

# Flood Risk Assessment and Hydromorphological Assessment

## Willsbrook Park

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## CONTENTS

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<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	TERMS OF REFERENCE	1
1.2	STATEMENT OF AUTHORITY	1
1.3	PURPOSE	1
1.4	APPROACH TO THE ASSESSMENT	1
1.4.1	<i>Method of Assessment</i>	1
1.4.2	<i>Hydraulic Model Status</i>	1
1.4.3	<i>Flood Risk Planning Guidelines</i>	2
1.4.4	<i>Hydromorphological Assessment Guidance</i>	2
<b>2</b>	<b>SITE AND PROPOSAL DETAILS</b>	<b>3</b>
2.1	SITE LOCATION	3
2.2	SITE DESCRIPTION	4
2.3	DEVELOPMENT PROPOSALS	4
2.4	VULNERABILITY CLASSIFICATION	4
<b>3</b>	<b>BACKGROUND INFORMATION REVIEW</b>	<b>5</b>
3.1	INITIAL BACKGROUND SEARCH	5
3.2	SOUTH DUBLIN CC DATA	5
3.2.1	<i>South Dublin County Development Plan 2022-2028</i>	5
3.3	OPW DATA	5
3.3.1	<i>Past Flood Events</i>	5
3.3.2	<i>NIFM / CFRAM</i>	5
3.3.3	<i>Preliminary Flood Risk Assessment</i>	6
3.4	RIPARIAN CORRIDOR MAPPING	7
<b>4</b>	<b>ASSESSMENT OF FLOOD MECHANISMS</b>	<b>8</b>
4.1	PREAMBLE	8
4.2	INITIAL ASSESSMENT	8
4.3	SURFACE WATER (PLUVIAL) FLOODING	9
4.3.1	<i>Pluvial Flooding onto the Site</i>	9
4.3.2	<i>Pluvial Flooding from the Site</i>	9
4.4	HYDROMORPHOLOGY	9
<b>5</b>	<b>SUMMARY OF FINDINGS AND RECOMMENDATIONS</b>	<b>10</b>
5.1	SUMMARY OF FINDINGS	10
5.2	DESIGN REQUIREMENTS	10
5.2.1	<i>Land Use</i>	10
5.2.2	<i>Design Levels</i>	10
5.2.3	<i>Site Access</i>	10
5.2.4	<i>Drainage Design</i>	10

## LIST OF TABLES

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TABLE 2.1: PROPOSED DEVELOPMENT VULNERABILITY CLASSIFICATION	4
TABLE 4.1: POTENTIAL FLOODING MECHANISMS AT THE SITE	8

## LIST OF FIGURES

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FIGURE 2.1: SITE CONTEXT	3
FIGURE 2.2: SITE LOCATION	3
FIGURE 3.1: OPW PFRA FLOOD MAP	6
FIGURE 3.2: EXTRACT FROM CDP 2022-2028 ONLINE VIEWER	7

## APPENDICES

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APPENDIX A SITE DRAWINGS
APPENDIX B OPW FLOOD MAPPING

## 1 INTRODUCTION

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### 1.1 Terms of Reference

This Stage 1 Flood Risk Assessment and Hydromorphological Assessment (FRA) and Stage 1 Hydromorphological Assessment (HA) was commissioned by South Dublin County Council to assess the potential risk of flooding and impact of watercourse hydromorphology at the existing open amenity space Willsbrook Park (hereafter referred to as 'the site').

### 1.2 Statement of Authority

This assessment has been completed and reviewed by qualified professionals with appropriate experience in flood risk, drainage, wastewater, and hydraulic modelling studies. The key staff members involved in this project are as follows:

- Gregory Conway *MEng (Hons)* – Graduate Engineer with experience in flood risk assessment, hydrology, and hydraulic modelling.
- Paul Singleton *BEng (Hons) MSc CEng MIEI* – Associate Director and Chartered Engineer specialising in flood risk assessment, hydrology, drainage design and Sustainable Drainage Systems (SuDS); a recognised industry professional providing training courses on these topics to the public and private sectors in Ireland and the UK.

### 1.3 Purpose

This report is designed to provide a Stage 1 FRA and Stage 1 HA which identified any flooding or surface water management issues and screening of any development within a riparian corridor.

The assessment will therefore determine any potential sources of flooding and riparian zones at the site and outline recommended mitigation and further work where necessary / appropriate.

### 1.4 Approach to the Assessment

#### 1.4.1 Method of Assessment

The method of assessment complies with the Source-Pathway-Receptor model and provides a spatial assessment of flood risk to people, property, and the environment at the site. Consideration has been given to the source and extent of all potential flood mechanisms at the site, including fluvial, coastal, pluvial, and urban drainage flooding.

#### 1.4.2 Hydraulic Model Status

For the purposes of this assessment, the primary stakeholders are the Office of Public Works (OPW) and South Dublin County Council (SDCC). OPW and SDCC data has been used to form the basis of this assessment and is presented in line with the relevant guidance and requirements.

The site and surrounding area are not included in flood maps produced as part of the OPW's Catchment Flood Risk Assessment and Management (CFRAM) programme nor the National Indicative Fluvial Mapping (NIFM) programme. The site is included in the Preliminary Flood Risk Assessment (PFRA).

### 1.4.3 [Flood Risk Planning Guidelines](#)

The requirements for flood risk assessments are generally as set out in the ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’, published by the OPW and Department of the Environment, Heritage and Local Government in November 2009 (hereafter referred to as ‘the OPW Guidelines’). The OPW Guidelines are supplemented by Departmental Circular PL 2/2014 issued by the Department of Environment, Community and Local Government on 13<sup>th</sup> August 2014, which relates to use of OPW flood mapping in assessing planning applications and clarifications of advice contained within the OPW Guidelines. Further guidance is also provided in the CIRIA Research Project 624 ‘Development and Flood Risk: Guidance for the Construction Industry’.

Planning guidelines applicable to the area of interest are implemented in the South Dublin County Development Plan 2022-2028, specifically through the Strategic Flood Risk Assessment for the South Dublin County Development Plan 2022-2028 (hereafter referred to as “the SFRA”).

The SFRA was prepared in accordance with the requirements of the OPW Guidelines and adopts an identical Flood Zone standard. Flood Zones are the extents of a design flood event that determine whether development is appropriate from a flood risk point of view. They are defined in both the OPW Guidelines and SFRA as follows:

- Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding).
- Flood Zone B – 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).
- Flood Zone C – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

The SFRA clarifies that Flood Zones are to be used to determine suitability of proposed development and are to be derived from ‘present day’ hydrological estimates. The SFRA also states that Flood Zones are generated without the inclusion of climate change and that, in addition to flood zoning, developments should be designed to be resilient to the effects of climate changes.

The OPW Guidelines state that Stage 1: Flood Risk Identification is “*to identify whether there may be any flooding or surface water management issues related to the proposed development site that may warrant further investigation*”. Planning and development decisions can be made based on a Stage 1 FRA provided a precautionary approach is taken but further work, as part of a Stage 2 / Stage 3 FRA, may be recommended and carried out.

### 1.4.4 [Hydromorphological Assessment Guidance](#)

As part of the South Dublin County Development Plan 2022-2028, SDCC published Development Hydromorphological Assessment (HA) Guidance. The guidance was prepared to aid applicants in meetings the objectives of the CDP and associated SFRA as the relate to HAs. The introduction of HAs is key to ensuring that objectives of the Water Framework Directive (WFD) are met.

The HA guidance outlines the importance of maintaining / protecting riparian corridors and set out the following assessment stages:

- Stage 1: Screening
- Stage 2: Scoping
- Stage 3: Detailed Assessment

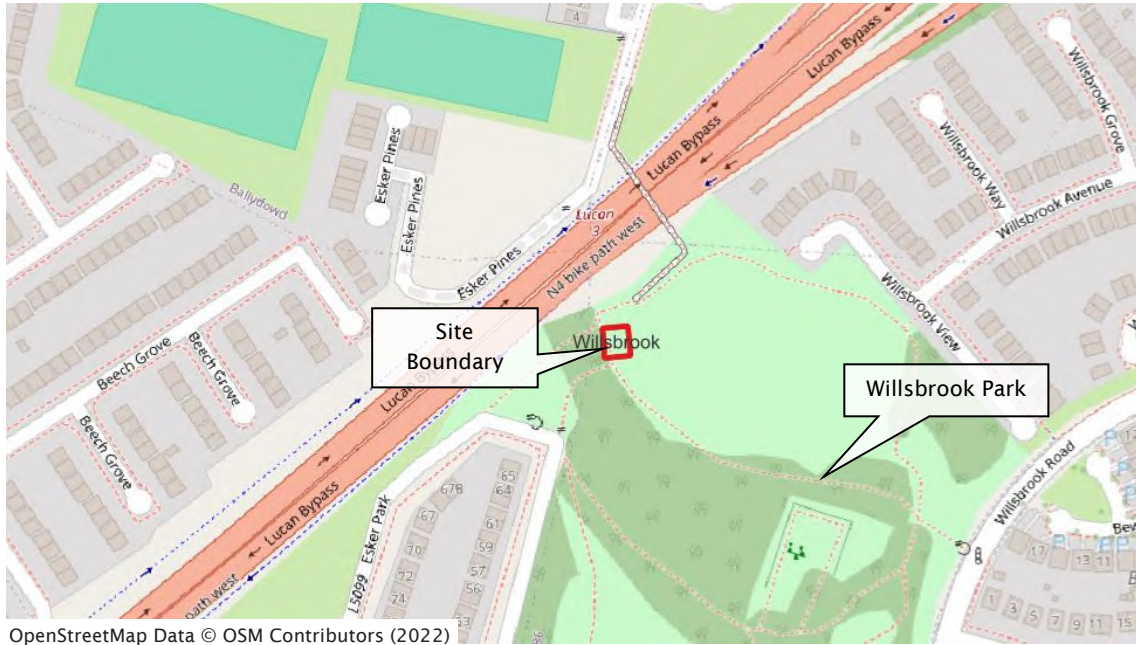
This report provides a Stage 1 HA in line with the SDCC guidance and will outline requirements for Stage 2 / Stage 3 assessment where necessary.

## 2 SITE AND PROPOSAL DETAILS

### 2.1 Site Location

The application site is located within the existing Willsbrook Park, Lucan, Co. Dublin. The site location and boundary are shown in Figure 2.1 and Figure 2.2.

**Figure 2.1: Site Context**



**Figure 2.2: Site Location**



## 2.2 Site Description

Relevant information related to the site is as follows:

- The site currently comprises developed greenspace within the existing Willsbrook Park.
- No open channel watercourses exist in the vicinity of the site.
- The topography of the site is flat with surrounding areas lying at similar elevations.

## 2.3 Development Proposals

The development proposals described in the planning application that this assessment is intended to support are as follows:

*The proposed site is located in Willsbrook Park, Lucan, Dublin, south of the Lucan Bypass, beside Esker Park, Lucan. Willsbrook Park, comprising of approximately 7 hectares, with a children's play area, other sports facilities, and an exercise area. The proposed development is for a single storey changing rooms pavilion.*

*Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).*

*Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:*

*A proposed Sports Changing Rooms Pavilion at Willsbrook Park, In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:*

- *One single storey pavilion building consisting of two individual team changing rooms each with one WC area, one club storage area, and one plant room, all with individual access.*
- *1 No. Storage facility for equipment with a Plant room.*
- *Ancillary landscaping works adjacent to the pavilion building.*
- *All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies.*
- *Installation of CCTV for security.*

Relevant proposal drawings are included in Appendix A.

## 2.4 Vulnerability Classification

Based on the classification criteria set out in the OPW Guidelines, the proposal comprises development with the vulnerability classification shown in Table 2.1.

**Table 2.1: Proposed Development Vulnerability Classification**

Part	Use	Classification
Pavilion	Outdoor sports and recreation and essential facilities	Water Compatible Development

## 3 BACKGROUND INFORMATION REVIEW

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A background information review based on existing flood risk data was carried out to build an understanding of the potential sources of flooding at the site. This section outlines the key findings of a background information review.

### 3.1 Initial Background Search

Based on an initial internet / media background search, there is no evidence of flooding at the site from any source.

### 3.2 South Dublin CC Data

#### 3.2.1 [South Dublin County Development Plan 2022-2028](#)

The South Dublin County Development Plan 2022-2028 has been reviewed as part of this assessment and the following objectives are considered pertinent to this Stage 2 FRA:

- Policy GI3 Objective 1: To ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors.
- Policy GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County.
- Policy IE3 Objective 2: To maintain and enhance existing surface water drainage systems in the County and to require Sustainable Drainage Systems (SuDS) in new development.
- Policy IE4 Objective 1: To require site specific flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009).
- Policy IE4 Objective 2: To require all developments in the County to be designed and constructed in accordance with the "Precautionary Principle" detailed in the OPW Guidelines.

### 3.3 OPW Data

#### 3.3.1 [Past Flood Events](#)

OPW 'Past Flood Event' mapping indicates that there is no record of historic flooding in the vicinity of Willsbrook Park.

#### 3.3.2 [NIFM / CFRAM](#)

The site and surrounding area have not been included in either the National Indicative Fluvial Mapping (NIFM) Study or the Catchment-based Flood Risk Assessment and Management (CFRAM) Programme indicating that the site is not within the vicinity of fluvial or coastal flood extents. The nearest NIFM / CFRAM flood extent is c. 800 m south of the site.

### 3.3.3 Preliminary Flood Risk Assessment

The OPW have developed flood maps as part of the Catchment Flood Risk Assessment and Management (CFRAM) Programme.

The first stage of the CFRAM process involved a Preliminary Flood Risk Assessment (PFRA) that included flood mapping for the entire country. The PFRA is only a preliminary assessment based on available or readily derivable information. The analysis was undertaken to identify areas prone to flooding to inform further stages in the CFRAM process.

It is understood that OPW PFRA flood mapping is now considered superseded by the OPW. However, it has been used to assess pluvial flood risk at the site in the absence of more recent / detailed data. An extract from the above referenced flood mapping is shown in Figure 3.1. The site is shown to not be affected by fluvial, coastal, groundwater or pluvial flooding. A copy of the original PFRA map is included in Appendix B.

**Figure 3.1: OPW PFRA Flood Map**

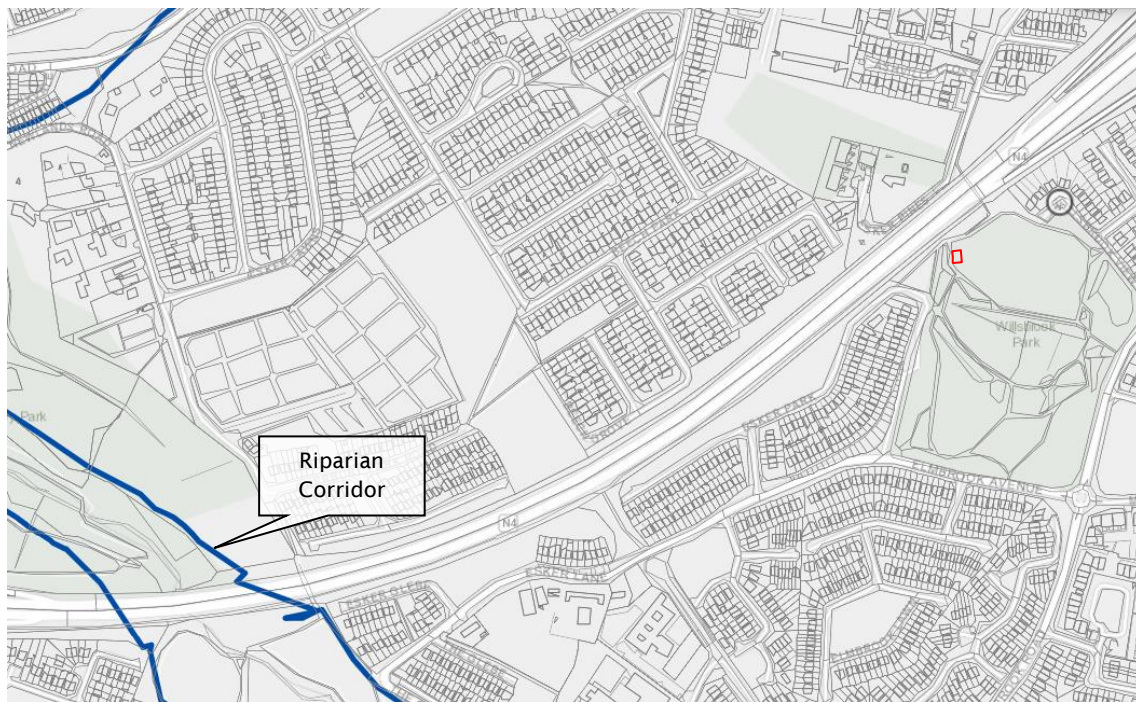


### 3.4 Riparian Corridor Mapping

Riparian Corridor mapping is available through the South Dublin County Development Plan 2022-2028 online viewer<sup>1</sup>.

An extract from the riparian corridor layer is included in Figure 3.2 and indicates that the nearest riparian corridor to the site is c. 840 m south-west of the site. No other unmapped watercourses exist in the vicinity of the site.

**Figure 3.2: Extract from CDP 2022-2028 Online Viewer**



<sup>1</sup> [Adopted Development Plan \(arcgis.com\)](https://arcgis.com)

## 4 ASSESSMENT OF FLOOD MECHANISMS

### 4.1 Preamble

Development control procedures aim to avoid 'inappropriate' development, as defined in the OPW Guidelines, in areas that are at risk of flooding. They also aim to prevent new development that would increase flood risk elsewhere. This section aims to determine the suitability of the site for the proposed development in accordance with development control procedures by assessing all possible sources of flooding at the site and their associated risk people, property, and the environment.

### 4.2 Initial Assessment

Table 4.1 presents a screening assessment of the site for potential flooding mechanisms requiring further detailed assessment. It is based on the background information review and consultations.

Flooding mechanisms screened as being significant or possibly significant and requiring further assessment have been assessed further in the following sections. Mitigation of flood hazards, where required, is detailed in Section 5.2.

**Table 4.1: Potential Flooding Mechanisms at the Site**

Source / Pathway	Significant?	Reason
<b>Fluvial Flooding</b>	No	OPW flood mapping indicates that the site is not in an area at risk of fluvial flooding.
<b>Coastal Flooding</b>	No	The site is not in a coastal area.
<b>Urban Drainage Flooding</b>	No	There is no known existing drainage infrastructure within the site boundary. No indication of urban drainage flooding / sewer incapacity within the site boundary was identified in an initial background search.
<b>Surface Water Flooding</b>	Possible	OPW flood mapping does not indicate that the site is at risk of pluvial flooding. Surface water runoff could potentially flow towards the site from adjacent areas.
<b>Groundwater Flooding</b>	No	OPW flood mapping indicates that the site is not in an area at risk of groundwater flooding. Due to the site topography, there are no areas that would cause impoundment of groundwater.
<b>Impoundments / Artificial Sources</b>	No	There are no impoundments / reservoirs / canals in close proximity to or that drain towards the site.

## 4.3 Surface Water (Pluvial) Flooding

### 4.3.1 [Pluvial Flooding onto the Site](#)

The lands surrounding the site are open amenity space and are at similar elevations. Surface water runoff from these areas would therefore not be directed towards the site. If not intercepted by local drainage, overland flow would tend to spread out over a relatively large area.

Therefore, the site is not considered to be at significant risk of pluvial flooding originating from surrounding lands.

### 4.3.2 [Pluvial Flooding from the Site](#)

Development proposals will increase the impermeable footprint of the site and increase the rate and volume of surface water runoff accordingly.

Any increase in impermeable area at the site would require mitigation by means of an effective surface water drainage network and surface water management, as discussed in Section 5.2.

## 4.4 Hydromorphology

SDCC riparian corridor mapping demonstrates that the site does not lie in the buffer zone of any watercourse and no other watercourses are located in the vicinity.

Therefore, the Stage 1: Screening assessment demonstrates that no further consideration (i.e. Stage 2 / Stage 3 HA) is required. In line with SDCC HA Stage 1: Screening guidance, flood risk and SuDS are considered as part of this assessment.

## 5 SUMMARY OF FINDINGS AND RECOMMENDATIONS

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### 5.1 Summary of Findings

The site has been shown to be unaffected by fluvial flooding. In relation to Flood Zones as defined by the OPW Guidelines, the assessment demonstrates that the site lies wholly in Flood Zone C. The proposed development will therefore have no impact on flood risk elsewhere.

The site has been shown to be unaffected by pluvial flooding and surface water runoff from the development can be mitigated through provision of SuDS measures.

No other significant flood mechanisms are anticipated at the site.

A Stage 1 Hydromorphological Assessment has shown that the site does not lie in any riparian corridor so will have no impact on the hydromorphology of any watercourse.

### 5.2 Design Requirements

The following section outlines measures incorporated into proposals submitted in support of the planning application and to be further considered / developed in any detailed design or variation post-determination of the planning application.

#### 5.2.1 [Land Use](#)

This assessment demonstrates that the site lies wholly in Flood Zone C, meaning there is no policy-based restriction on land use within the site boundary and development will not cause an increase in flood risk elsewhere. Notwithstanding, the proposed water compatible development is appropriate in any Flood Zone and, as such, considered appropriate as per the OPW Guidelines.

#### 5.2.2 [Design Levels](#)

Given the water compatible nature of the proposed development as well as being sited in Flood Zone C, there is no required minimum design level.

#### 5.2.3 [Site Access](#)

Given that the site and surrounding area lies wholly in Flood Zone C, safe access to and egress from the proposed development will be possible during an extreme flood event.

#### 5.2.4 [Drainage Design](#)

Surface water drainage design should be per the requirements of the South Dublin County Development Plan 2022-2028 and to the standards of the South Dublin County Council Water Services Department.

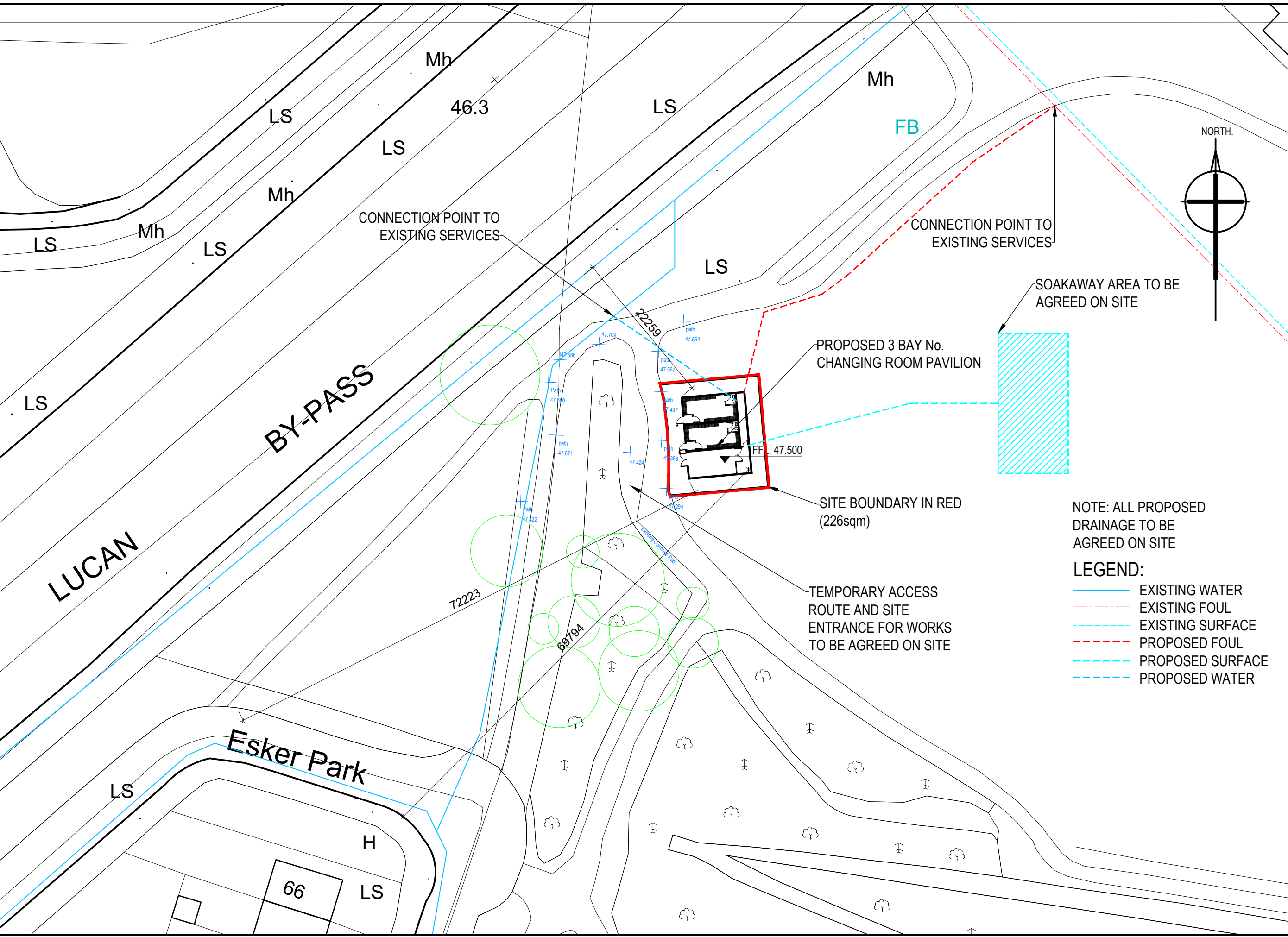
The South Dublin County Development Plan 2022-2028 states that it is an objective to incorporate and promote the use of Sustainable Urban Drainage Systems (SuDS), and that these are to be designed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.

SuDS components, including but not limited to green roofs, rain harvesting, permeable pavement, infiltration trenches, and soakaways, should be considered in relation to the nature and character of the site. The type of SuDS deemed suitable for the site will be subject to outline and detailed design. The SuDS design should demonstrate how water quantity and quality are dealt with as well as make provision for amenity and biodiversity, where practicable.

Drainage design is to be carried out by others.

## Appendix A

# Site Drawings



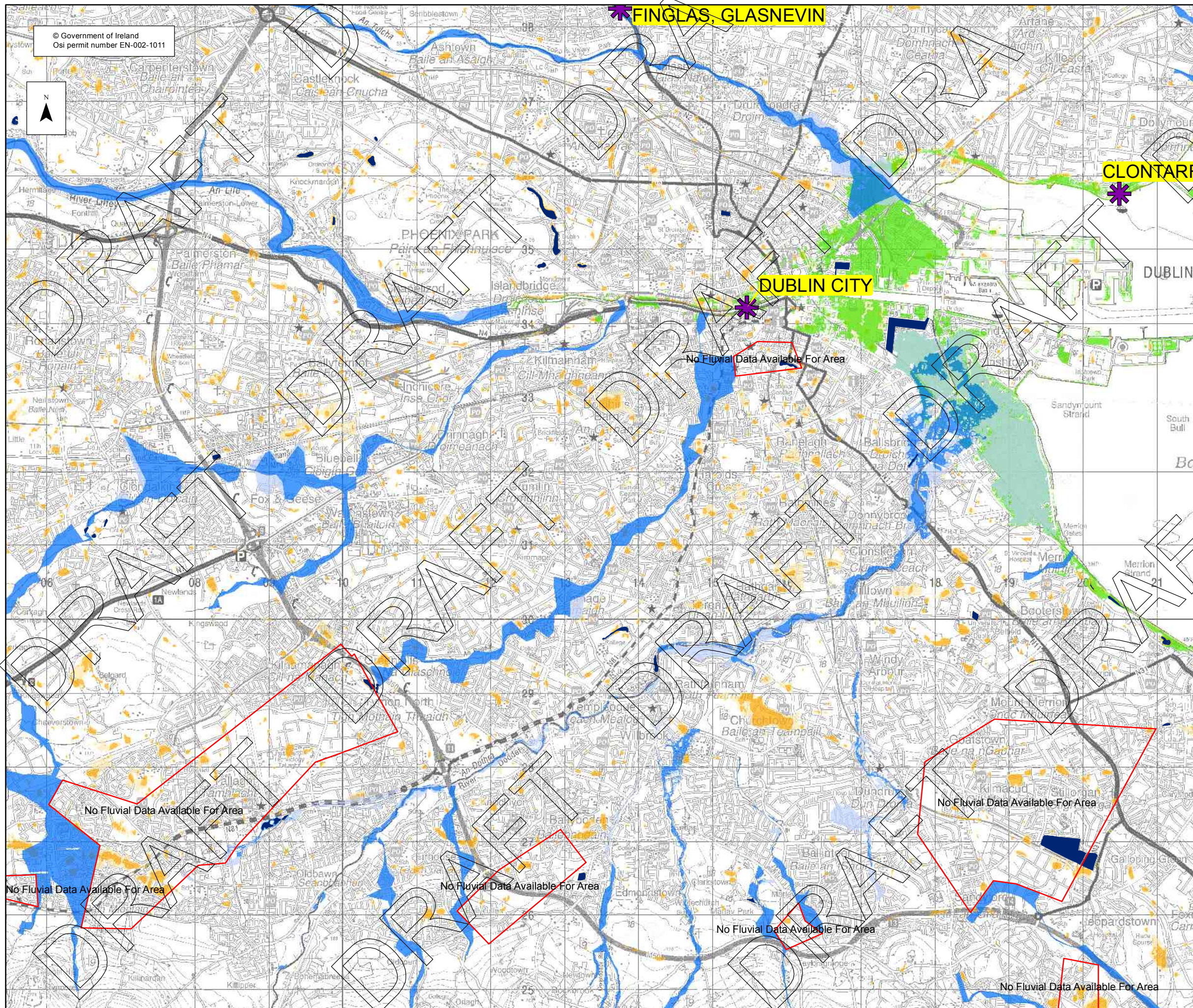
NOTE: ALL PROPOSED DRAINAGE TO BE AGREED ON SITE

- LEGEND:**
- EXISTING WATER
  - - - EXISTING FOUL
  - . . . EXISTING SURFACE
  - - - PROPOSED FOUL
  - . . . PROPOSED SURFACE
  - - - PROPOSED WATER

SITE PLAN 1:500

## Appendix B

# OPW Flood Mapping



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**FINGLAS, GLASNEVIN**

**CLONTARF**

**DUBLIN CITY**

No Fluvial Data Available For Area

No Fluvial Data Available For Area

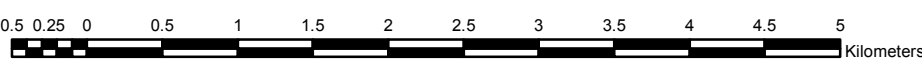
No Fluvial Data Available For Area

No Fluvial Data Available For Area

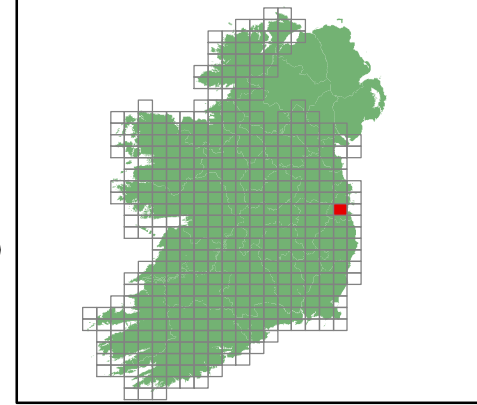
No Fluvial Data Available For Area

No Fluvial Data Available For Area

No Fluvial Data Available For Area



**Location Plan :**



**Legend:**

- Flood Extents**
- Fluvial - Indicative 1% AEP (100-yr) Event
  - Fluvial - Extreme Event
  - Coastal - Indicative 0.5% AEP (200-yr) Event
  - Coastal - Extreme Event
  - Pluvial - Indicative 1% AEP (100-yr) Event
  - Pluvial - Extreme Event
  - Groundwater Flood Extents
  - Lakes / Turloughs
- PFRA Outcomes**
- ✳ Probable Area for Further Assessment
  - ✳ Possible Area for Further Assessment

**Important User Note:**  
The flood extents shown on these maps are based on broad-scale simple analysis and may not be accurate for a specific location. Information on the purpose, development and limitations of these maps is available in the relevant reports (see www.cfram.ie). Users should seek professional advice if they intend to rely on the maps in any way.

If you believe that the maps are inaccurate in some way please forward full details by contacting the OPW (refer to PFRA Information leaflets or 'Have Your Say' on www.cfram.ie).

Office of Public Works  
Jonathon Swift Street  
Trim  
Co Meath  
Ireland



Project :  
**PRELIMINARY FLOOD RISK ASSESSMENT (PFRA)**

Map :  
**PFRA Indicative extents and outcomes - Draft for Consultation**

Figure By : PJW Date : July 2011  
Checked By : MA Date : July 2011

Figure No. :  
**2019 / MAP / 238 / A** Revision  
**0**

Drawing Scale : 1:50,000 Plot Scale : 1:1 @ A3