

RECEIVED: 25/02/2026

Appendix 11.2

Flood Hazard Information

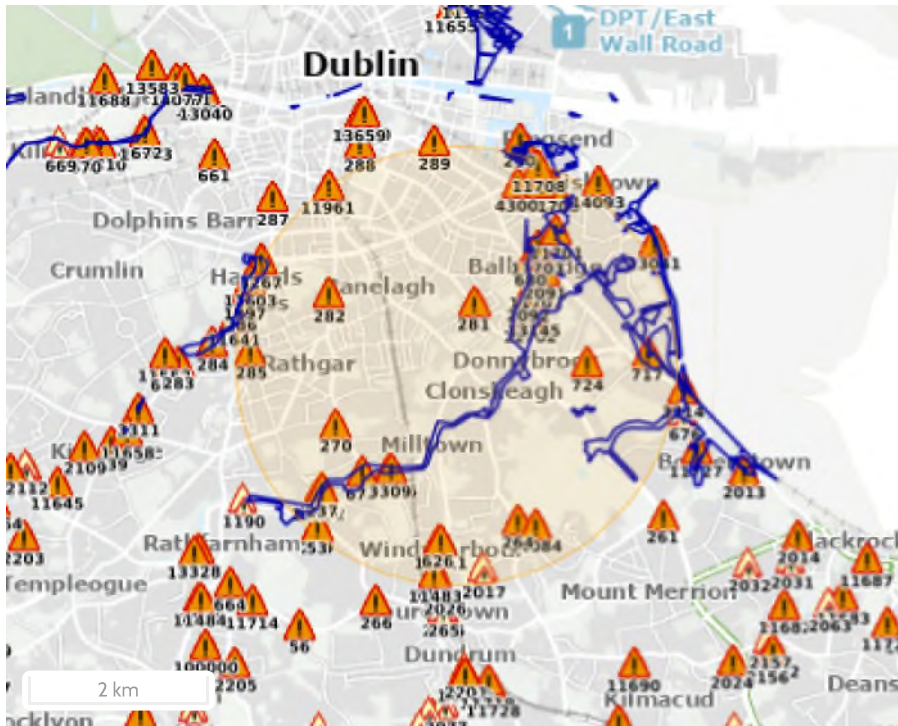


Report Produced: 17/11/2025 16:08

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

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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

54 Results

| | Name (Flood_ID) | Start Date | Event Location |
|----|---|------------|-------------------|
| 1. | Larchfield Estate Recurring (ID-2017) Additional Information: Reports (5) , Press Archive (0) | n/a | Exact Point |
| 2. | Dodder Oct 1987 (ID-680) Additional Information: Reports (3) , Press Archive (0) | 20/10/1987 | Approximate Point |
| 3. | Poddle August 1986 (ID-32) Additional Information: Reports (9) , Press Archive (1) | 24/08/1986 | Area |
| 4. | Nutley Elm Park Streams June 1963 (ID-118) Additional Information: Reports (14) , Press Archive (20) | 10/06/1963 | Area |
| 5. | Dodder August 1986 (ID-1) Additional Information: Reports (21) , Press Archive (18) | 25/08/1986 | Area |
| 6. | Dodder Ballsbridge Sept 1931 (ID-2091) Additional Information: Reports (8) , Press Archive (7) | 02/09/1931 | Approximate Point |

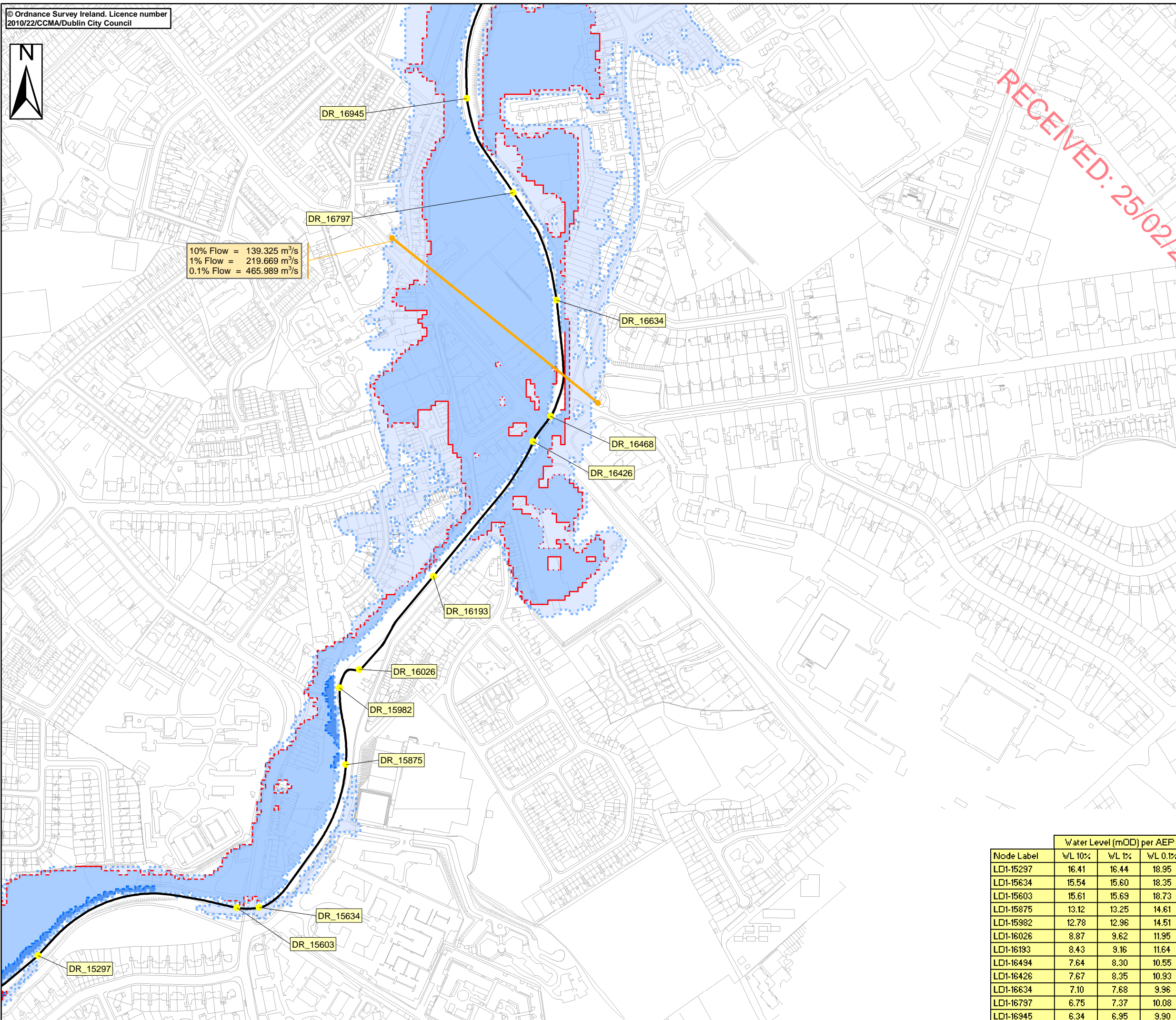
| Name (Flood_ID) | Start Date | Event Location |
|--|------------|-------------------|
| 7.  Dodder Anglesea Road Dec 1958 (ID-2092) Additional Information: Reports (7) , Press Archive (0) | 18/12/1958 | Approximate Point |
| 8.  Bath Avenue June 1963 (ID-4300) Additional Information: Reports (4) , Press Archive (0) | 10/06/1963 | Exact Point |
| 9.  Dodder Classon's Bridge Nov 2000 (ID-3309) Additional Information: Reports (1) , Press Archive (0) | 05/11/2000 | Approximate Point |
| 10.  Slang River 24th Oct 2011 Frankfort (ID-11483) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Approximate Point |
| 11.  Little Dargle Sept 1931 (ID-53) Additional Information: Reports (4) , Press Archive (0) | 02/09/1931 | Approximate Point |
| 12.  Dodder Sept 1931 (ID-237) Additional Information: Reports (9) , Press Archive (3) | 02/09/1931 | Approximate Point |
| 13.  Little Dargle Dec 1956 (ID-259) Additional Information: Reports (3) , Press Archive (0) | 25/12/1956 | Approximate Point |
| 14.  Roebuck June 1963 (ID-264) Additional Information: Reports (4) , Press Archive (2) | 10/06/1963 | Exact Point |
| 15.  Rathgar June 1963 (ID-270) Additional Information: Reports (4) , Press Archive (2) | 10/06/1963 | Exact Point |
| 16.  Dodder Donnybrook June 1963 (ID-281) Additional Information: Reports (4) , Press Archive (3) | 10/06/1963 | Exact Point |
| 17.  Rathmines Lower June 1963 (ID-282) Additional Information: Reports (4) , Press Archive (2) | 10/06/1963 | Exact Point |
| 18.  Harold's Cross June 1963 (ID-285) 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.  Dundrum River Sept 1957 (ID-626) Additional Information: Reports (1) , Press Archive (0) | 23/09/1957 | Exact Point |
| 21.  Dodder August 1905 (ID-657) Additional Information: Reports (5) , Press Archive (4) | 24/08/1905 | Approximate Point |
| 22.  Dodder August 1946 (ID-658) Additional Information: Reports (7) , Press Archive (2) | 10/08/1946 | Approximate Point |
| 23.  Dodder October 1886 (ID-659) Additional Information: Reports (4) , Press Archive (2) | 16/10/1886 | Approximate Point |
| 24.  Dodder August 1912 (ID-660) Additional Information: Reports (5) , Press Archive (0) | 26/08/1912 | Approximate Point |

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| Name (Flood_ID) | Start Date | Event Location |
|---|------------|-------------------|
| 25.  Dodder Dartry Cottages Nov 2000 (ID-673) Additional Information: Reports (3) Press Archive (0) | 05/11/2000 | Approximate Point |
| 26.  Booterstown/Ailesbury Park November 1965 (ID-717) Additional Information: Reports (1) Press Archive (0) | 17/11/1965 | Approximate Point |
| 27.  Nutley Stream June 1989 (ID-724) Additional Information: Reports (1) Press Archive (0) | 13/06/1989 | Exact Point |
| 28.  Dodder Sept 1957 (ID-731) Additional Information: Reports (5) Press Archive (0) | 23/09/1957 | Approximate Point |
| 29.  Dodder November 1968 (ID-1231) Additional Information: Reports (2) Press Archive (0) | 01/11/1968 | Approximate Point |
| 30.  Dodder 24th Oct 2011 Waldron's Br (ID-11482) Additional Information: Reports (1) Press Archive (0) | 23/10/2011 | Approximate Point |
| 31.  Dodder Oct 1880 (ID-1228) Additional Information: Reports (2) Press Archive (0) | 27/10/1880 | Approximate Point |
| 32.  Dodder October 1891 (ID-1229) Additional Information: Reports (3) Press Archive (0) | 19/10/1891 | Approximate Point |
| 33.  Dodder November 1898 (ID-1230) Additional Information: Reports (2) Press Archive (0) | 23/11/1898 | Approximate Point |
| 34.  Dodder November 1901 (ID-1232) Additional Information: Reports (2) Press Archive (0) | 10/11/1901 | Approximate Point |
| 35.  Dodder November 1915 (ID-1233) Additional Information: Reports (3) Press Archive (0) | 11/11/1915 | Approximate Point |
| 36.  Dodder September 1883 (ID-1234) Additional Information: Reports (2) Press Archive (0) | 03/09/1883 | Approximate Point |
| 37.  Dodder December 1956 (ID-1235) Additional Information: Reports (2) Press Archive (0) | 29/12/1956 | Approximate Point |
| 38.  Dodder Orwell Gardens Nov 1965 (ID-3342) Additional Information: Reports (10) Press Archive (0) | 17/11/1965 | Approximate Point |
| 39.  Flooding at Ballsbridge on 14/11/2014 (ID-13145) Additional Information: Reports (0) Press Archive (0) | 14/11/2014 | Approximate Point |
| 40.  Dublin City Tidal Feb 2002 (ID-456) Additional Information: Reports (45) Press Archive (27) | 01/02/2002 | Area |
| 41.  Flooding at Bath Avenue, Sandymount, Dublin 4 on 24th Oct 2011 (ID-11706) Additional Information: Reports (1) Press Archive (0) | 23/10/2011 | Exact Point |
| 42.  Flooding at Anglesea Road, Ballsbridge, Dublin 4 on 24th Oct 2011 (ID-11702) Additional Information: Reports (1) Press Archive (0) | 23/10/2011 | Exact Point |

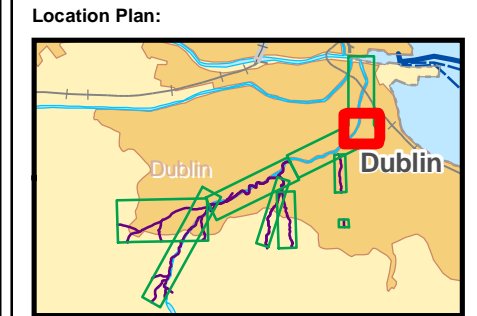
| | Name (Flood_ID) | Start Date | Event Location |
|-----|--|------------|-------------------|
| 43. |  Flooding at Herbert Cottages, Ballsbridge, Dublin 4 on 24th Oct 2011 (ID-11703) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Exact Point |
| 44. |  Flooding at Milltown, Dublin 6 on 24th Oct 2011 (ID-11705) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Exact Point |
| 45. |  Flooding at RDS, Ballsbridge, Dublin 4 on 24th Oct 2011 (ID-11707) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Exact Point |
| 46. |  Flooding at Havelock Square, Sandymount, Dublin 4 on 24th Oct 2011 (ID-11725) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Exact Point |
| 47. |  Little Dargle Feb 1958 (ID-60) Additional Information: Reports (2) , Press Archive (0) | 10/02/1958 | Approximate Point |
| 48. |  Dodder Lr Dodder Road Orwell Gardens Dec 1958 (ID-77) Additional Information: Reports (7) , Press Archive (0) | 18/12/1958 | Approximate Point |
| 49. |  Dodder Anglesea Road Nov 1965 (ID-238) Additional Information: Reports (1) , Press Archive (10) | 17/11/1965 | Approximate Point |
| 50. |  Dodder Dec 2003 (ID-349) Additional Information: Reports (1) , Press Archive (0) | 02/12/2003 | Approximate Point |
| 51. |  Flooding at Railway Cottages, Ballsbridge, Dublin 4 on 24th Oct 2011 (ID-11701) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Exact Point |
| 52. |  Slang Frankfort August 1986 (ID-1267) Additional Information: Reports (1) , Press Archive (0) | 24/08/1986 | Approximate Point |
| 53. |  Flooding at ESB Sportsco, Ringsend, Dublin 4 on 24th Oct 2011 (ID-11708) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Exact Point |
| 54. |  Flooding at Dundrum, Dublin 14 on 24th Oct 2011 (ID-11711) Additional Information: Reports (1) , Press Archive (0) | 23/10/2011 | Exact Point |

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| Node Label | Water Level (mOD) per AEP | | |
|------------|---------------------------|-------|---------|
| | WL 10% | WL 1% | WL 0.1% |
| LD1-15297 | 16.41 | 16.44 | 18.95 |
| LD1-15634 | 15.54 | 15.60 | 18.35 |
| LD1-15603 | 15.61 | 15.69 | 18.73 |
| LD1-15875 | 13.12 | 13.25 | 14.61 |
| LD1-15982 | 12.78 | 12.96 | 14.51 |
| LD1-16026 | 8.87 | 9.62 | 11.95 |
| LD1-16193 | 8.43 | 9.16 | 11.64 |
| LD1-16434 | 7.64 | 8.30 | 10.55 |
| LD1-16426 | 7.67 | 8.35 | 10.93 |
| LD1-16634 | 7.10 | 7.68 | 9.96 |
| LD1-16797 | 6.75 | 7.37 | 10.08 |
| LD1-16945 | 6.34 | 6.95 | 9.90 |

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- Legend:**
- 10 % AEP Flood Extent (1 in 10 chance in any given year)
 - 1 % AEP Flood Extent (1 in 100 chance in any given year)
 - 0.1 % AEP Flood Extent (1 in 1000 chance in any given year)
 - Defended Area
 - High Confidence (<20m) (10% AEP)
 - Medium Confidence (<40m) (10% AEP)
 - Low Confidence (>40m) (10% and 0.1% AEP)
 - High Confidence (<20m) (1% AEP)
 - Medium Confidence (<40m) (1% AEP)
 - Low Confidence (>40m) (1% AEP)
 - River Centreline
 - Node Point
 - OS_2975 Node Label (refer to table)
 - Flow reporting location
 - 10% Flow = 1.20
1% Flow = 1.56
0.1% Flow = 2.17 Peak flow during design flood extent

USER NOTE:
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Project:
DODDER CATCHMENT FLOOD RISK ASSESSMENT AND MANAGEMENT STUDY

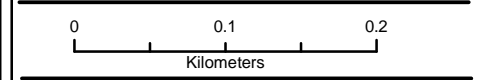
Map:
PRESENT DAY DODDER

Map Type: FLOOD EXTENT
Source: FLUVIAL FLOODING
Map Area: URBAN AREA
Scenario: CURRENT

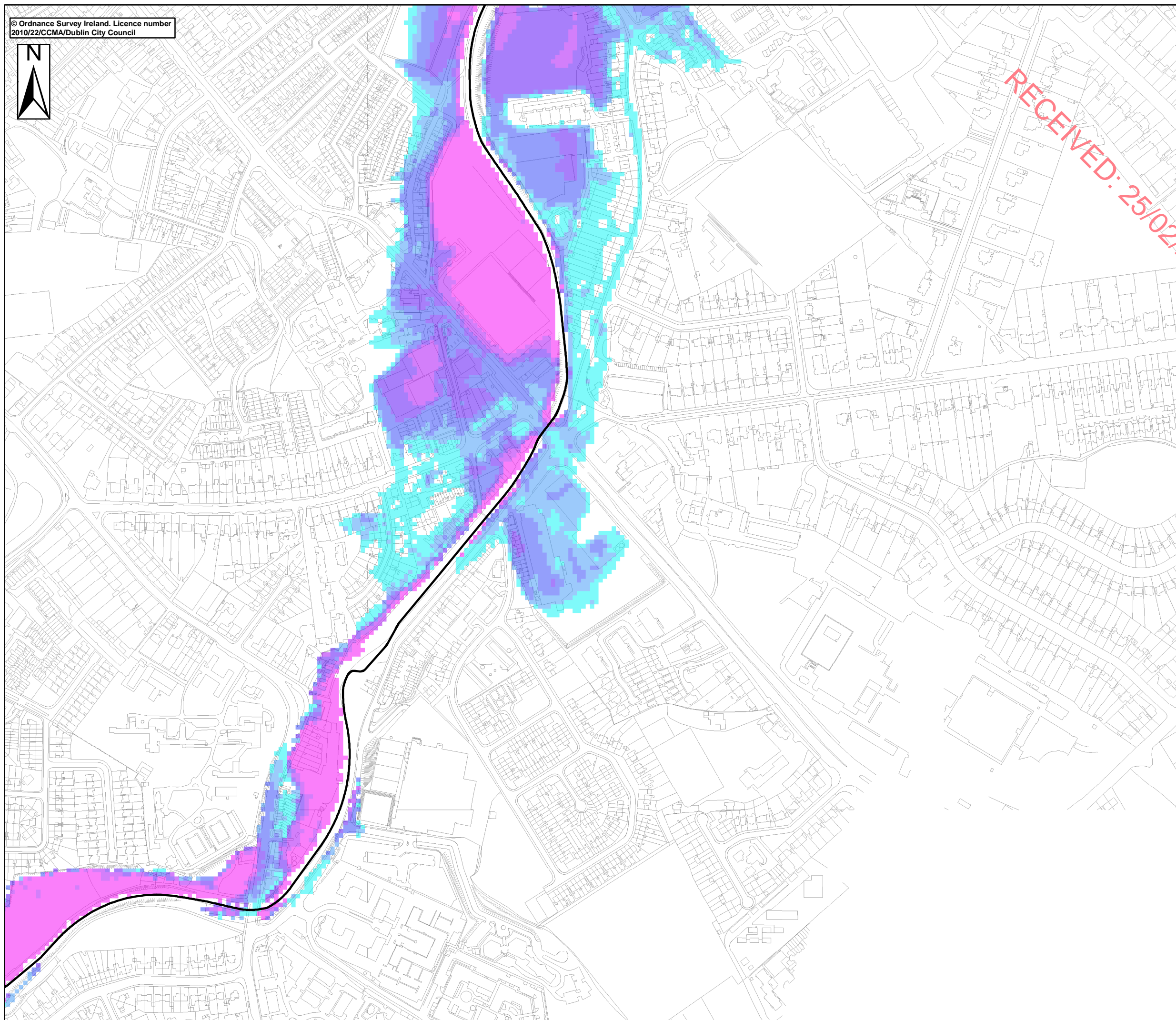
Drawn By: A.A.B **Date:** 26 November 2010
Checked By: A.J. **Date:** 26 November 2010
Approved By: A.G.B **Date:** 26 November 2010

Figure No.:
DR/EXT/UA/CURS/101

Map Series: Page 8 of 12
Drawing Scale: 1:5,000 **Plot Scale:** 1:1 @ A3

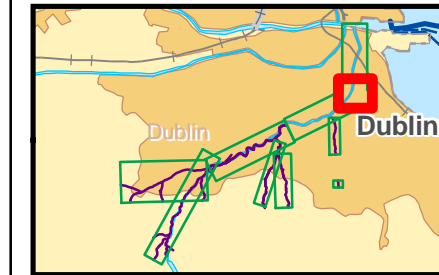


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Location Plan:



Legend:

Depth Grid [m]

-  0 - 0.25 m
 -  0.25 - 0.50 m
 -  0.50 - 1.00 m
 -  1.00 - 1.50 m
 -  1.5 - 2.00 m
 -  > 2.00 m
-  River Centreline

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Client:



Project:

DODDER CATCHMENT FLOOD RISK ASSESSMENT AND MANAGEMENT STUDY

Map:

DODDER

Map Type: DEPTH

Return Period: 0.1% AEP EVENT

Source: FLUVIAL FLOODING

Map Area: URBAN AREA

Scenario: CURRENT

Drawn By : A.A.B Date : 26 November 2010

Checked By : A.J. Date : 26 November 2010

Approved By : A.G.B Date : 26 November 2010

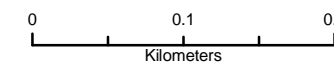
Figure No. :

DR/EXT/UA/DEP/1000/101A

Map Series : Page 8 of 12

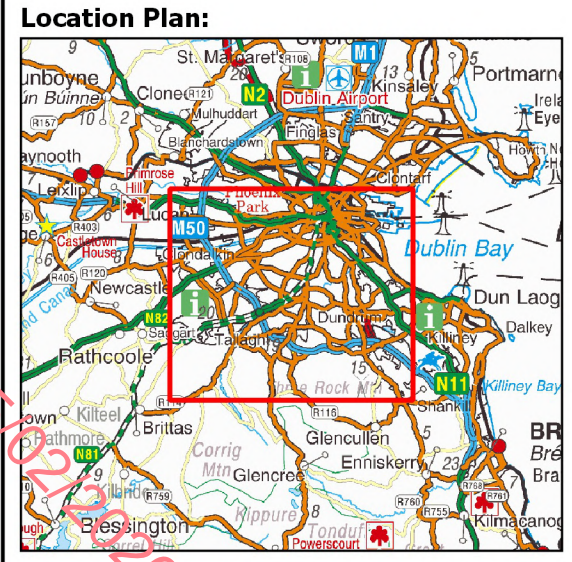
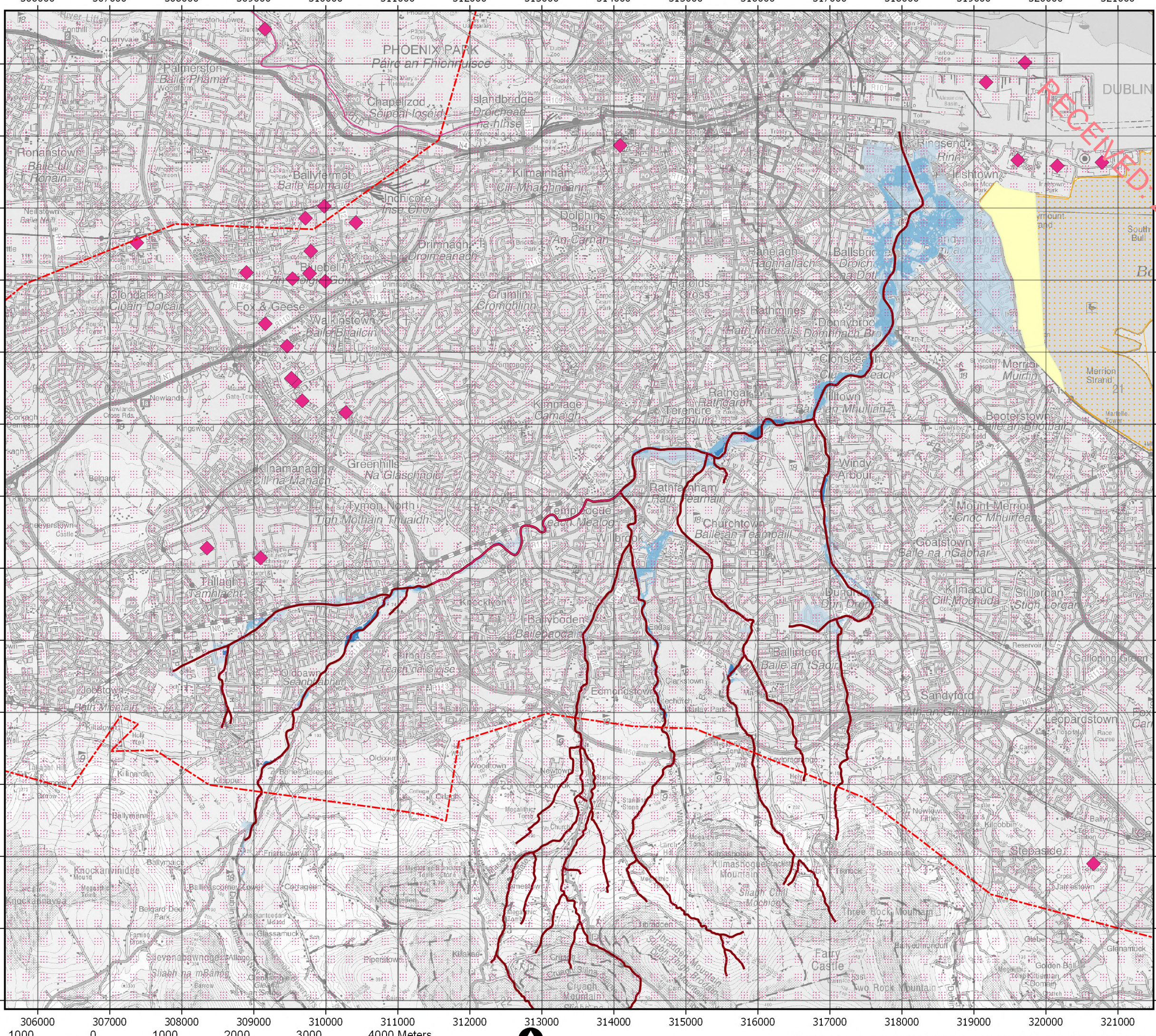
Drawing Scale : 1: 5,000

Plot Scale : 1:1 @ A3



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- LEGEND**
- AFA Boundary
 - ◆ IED Sites
 - Designated for Drinking Water Abstraction
 - Designated for Drinking Water Abstraction
 - Recreational Waters
 - ◆ SAC Water Dependent
 - SAC Water Dependent
 - SPA Water Dependent
 - Modelled River Centreline
 - 10% AEP Fluvial
 - 1% AEP Fluvial
 - 0.1% AEP Fluvial

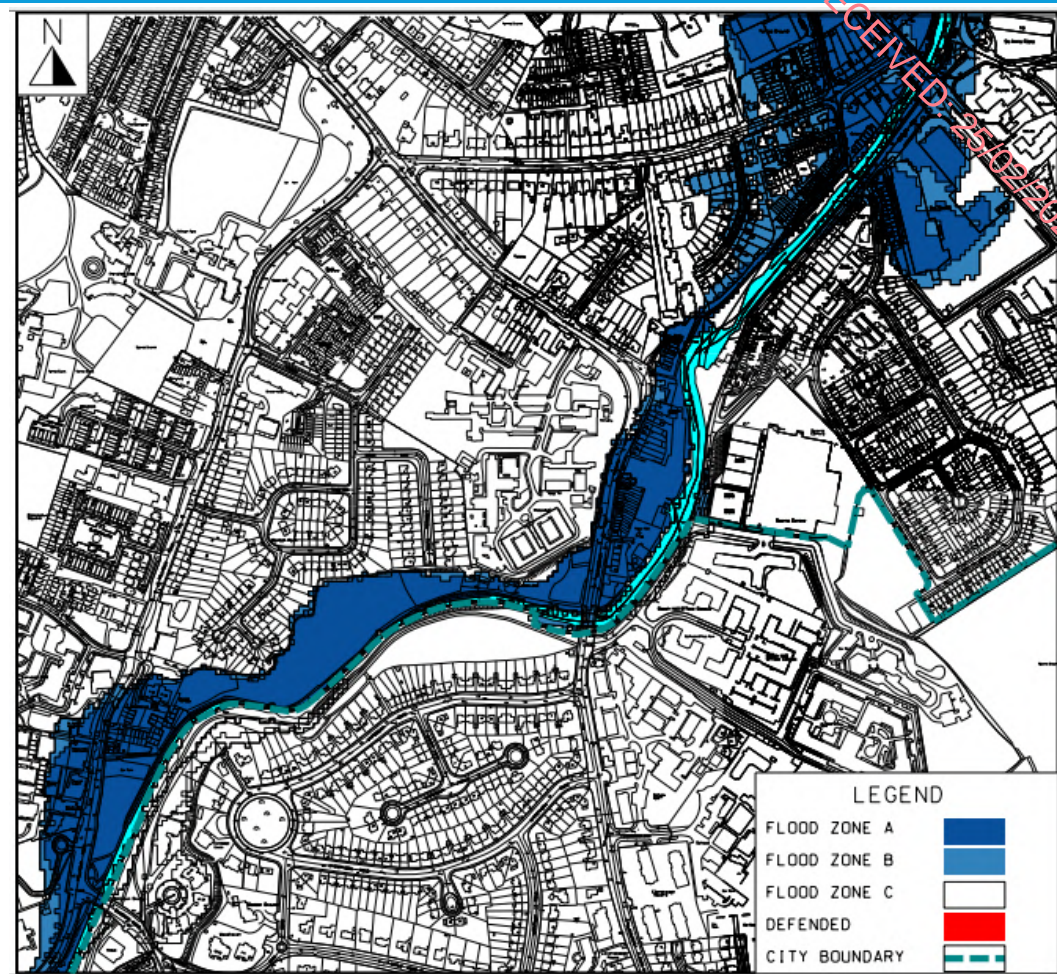
IMPORTANT USER NOTE:
 THE VIEWER OF THIS MAP SHOULD REFER TO THE
 DISCLAIMER, GUIDANCE NOTES AND CONDITIONS
 OF USE THAT ACCOMPANY THIS MAP.



The Office of Public Works
 Jonathan Swift Street
 Trim
 Co. Meath

| | | | |
|--------------|---|--------------|------------|
| Project: | | DODDER STUDY | |
| Map: | DUBLIN CITY FLUVIAL GENERAL RISK - ENVIRONMENT | | |
| Map Type: | GENERAL RISK ENVIRONMENT | | |
| Source: | FLUVIAL | | |
| Map Area: | HPW | | |
| Scenario: | CURRENT | | |
| Drawn by: | IH | Date: | Sep - 2016 |
| Checked by: | MC | Date: | Sep - 2016 |
| Approved by: | JM | Date: | Sep - 2016 |
| Map No.: | E09DCD_RVFC_D_F0_01 | | |
| Revision: | F0 | | |
| Map Scale: | 1:50,000 | Plot Scale: | 1:1 @ A3 |

Area: 11. Dodder: Donnybrook Bridge – Dundrum Road



For Land Use Zoning Maps Overlaid with Flood Zones see [Dublin City Council Development Plan 2022 - 2028, Flood Map H.](#)

Area Description

This area on the Dodder river goes from Donnybrook (Anglesea) Bridge to Clonskeagh Bridge to Dundrum Road Bridge. To the southeast it includes Beaver Row and Beech Hill Road (in Dun Laoghaire-Rathdown County Council). To the northwest it includes the rear of the lower part of Eglinton Road, Dunbar, Brookvale Road, two Smurfit Weirs, Ashton's Pub and the Smurfit Site. Upstream of Clonskeagh Bridge it includes Clonskeagh House, Scully's Field, Strand Terrace in Milltown. The southern floodplains are in Dun Laoghaire-Rathdown County Council's area and it should be consulted on any proposed development in or adjacent to its area. The area has only fluvial and pluvial rainfall influences.

Development in this area is a mixture of low to high density commercial and residential with infill development of both.

| Area: 11. Dodder: Donnybrook Bridge – Dundrum Road | |
|---|---|
| SDRAs within this Area | N/A |
| Benefitting from Defences (flood relief scheme works) | Defences up to the first Smurfit Weir are under construction. |
| Sensitivity to Climate Change | An increase of 20% on top of the estimated 100-year fluvial level is planned to be catered for by storage upstream of where the Tallaght Stream joins the River Dodder. A 30% increase in fluvial flows should be used when assessing the viability of any critical development/ infrastructure. |
| Residual Risk | As no existing defences are utilised this is not currently applicable, but assessment of residual risks will be required when new flood defences are in place. |
| Historical Flooding | The SFRA flood maps are consistent with previous flooding of this section of the River Dodder in 1986 and 2011. |
| Surface Water | <p>All surface water in this area needs to be carefully managed and provision made for significant rainfall events during high river flows. Should development be permitted, best practice with regard to surface water management should be implemented across the development area, to limit surface water run-off to current values. Separation of surface water and foul sewage flows should be carried out where possible.</p> <p>All developments shall have regard to the Pluvial Flood Maps in their Site Specific Flood Risk Assessment, see FloodResilienCity Project, Volume 2 City Wide Pluvial Flood Risk Assessment at http://www.dublincity.ie/main-menu-services-water-waste-and-environment-drains-sewers-and-waste-water/flood-prevention-plans.</p> |
| <p>Commentary on Flood Risk:</p> <p>The flood extents indicate flow paths generally coming directly out of the river channel. These can be compounded with local pluvial flooding if heavy rainfall coincides with high river flows. Backing up of the local combined and surface water network can occur when heavy rainfall coincides with high river flows. Some fluvial flood routes are modelled to leave upstream of the Lower Smurfit Weir and carry on down Beaver Row flooding Simmonscourt Terrace before draining slowly back into the river. Pluvial flooding in the past has exacerbated this flooding.</p> <p>Another flood route is from Strand Terrace through Scully’s Field and down</p> | |

Area: 11. Dodder: Donnybrook Bridge – Dundrum Road

to Clonskeagh House, across the Clonskeagh Road into the Smurfit site and back into the river. Any development to alter these flood routes needs to be carefully planned.

These flood maps were produced based on the OPW CFRAM Dodder Pilot Study and checked against historic flooding in the area. A new flood study for this site started in 2020 and remains ongoing.

Development Options:

The main flood cells in this area are located in parkland and in small residential developments. No new development should be allowed in these green areas unless they are water compatible. All existing embankments and walls should be evaluated for new developments behind them.

Residential development (mainly infill) with a small amount of commercial would be a natural extension of existing development in this area. However, any development could reasonably be accommodated within the extents of Flood Zone C and should not need to extend into Flood Zone A or B unless defended. Some development may require to await future flood defence works in this area.

Justification Test for Development Plans

- 1. Part 1 of the Justification Test is covered under Section 3.2.1 in the main body of the SFRA report.**
- 2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:**

(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement.

Answer: Yes: This area is an established residential suburb of Dublin City. This stretch of the Dodder goes from Donnybrook (Anglesea) Bridge to Clonskeagh Bridge to Dundrum Road Bridge. To the southeast, it includes Beaver Row and Beech Hill Road (in Dun Laoghaire Rathdown County Council's area). To the northwest, it includes the rear of lower part of Eglington Road, Dunbar, Brookvale Road, two Smurfit Weirs, Ashton's Pub and the Smurfit Site.

Upstream of Clonskeagh Bridge it includes the Clonskeagh House, Scully's field, Strand Terrace in Milltown. This area is essential to facilitate the expansion of the city.

(ii) Comprises significant previously developed and/or under-utilised lands.

Answer: Yes: The River along this stretch primarily flows through built-up established residential suburbs. Sites would generally consist of brownfield sites.

Area: 11. Dodder: Donnybrook Bridge – Dundrum Road

(iii) Is within or adjoining the core of an established or designated urban settlement.

Answer: Yes: The lands form part of the established / designated urban settlement of Dublin City.

(iv) Will be essential in achieving compact and sustainable urban growth.

Answer: Yes: (see response to (iii) above).

(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Answer: There are no suitable alternative lands for the particular uses or development type in areas at lower risk of flooding, within or adjoining the urban settlement.

3. Specific Flood Risk Assessment

- Some areas within Flood Zone A and B are open space, providing a river corridor along the Dodder. These lands should be retained as they will provide moderation of flows to currently developed areas.
- Larger scale development or regeneration should be configured to avoid development within Flood Zone A and B, thus reconnecting the floodplain and minimising downstream flows.
- Development within Flood Zone A and B should be limited to small residential/ commercial extensions or changes of use. Surface water and overland flows have been identified as being important in this area, so should be fully assessed in any site specific flood risk assessment.
- Liaison with Dun Laoghaire-Rathdown County Council is required for any proposed development which may have cause a change in flood risk in its area.

Conclusion: The subject area passes Part 1 and 2 of the Justification Test for Development Plans and although Part 3 has found that new development should be located in Flood Zone C and avoid Flood Zone A and B, in situations where the applicant can demonstrate compliance with the Development Management Justification Test in Box 5.1 of the Flood Risk Management Guidelines, applications will be considered on their merits, having regard to the mitigation and management measures which the development can put in place.