

**Strategic Flood Risk Assessment  
(SFRA)**

**for**

**Proposed Variation  
(No. 6)**

**of the**

**Dublin City Development Plan  
2022-2028**

RE: Lands at One Royal Canal House, Royal Canal Park,  
Pelletstown, Dublin 15.

## 1.0 Introduction

### 1.1 The Report

Dublin City Council is proposing to vary the land use zoning objective pertaining to One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15 from Z1 (Sustainable Residential Neighbourhoods) to Z3 (Neighbourhood Centres). The area of the relevant lands is approximately 0.07 ha and the lands are delineated in red, in **Figure 1** below.

This report presents the findings of the Stage 1 Strategic Flood Risk Assessment (SFRA). The SFRA is an assessment of flood risk. The report has been undertaken and prepared in accordance with The Planning System and Flood Risk Management - Guidelines for Planning Authorities (DEHLG and OPW, 2009) and Circular PL2/2014.

### 1.2 Flood Risk Management Policy

The European Directive 2007/60/EC on the assessment and management of flood risk aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.

Implementation of the EU Floods Directive is required to be coordinated with the requirements of the EU Water Framework Directive and the current River Basin Management Plans.

The OPW is the lead agency for flood risk management in Ireland. The coordination and implementation of government policy on the management of flood risk in Ireland is part of its responsibility. The European Communities (Assessment and Management of Flood Risks) Regulations 2010 (S.I. No. 122) identifies the Commissioners of Public Works as the 'competent authority' with overall responsibility for implementation of the Floods Directive 2007/60/EC. The Office of Public Works is the principal agency involved in the preparation of Flood Risk Assessment and Management studies (FRAMs).

The CFRAM (Catchment Flood Risk Assessment and Management) Programme has been completed and implementation of the outputs from this work is underway. The EU Floods Directive requires Member States to review the PFRA (Preliminary Flood Risk Assessment), the FRMPs (Flood Risk Management Plans) and the flood maps on a six-yearly cycle. As part of the OPW's commitment to carry out these reviews, the NIFM (National Indicative Fluvial Maps) Programme was completed in 2019. The OPW continues to update predictive flood mapping to provide the best available flood risk information through the map review programme, where the criteria to trigger a review have been met.

The Planning System and Flood Risk Management - Guidelines for Planning Authorities introduce mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The key principles of flood risk management set out in the flood Guidelines are to:

- Avoid development that will be at risk of flooding or that will increase the flooding risk elsewhere, where possible;
- Substitute less vulnerable uses, where avoidance is not possible; and
- Mitigate and manage the risk, where avoidance and substitution are not possible.

The Flood Risk Management Guidelines recommend a staged approach to flood risk assessment that covers both the likelihood of flooding and the potential consequences. The stages of appraisal and assessment are:

Stage 1 Flood risk identification – to identify whether there may be any flooding or surface water management issues related to either the area of regional planning guidelines, development plans and LAP's or a proposed development site that may warrant further investigation at the appropriate lower level plan or planning application levels;

Stage 2 Initial flood risk assessment – to confirm sources of flooding that may affect a plan area or proposed development site, to appraise the adequacy of existing information and to scope the extent of the risk of flooding which may involve preparing indicative flood zone maps. Where hydraulic models exist the potential impact of a development on flooding elsewhere and of the scope of possible mitigation measures can be assessed. In addition, the requirements of the detailed assessment should be scoped; and

Stage 3 Detailed flood risk assessment – to assess flood risk issues in sufficient detail and to provide a quantitative appraisal of potential flood risk to a proposed or existing development or land to be zoned, of its potential impact on flood risk elsewhere and of the effectiveness of any proposed mitigation measures.

There are three types or levels of flood zones defined for the purposes of the Flood Guidelines:

- 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); and

- 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). Flood Zone C covers all other areas that are not in zones A or B.

Land-uses and types of development are accorded a vulnerability class, as set out in Table 3.1 of the Guidelines (pg 25). A matrix of what vulnerability class is appropriate for each flood zone has been provided in Table 3.2 of the Guidelines (pg 26), see extract below.

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

Table 3.2: Matrix of vulnerability versus flood zone to illustrate appropriate development and that required to meet the Justification Test.

**Extract:** Table 3.2: Matrix of vulnerability versus flood zone to illustrate appropriate development and that required to meet the Justification Test (taken from the 2009 Planning Flood Risk Management Guidelines).

### 1.3 SFRA for the Dublin City Development Plan 2022-2028

As part of the preparation of the Dublin City Development Plan 2016-2022, these lands have been subject to SFRA. The SFRA for the City Development Plan is captured under Volume 7 to the City Development Plan (CDP) 2022 - 2028, with Chapter 9 (Sustainable Environmental Infrastructure and Flood Risk) of Volume 1, the Written Statement, of the CDP citing policies and objectives relating to Flood Management. This relevant documentation can be viewed here at:

<https://www.dublincity.ie/residential/planning/strategic-planning/dublin-city-development-plan/development-plan-2022-2028>

The flood maps for the whole city comprise a ‘Composite Flood Map’, see Appendix E of the SFRA, and a set of flooding maps overlaid on the Land-Use Zoning Maps (Maps A to H) which are available for viewing on the Development Plan Website (see <https://www.dublincity.ie/residential/planning/strategic-planning/dublin-city-development-plan/development-plan-2022-2028/volume-7-strategic-flood-risk-assessment-1>)

The SFRA for the City Development Plan included the undertaking of a Justification Test for the “Finglas Road – City Boundary” area that includes Pelletstown (See No. 23 Tolka: Finglas Road - City Boundary of the SFRA).

## **2.0 The Proposed Variation to the Dublin City Development Plan 2022 - 2028**

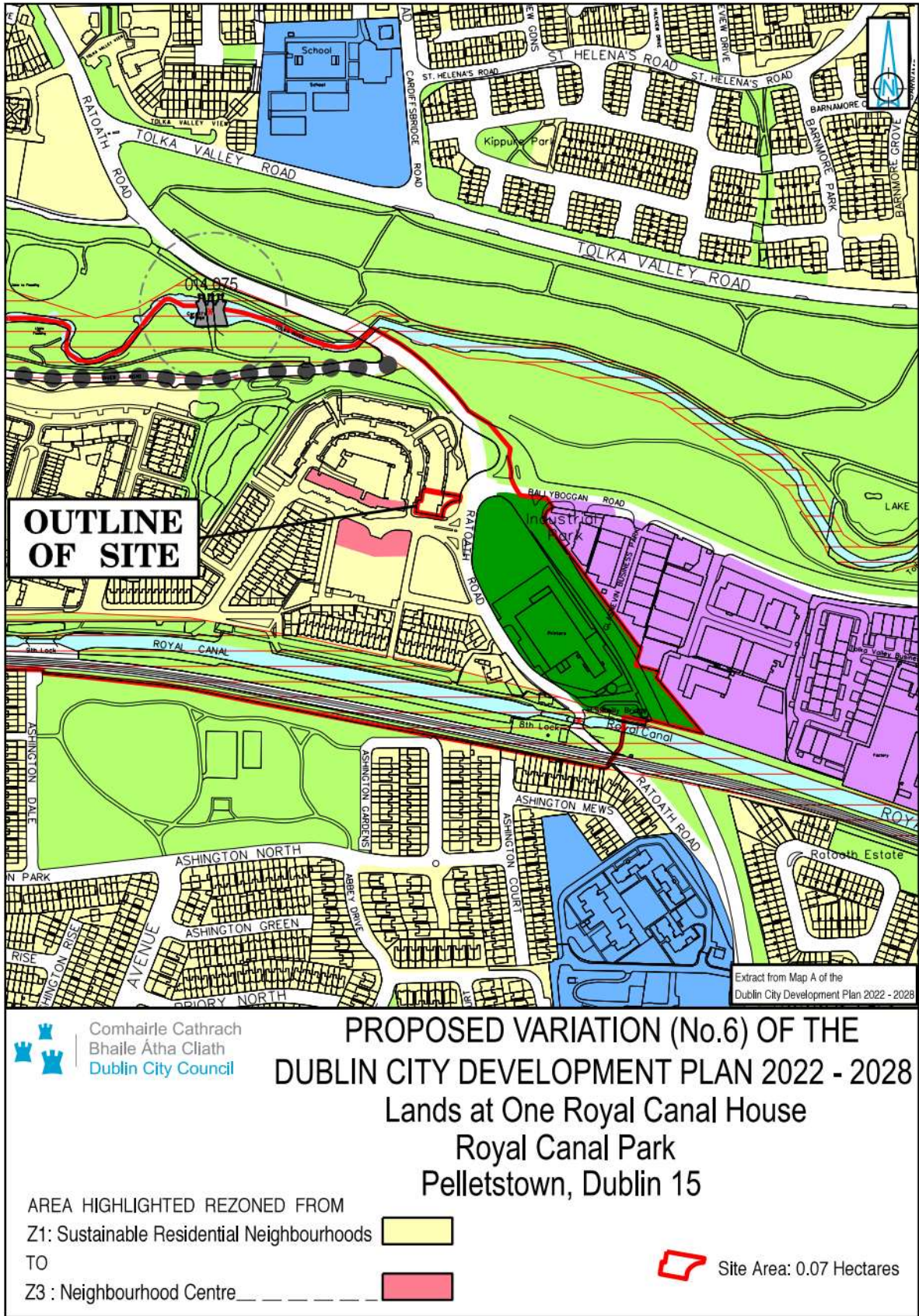
### **2.1 Variation Proposal**

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning objective pertaining to lands at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15:

**From: Zoning Objective Z1 ‘Sustainable Residential Neighbourhoods’** - *To protect, provide and improve residential amenities.*

**To: Zoning Objective Z3 ‘Neighbourhood Centres’** - *To provide for and improve neighbourhood facilities.*

The relevant lands are 0.07 ha in area and are delineated on the attached map, an extract from Map A, Volume 3 of the Dublin City Development Plan 2022 – 2028.



**Figure 1: Location of Proposed Variation (No. 6) to the Dublin City Development Plan 2022-2028.**

## 2.2 Location and Description of Lands

One Royal Canal House is an office building located in Royal Canal Park in Pelletstown in Dublin 15. Royal Canal Park is a newly developed neighbourhood located to the east of Ashtown, to the west of Dublin Industrial Estate / Broombridge, to the south of the River Tolka and to the north of the Royal Canal and the Maynooth Rail line. One Royal Canal House lies to the north of Spindrift Avenue and to the west of the Ratoath Road. One Royal Canal House comprises a purpose built office building and attendant grounds. The building is in use as the corporate headquarters of the Ballymore Group. The area is served by the new Pelletstown Railway Station and by local bus services.

## 2.3 Purpose of the Proposed Variation

The predominant zoning at Royal Canal Bank is residential - Z1 (Sustainable Residential Neighbourhoods) and this reflects the primarily residential nature of the area. Along the north and south of Spindrift Avenue the lands are zoned primarily Z3 (Neighbourhood Centres), and this reflects the commercial neighbourhood centre / mixed use nature of the street.

One Royal Canal House comprises an operational office building permitted under Reg. Ref. 3414/04. It extends to over 2,000 sqm of office space over 5/6 floors. It fronts onto Spindrift Avenue and is located adjacent the mixed use area along Spindrift Avenue and it's read as part of the neighbourhood centre.

One Royal Canal House is zoned Z1 (Residential Neighbourhoods) in the current Dublin City Development Plan. To better reflect and support the operational and permitted office use at this location and, thereby in turn, support the commercial core at Royal Canal Park, it is proposed to vary the zoning at One Royal Canal House from Z1 to Z3.

## 3.0 Stage 1 Flood Risk Identification

Stage 1 SFRA (flood risk identification) is undertaken in order to identify whether there may be any flooding or surface water management issues within or adjacent to the relevant lands and consequently whether Stage 2 SFRA (initial flood risk assessment) should be proceeded to.

One Royal Canal House is located within the built up area of Royal Canal Bank in Pelletstown. This wider area drains to the River Tolka to the north via sustainable drainage infrastructure.

According to the Strategic Flood Risk Assessment (SFRA) for the Dublin City Development Plan 2022 - 2028, the subject lands are located in flood zone C, see Figures 2 and 3 below showing an extract from Appendix E (Composite Map) of the

City Development Plan's SFRA, and an extract from Flood Map A (a flood map overlain on the Land-Use Zoning Map).

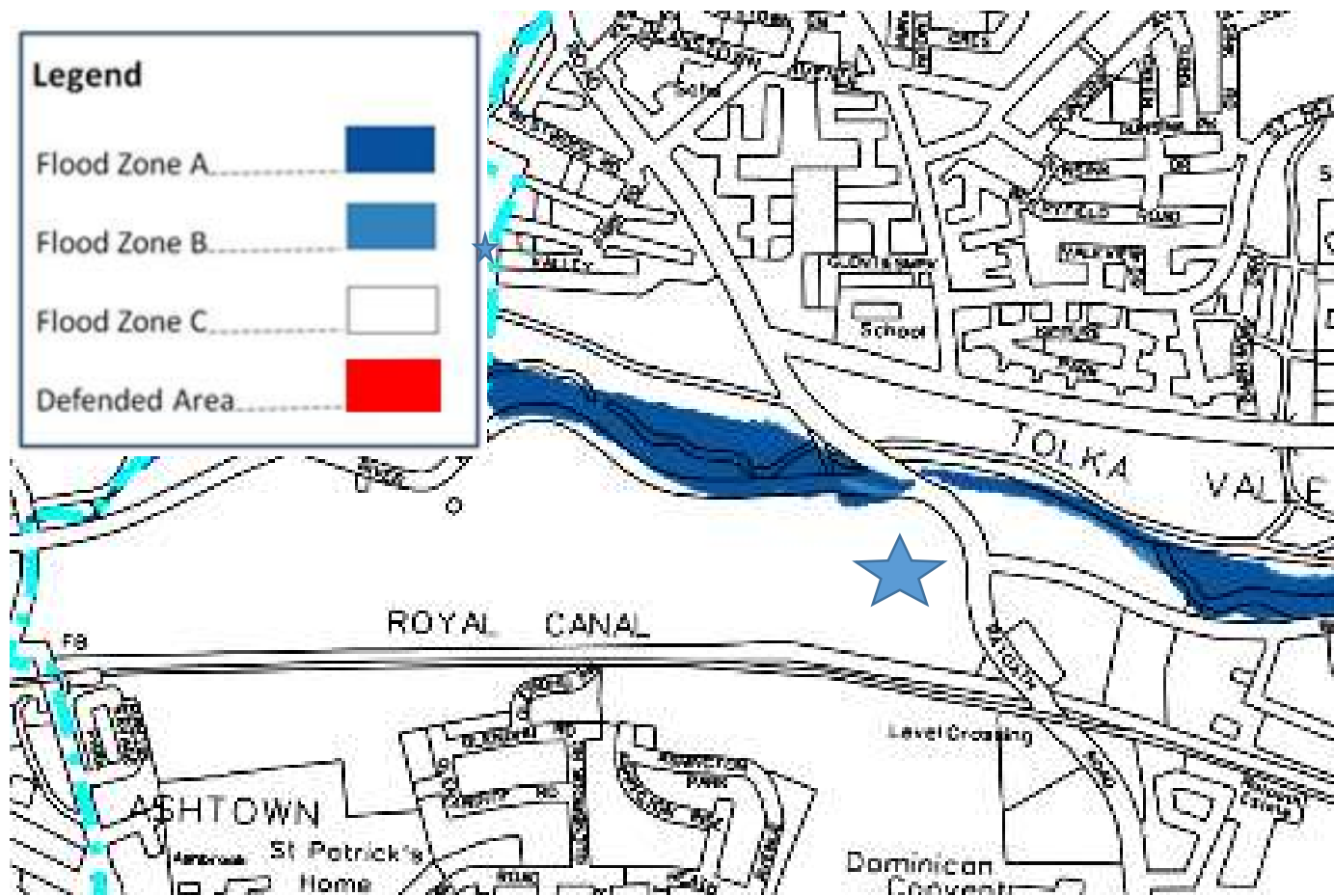
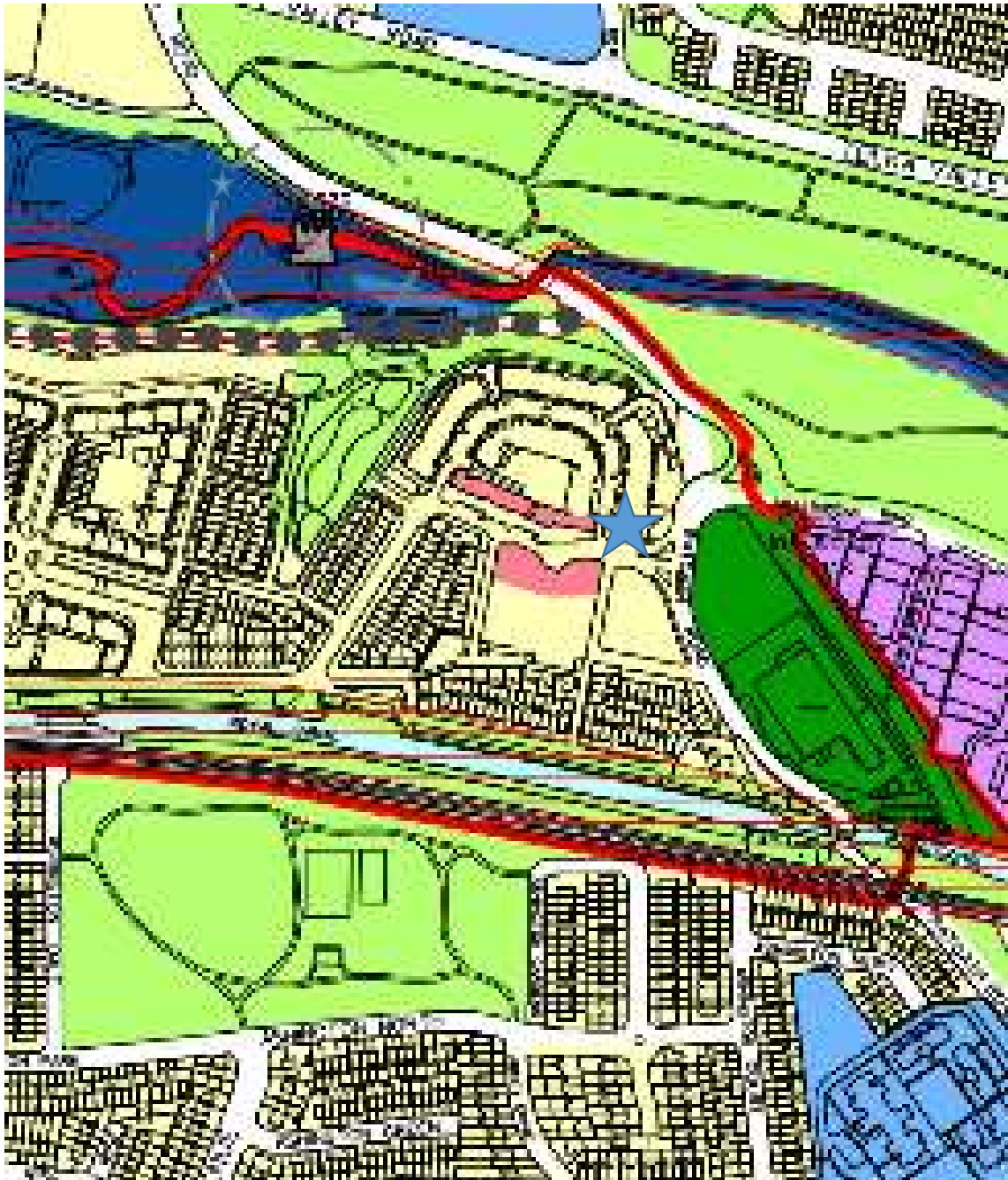


Figure 2: Composite Flood Map, Appendix E of the Dublin City Development Plan 2022 – 2028 Strategic Flood Risk Assessment, Dec 22. This shows the lands in flood zone C.

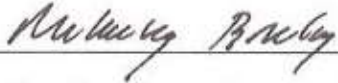


**Figure 3: Flood Map for City showing flooding areas overlaid on the Development Plan Zoning Map, extract Map A**

The lands are therefore located within Flood Zone C with regard to fluvial and canal flood risk. The lands are also located outside of the estimated 100 year flood extent with regard to pluvial flood risk. Finally there is no tidal flood risk to One Royal Canal House.

#### **4.0 Conclusion**

The Flood Risk Identification (Stage 1) for Proposed Variation no. 6 of the Dublin City Development Plan 2022 – 2028 in respect of One Royal Canal House, Royal Canal Park, Pelletstown Dublin 15 finds that there are no fluvial, pluvial or tidal flooding or surface water management issues within or adjacent to the relevant lands and consequently a Stage 2 SFRA (initial flood risk assessment) is not required.



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**Malachy Bradley, Deputy City Planner**

Date: 3<sup>rd</sup> September 2025