

Add new SLO to “Via Verde” site, Map 6 as follows:

SLO 174 - Any development on the site shall be accompanied by a masterplan which shall:

- Include a Site-Specific Flood Risk Assessment with details of the flood zone A and B extents and the Climate Change High-End Future Scenario (HEFS) provided with highly vulnerable uses on

first floor and above, subject to access and egress, and appropriate setting of ground floor finished floor levels.

- Address foul drainage capacity and servicing by way of an interim solution to the satisfaction of Uisce Eireann and the dlr Municipal Services Department.

**Proposed Material Alteration Map Item 5 – Map 6**

**Lands at Highfield House**



Rezone from OE -To provide for office and enterprise Employment to A2 - To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity  
The proposed revised zonings includes lands in flood zones A and B.

Specific Local Objectives to address flooding has been proposed as follows:

(Note: In addition to the SLO it should be noted that this area will be required to meet the requirement so section 6.2.5 of the CDP SFRA. This includes addressing the impacts of 0.1% flood event.)

**Proposed Text Material Alteration No.23**

Add New SLO – Map 6, as follows:

SLO 178 - Any development on the site shall:

- Be accompanied by a Site – Specific Flood Risk Assessment with details of the flood zone A and B extents and the Climate Change High – End Future Scenario (HEFS) provided with highly

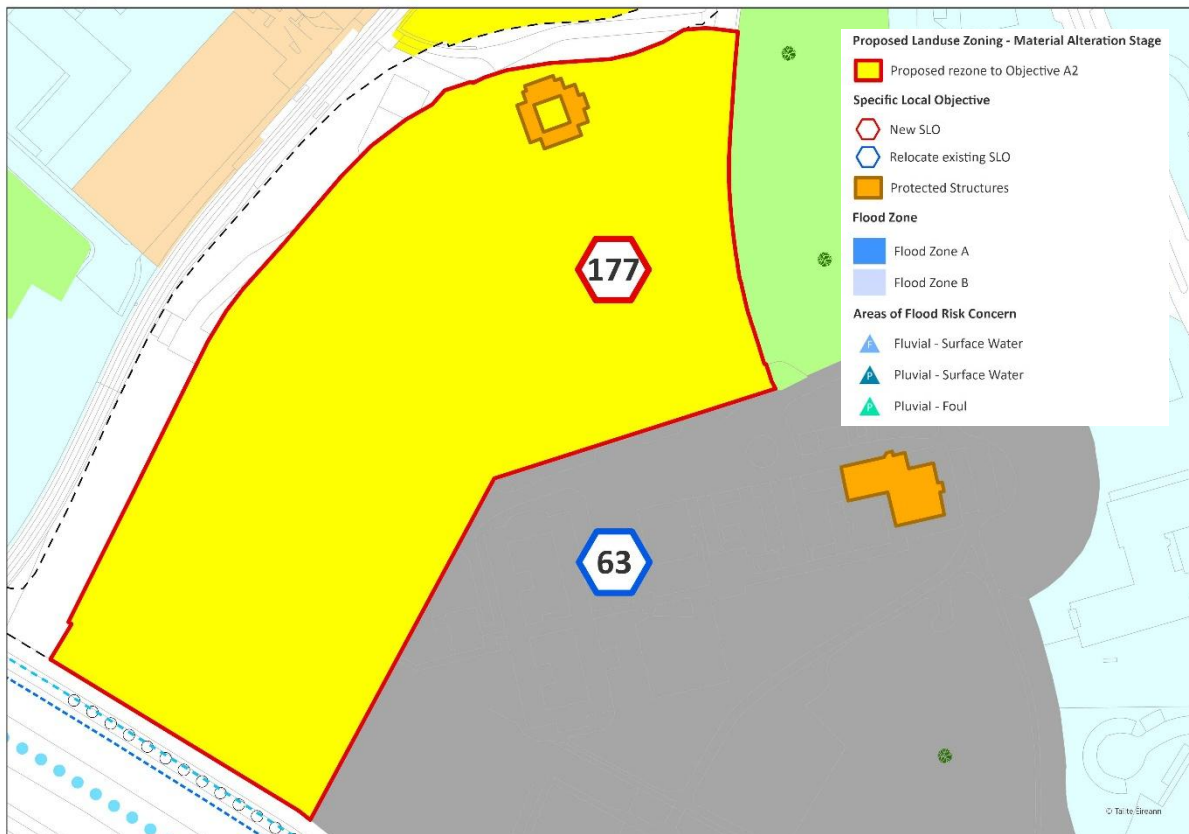
vulnerable uses on first floor and above, subject to access and egress, and appropriate setting of ground floor finished floor levels.

- Address foul drainage capacity and servicing by way of an interim solution to the satisfaction of Uisce Eireann and the dlr Municipal Services Department.

The SFRA Map will be updated on final adoption of the proposed variation.

**Proposed Material Alteration Map Item 7 – Map 6**

**Leopardstown Park Hospital**



SNI To protect, improve and encourage the provision of sustainable neighbourhood infrastructure - to A2 - To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity

The site is wholly located in Flood Zone C (i.e. outside Flood Zone A and Flood Zone B) and therefore appropriate for highly vulnerable, less vulnerable and water compatible development in line with the OPW Guidelines and CDP SFRA. A Plan Making Justification Test is not necessary. No OPW recorded historic flooding is located in the vicinity of the site. Per the CDP SFRA, development of these lands may still require a site-specific Flood Risk Assessment (SSFRA) as there may be sources of flooding not taken into account by Flood Zoning. Any future development will be required to comply with relevant surface water management guidance and satisfy the range of other proper planning and sustainable development considerations.

## Map 9

### Proposed Material Alteration Map Item 5 – Map 9

#### The Park Carrickmines



Rezone from Objective E - To provide for economic development and employment - to A - To provide residential development and improve residential amenity while protecting the existing residential amenities.

The proposed revised zonings includes lands in flood zones A and B. Redevelopment of this land for less or highly vulnerable development has not passed the Plan Making Justification Test and only water compatible uses will be permitted with Flood Zone A and B.

## Map 14

### Proposed Material Alteration Map Item 3 – Map 14

#### Lands at the junction of Allies River Road and Dublin Road

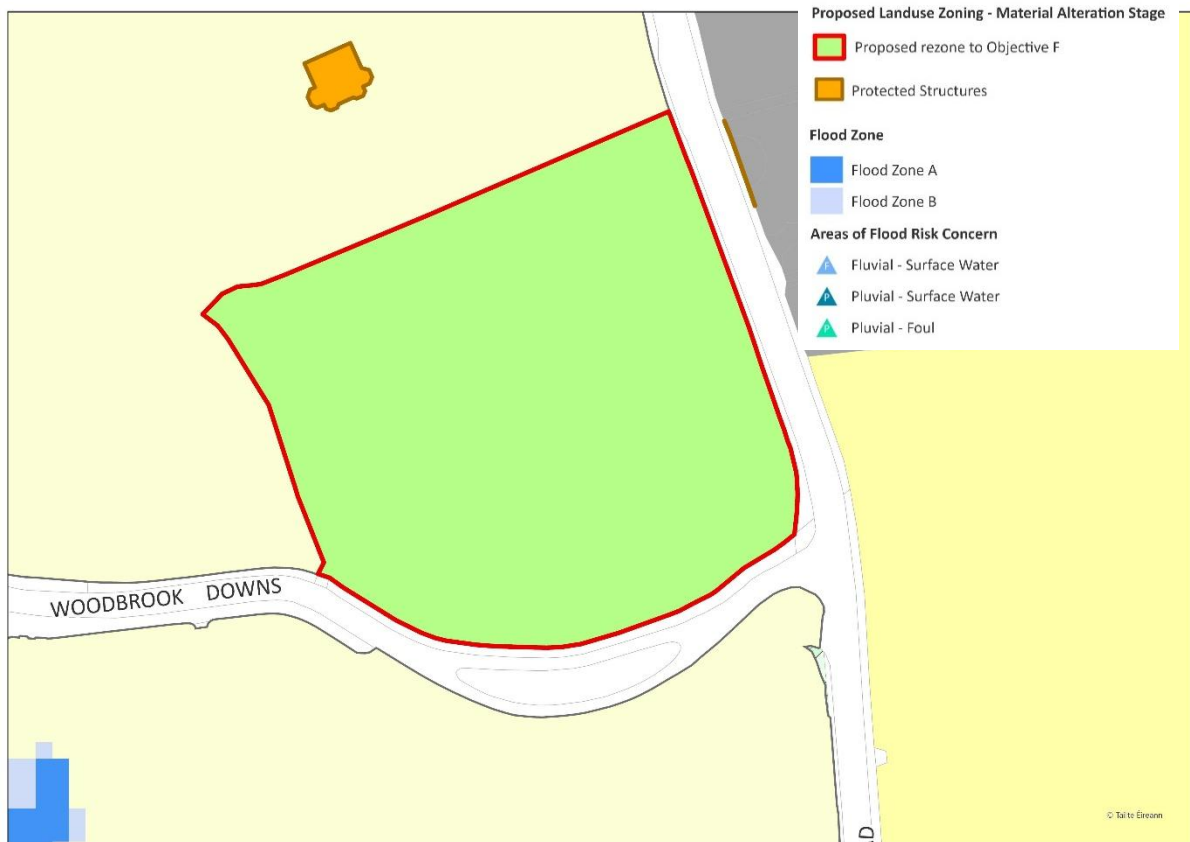


Objective F - To preserve and provide for open space with ancillary active recreational amenities to Objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities.

(Note: These lands are currently zoned Gb and were proposed to be rezoned to objective F as part of the variation)

**Proposed Material Alteration Map Item 8 – Map 14**

**Lands at the junction of Woodbrook Downs and Dublin Road**



Objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities to Objective F - To preserve and provide for open space with ancillary active recreational amenities.

(Note: These lands are currently zoned GB and not A, they were only proposed A previously)

**Proposed Material Alteration Map Item 6 – Map 14**

**Lands located on Allies River Road, adjoining M11**

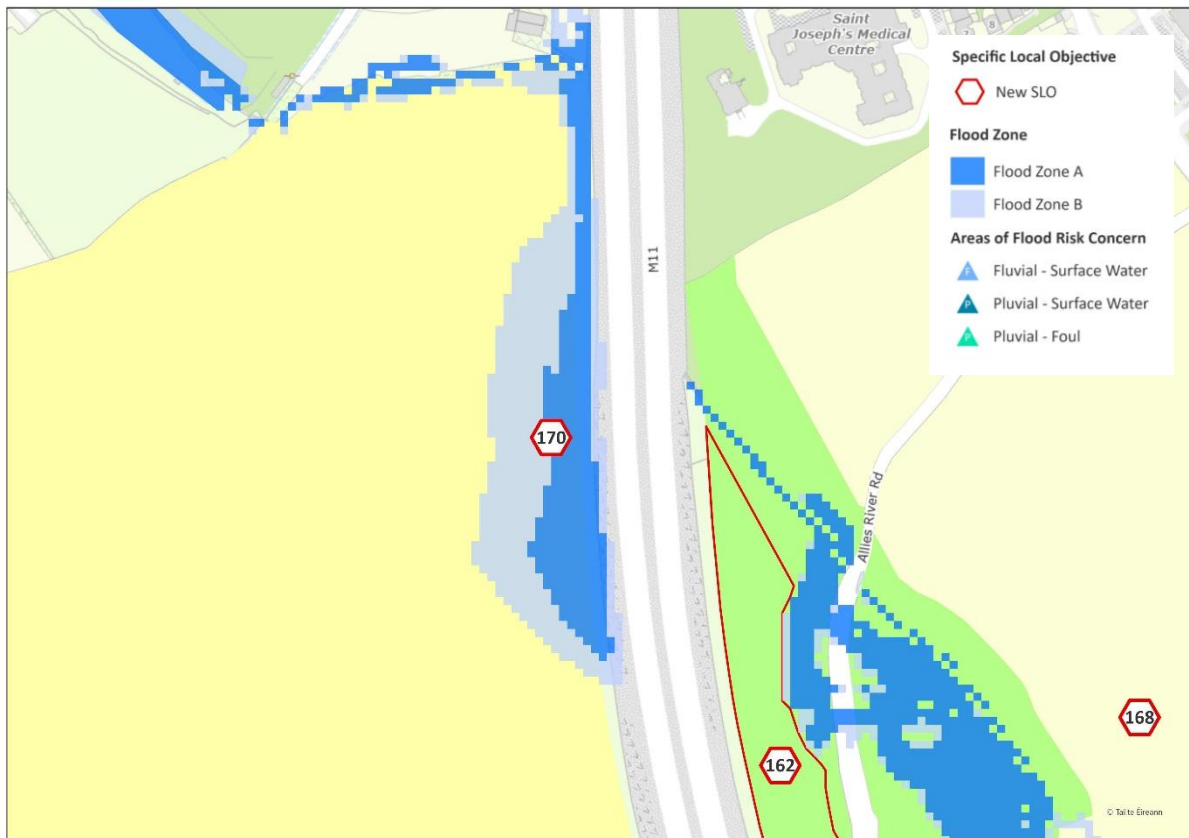


Objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities to Objective F - To preserve and provide for open space with ancillary active recreational amenities.

Taking into account the OPR submissions and other submissions which raised issues it was recommended in section 3.8 of the Chief Executive report that parcel 6 be rezoned to land use objective F - open space. This would allow for water compatible uses only.

## Proposed Material Alteration No.43 / Map Item 21 – Map 14

### Lands with the Old Connaught Local Area Plan



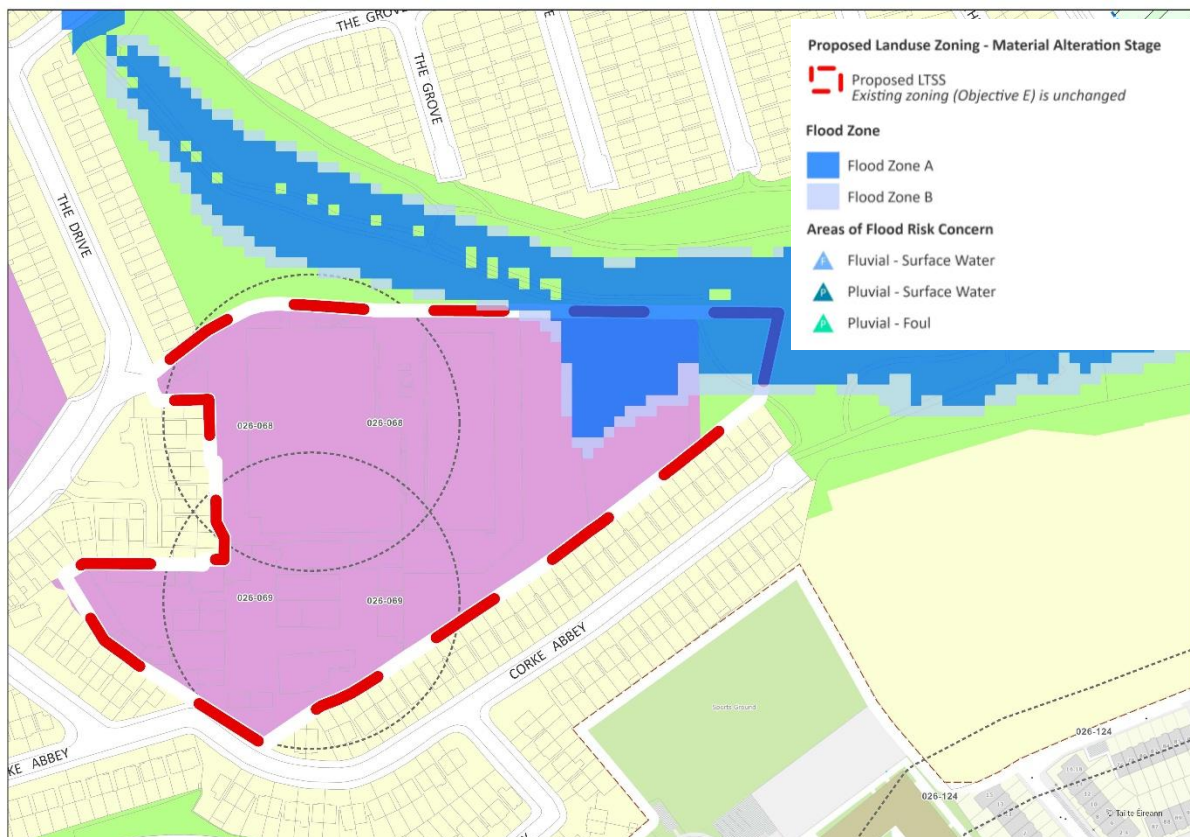
To address OPR recommendation number 3 it was recommended that a specific SLO be attached to the zoning at Old Connaught within Flood Zone A and B ensuring that uses are restricted to water compatible uses within flood zone A and B and also within the High-End future climate change scenario unless a more detailed study reanalyses predicted flood extents including climate change allowances using different modelling. A more detailed reanalysis which was carried out as part of the old Connaught LAP for an area outside the variation lands identified significantly different flood extents in the southern portion of the LAP lands.

Proposed Material Alteration No.43 adds a new SLO to Map 14 as follows:

SLO 170 - All future development within these lands identified as Flood Zone A and B, as well as the High-End Future Scenario (HEFS) for climate change, will be restricted to water compatible uses only, as defined in The Planning System and Flood Risk Management Guidelines (2009). Any applications for development in the area must be accompanied by a Site-Specific Flood Risk Assessment with details of the Climate Change High-End Future Scenario (HEFS) provided, ensuring no Highly Vulnerable or Less Vulnerable development is proposed within this zone.

## Proposed Material Alteration Map Item 20 – Map 14

### New LTSS (Long Term Strategic and Sustainable Settlement site), Corke Abbey



At the downstream end of the Crinken Stream there is flooding to an area zoned for Economic Development and Employment (1b) which is currently carparking. This area is part of a proposed LTSS which has been designated by way of a Proposed Material Alteration. See Proposed Material Alteration Item 20 on map 14.

As set out in the SFRA which accompanies Proposed Variation No.1, *“redevelopment of this land for less or highly vulnerable development does not pass the Plan Making Justification Test and only water compatible uses will be permitted with Flood Zone A and B.”* As the LTSS is not a rezoning it is considered that no additional change is required. Any future rezoning would need to address flood risk.

Proposed Variation No.1 text which states that *“Within the Woodbrook-Shanganagh LAP area, proposed development in and adjacent to Flood Zone A and B will have to include for the management of flooding on site, and within the scope of the site-specific FRA. Within flood zone A and B minor development associated with the existing uses including residential uses are permitted, however new residential development within flood zone A and B is not permitted. It is important that the FRA also reviews the likely impact of climate change, and where appropriate, incorporates measures for management of such risks including by adopting the design recommendations contained in this County Development Plan SFRA.”* ensures no flood risk issues arising from other proposed material amendment. A number of Proposed Material Alterations address flood risk on foot of recommendation Number 3 from the OPR – example rezoning of parcel 6 from A to F.





