O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

HEAD OFFICE
9 Prussia Street
Dublin
Ireland
D07KT57

T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie

Dún Laoghaire-Rathdown County Council Planning,
County Hall,
Marine Road,
Dún Laoghaire,
A96 K6C9
Dublin

Date 19.01.2026

Ref T-SD

PROJECT NO. G538

RE: OCSC NOTE ON SSFRA FOR 300 UNIT PLANNING APPLICATION

Dear Sir Madam,

We act as civil engineers for the above scheme. The site holds extant permission for 276 units. The current application seeks 300 units by a modest extension to the North Block only. There are no changes to site levels, location within the site, hard standings, the drainage strategy, or exceedance routes. No alterations are proposed to the public realm tie-ins or outfalls from that issued at compliance for the 276 unit application.

Why the SSFRA remains valid for this application;

Flood zone and external flood context unchanged

- The SSFRA identifies the site wholly within Flood Zone C. OPW CFRAM (Deansgrange Stream) and the DLR SFRA mapping show no fluvial inundation for the 1% AEP or 0.1% AEP on or in proximity to the site; the nearest modelled 0.1% AEP fluvial level (circa 34.58 m AOD) lies approximately 370 m southwest on Deansgrange Stream. The SSFRA records a freeboard in excess of 9 m from that extreme event level to the proposed finished floor levels. These findings place the development appropriately within Flood Zone C and confirm residential use is appropriate without a justification test (subject to other source checks).
- The SSFRA's summary conclusion is that the development has the required level of flood protection, does not increase risk to third parties, and complies with the OPW Guidelines and the DLR County Development Plan flood policies.

Other sources of flood risk unchanged

- Pluvial: OPW 2017 pluvial mapping shows no localised surface-water flood hazard on or adjacent to the site; exceedance routes (should they occur) drain towards Rochestown Avenue. The SSFRA deems pluvial risk sufficiently low, with appropriate surface-water management accounted for in the design.

O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

HEAD OFFICE
9 Prussia Street
Dublin
Ireland
D07KT57

T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie

- Groundwater: No evidence of historical groundwater emergence; risk is considered sufficiently low.
- Human/mechanical: The SSFRA confirms no external human/mechanical factors that would introduce unacceptable risk; finished floor levels were selected to manage residual risk in the unlikely event of on-site network blockage.

On-site drainage, exceedance and vulnerability classification unchanged

- The impermeable areas, drainage layout and exceedance pathways remain as assessed in the SSFRA; no new outfalls, no increased discharge rates, and no changes to overland exceedance flow routes are proposed. The SSFRA approach aligns with best practice that properties should be protected from on-site drainage exceedance to the 1:100 year event with climate change allowance and that finished floors maintain appropriate freeboard - measures already inherent in the permitted design and unaffected by this application.
- The proposed use remains residential and thus the vulnerability classification is unchanged. With the site in Flood Zone C and other sources screened as low risk, the Sequential Approach outcome is unaltered from the original SSFRA.

Climate change freeboard is unchanged

- The SSFRA demonstrates >9 m freeboard between the 0.1% AEP Deansgrange Stream level and the site's proposed finished floors. Such a margin materially exceeds typical allowances for peak flow or rainfall depth uplift used at design stage, providing confidence that the flood zone and hazard conclusions remain stable for the proposed minor amendment.
- For reference, current adaptation guidance typically applies +20% to +30% for peak flows/extreme rainfall depth sensitivity at design, which would not alter the site's Flood Zone C status or the SSFRA's conclusion, given the substantial topographic offset evidenced in the report.

Compliance statement (unchanged)

- The SSFRA concludes the development "meets the various requirements of the OPW Guidelines," with no unacceptable residual risk to occupants or adjoining lands from tidal, fluvial, pluvial, groundwater, or human/mechanical sources. As the proposed amendment does not change the inputs that underpin those conclusions (site levels, location, hard standings, drainage strategy), an updated SSFRA is not warranted.

O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

HEAD OFFICE
9 Prussia Street
Dublin
Ireland
D07KT57

T: +353 (0)1 8682000
E: ocsc@ocsc.ie | W: www.ocsc.ie

Therefore based on the above clarification and as there is generally no change to site levels, hard standings, drainage design, exceedance routes or the site's position relative to flood sources; and the SSFRA's findings remain directly applicable and robust for the proposed amendment, we respectfully request the Council's confirmation that the submitted SSFRA by Muir Associates remains valid and sufficient for the current application.

Enclosures

- MUIR SSFRA.pdf (Site-Specific Flood Risk Assessment, conclusions and mapping extracts referenced above)

Yours sincerely



Shaun Doody
BE MSc MIEI CEng MIStructE
Director
For O'Connor Sutton Cronin

SITE-SPECIFIC FLOOD RISK ASSESSMENT

for

A PROPOSED STRATEGIC HOUSING DEVELOPMENT

at

BAKERS CORNER, ROCHESTOWN AVENUE, DÚN LAOGHAIRE, CO. DUBLIN

for

BAKER FORGE PROPERTIES LIMITED

Muir Associates Limited,
Consulting Engineers,
Project Managers,
Marketing Network House,
Argyle Square,
Morehampton Road,
Dublin 4, D04 K0Y1

Tel: +353-1-6762788
Email: info@muir.ie
www.muir.ie

MUIR

DOCUMENT HISTORY

Job Ref: D1939

Date	Revision	Prepared	Approved	Issue
09.08.21	A	SOR/SS	SOR	Draft Planning Issue
07.09.21	B	SOR/SS	SOR	Issued for Planning

Copyright Muir Associates Limited. All rights reserved.

This report has been prepared on behalf of Baker Forge Properties Limited in accordance with the terms and conditions of the related appointment.

Opinions and information provided in this report are on the basis of Muir Associates Limited using due skill, care and diligence and no warranty is provided as to their accuracy.

No part of this report may be copied or reproduced by any means without prior written permission from Muir Associates Limited.

It is expressly stated that no independent verification of any of the documents or information supplied to Muir Associates Limited has been made.

CONTENTS

1. INTRODUCTION....3
2. PROPOSED DEVELOPMENT....4
3. SITE CONTEXT....5
4. REFERENCE MATERIAL....5
5. FLOOD RISK ASSESSMENT....7
6. REFERENCES....11

APPENDIX A – OPW Map Report – Historical Flooding http://www.floodmaps.ie

APPENDIX B – Irish Water Records Map

1. INTRODUCTION

This Site-Specific Flood Risk Assessment has been prepared by Muir Associates Limited to accompany a planning application for a Strategic Housing Development consisting of a mixed-use scheme on a site at Bakers Corner, Rochestown Avenue, Dún Laoghaire.

The location of the site of the proposed development is illustrated on Figure 1.1 presented below.

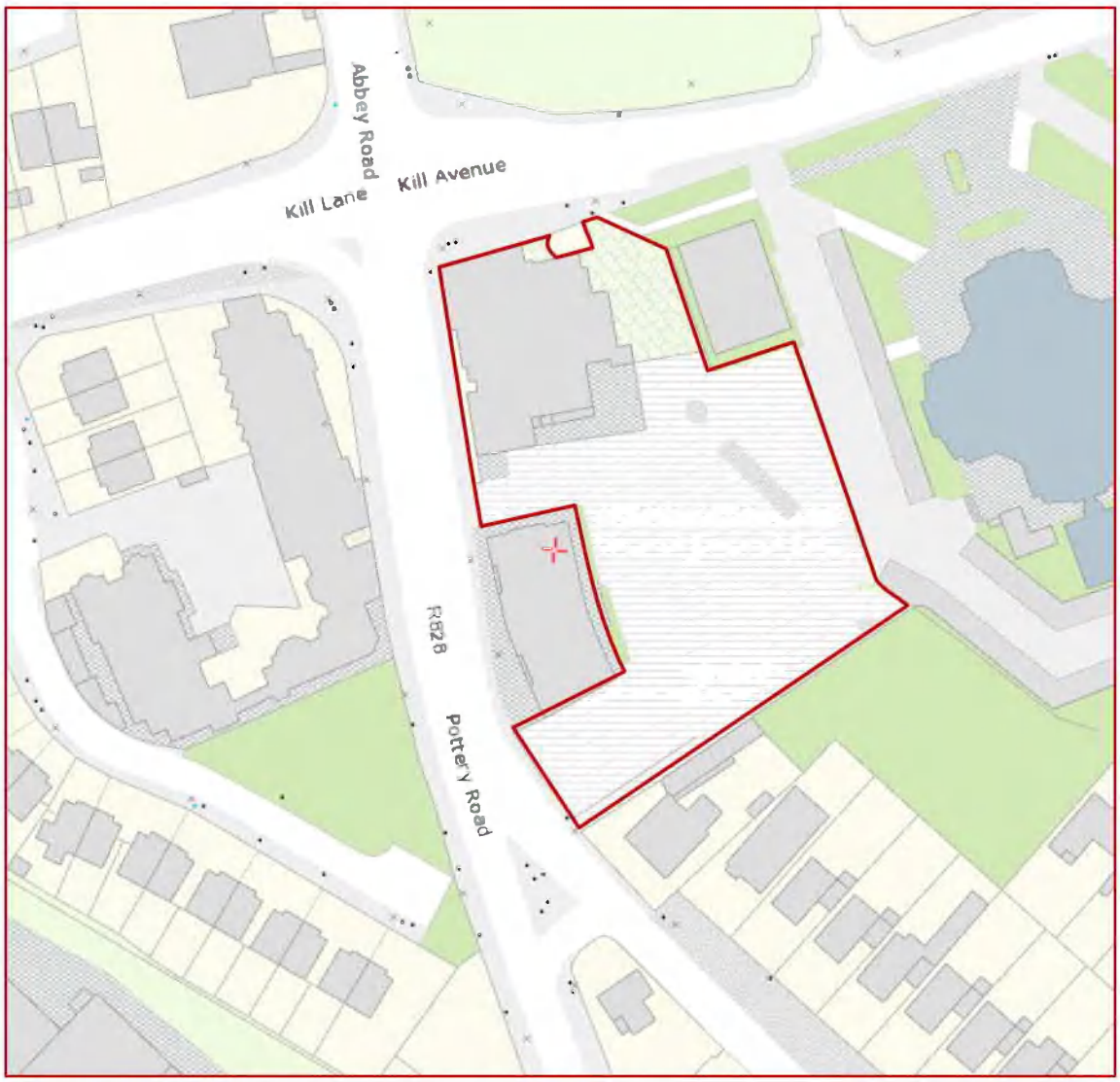


Figure 1.1: Site Location Map;

The Flood Risk Assessment was undertaken in accordance with the guidance contained in the following documents:

- *The Planning System and Flood Risk Management Guidelines for Planning Authorities and the related Technical Appendices* (Department of Environment, Heritage and Local Government and the Office of Public Works);
- *C624 Development and Flood Risk* (Construction Industry Research and Information Association, CIRIA);
- *Dún Laoghaire–Rathdown County Development Plan 2016-2022;* Appendix 13 Strategic Flood Risk Assessment;
- *The Greater Dublin Strategic Drainage Study;*

The Flood Risk Assessment also takes cognisance of the following information:

- Architectural drawings for the proposed development;
- Engineering drawings for the proposed development;
- OPW Eastern CFRAM Study;
- OPW Floodmaps.ie;
- Irish Water Drainage Records;
- Topographical survey information;
- Geological Survey of Ireland (GSI) Maps.

2. PROPOSED DEVELOPMENT

The proposed student accommodation development shall provide for 276no. bedspaces with associated facilities, a public house, 2no. commercial units and ESB Substation. The development will include the following:

(a) Demolition of existing Bakers Corner Public House approximately 1,378sqm,
(b) Construction of a replacement public house of approximately 300sqm at the Kill Avenue Frontage with adjoining ESB substation (14.4sqm),
(c) Construction of a student accommodation development with an overall gross floor area of approx. 8,677 sqm (internal) in two blocks of 5 to 6 storeys (Bakers Corner Building – Building A) and 4 to 6 storeys (Main Student Accommodation Building – Building B). The development will provide for a total of 276 student bed spaces grouped into 38 no. clusters of six, seven and eight bedrooms with associated kitchen/dining/living areas,
(d) Ancillary student support facilities are also proposed including: at ground floor level of the main student accommodation building (Building B), including: a common room/reception (169.2 sqm), management office (16.2 sqm), administration space (21.3sqm), Post/Comms area (15.4sqm) meeting room (41.6 sqm), store (18.6 sqm), canteen (22.5 sqm), Toilets and Shower Room (38.9 sqm), laundry (27.3 sqm), cinema room (43 sqm), gym (28.3 sqm), and break out space (45 sqm); and at fifth floor level 2no. communal lounges (27.5 sqm and 46.8 sqm (including Kitchenette)); totalling approx. 843.1 sqm.
(e) The provision of communal lounges (12.2sqm each) on floors 1 to 4 of the Bakers Corner Building, (building A),

(f) The provision of 2no. commercial units (approx. 127.5 sqm and 273.3sqm) at the ground floor level fronting Rochestown Avenue in the Student Accommodation Building and the Bakers Corner Building respectively,
(g) The realignment of the existing car parking spaces to provide 34 no. car parking spaces (including 3 no. Accessible car parking spaces), 1 no. loading bay and 330 no. bicycle parking spaces at surface level and in secure stacked cycle parking store.
(h) Waste management area (24.8sqm) and plant room (60.9sqm) at ground floor level.
(i) Alterations to the existing vehicular and pedestrian entrances from Rochestown Avenue including the provision of a formalised pedestrian route, and the creation of a new pedestrian and cyclist entrance via Kill Avenue.
(j) Associated site and infrastructural works including the provision for water services, foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including the provision of 3 no. roof terraces at fifth floor level (approx. 451 sqm, 150sqm and 60sqm sqm respectively); green roofs (97sqm and 142sqm), boundary treatments, electrical services and all associated site works.

3. SITE CONTEXT

The site of the proposed development is located at the junction of Kill Avenue and Rochestown Avenue. Bakers Corner Public House and Off License currently occupies the corner of the junction of Rochestown Avenue and Kill Avenue. The proposed site has frontage onto Rochestown Avenue to the west and Kill Avenue to the north and is bounded to the south by the Old Kill-O-The Grange Garda Station and to the west by the grounds of the Holy Family Church.

The existing site levels fall from the northeast of the site to the southwest west and the levels vary from approximately 45.8mAOD to 43.6mAOD. Figure 1.1 presented above indicates the location of the proposed development site.

The proposed development site is within the catchment of the Deansgrange Stream (also known as the Kill-O-The-Grange Stream) which discharges to the Irish Sea to the south of the Martello Tower on Killiney Hill.

The site covers an area of approximately 0.483Ha and currently accommodates a public house and associated surface car parking.

4. REFERENCE MATERIAL

The source material examined to gain an understanding of the historical flooding on or close to the proposed development site is listed in the Introduction to this document. In addition, the Office of Public Works (OPW) collates available reports on flooding from all sources (e.g., fluvial, pluvial, coastal, infrastructure) on a nationwide basis. The OPW website (http://www.floodmaps.ie) contains flood hazard map information in relation to locations that may be at risk from flooding.

Thus, prior to considering the specifics of the proposed development, records of historical and predicted flooding in the area were researched. As noted earlier the primary source of such information is the OPW, however other sources were also reviewed, and the following is a summary of the findings:

- **OPW National Flood Hazard Mapping**, Summary Local Area Report. – This source does not indicate any record of flooding within the development site or in proximity of the site.
- **OPW Final Eastern CFRAM Study; Deansgrange Stream Fluvial Flood Extents Page 7 of 9,** this map does not indicate any flooding within the development site or in proximity of the site for the 0.1% and 1% AEP.
- **Dún Laoghaire–Rathdown Strategic Flood Risk Assessment:** this document does not record any flooding within the development site or in proximity of the site for the 0.1% and 1% AEP;

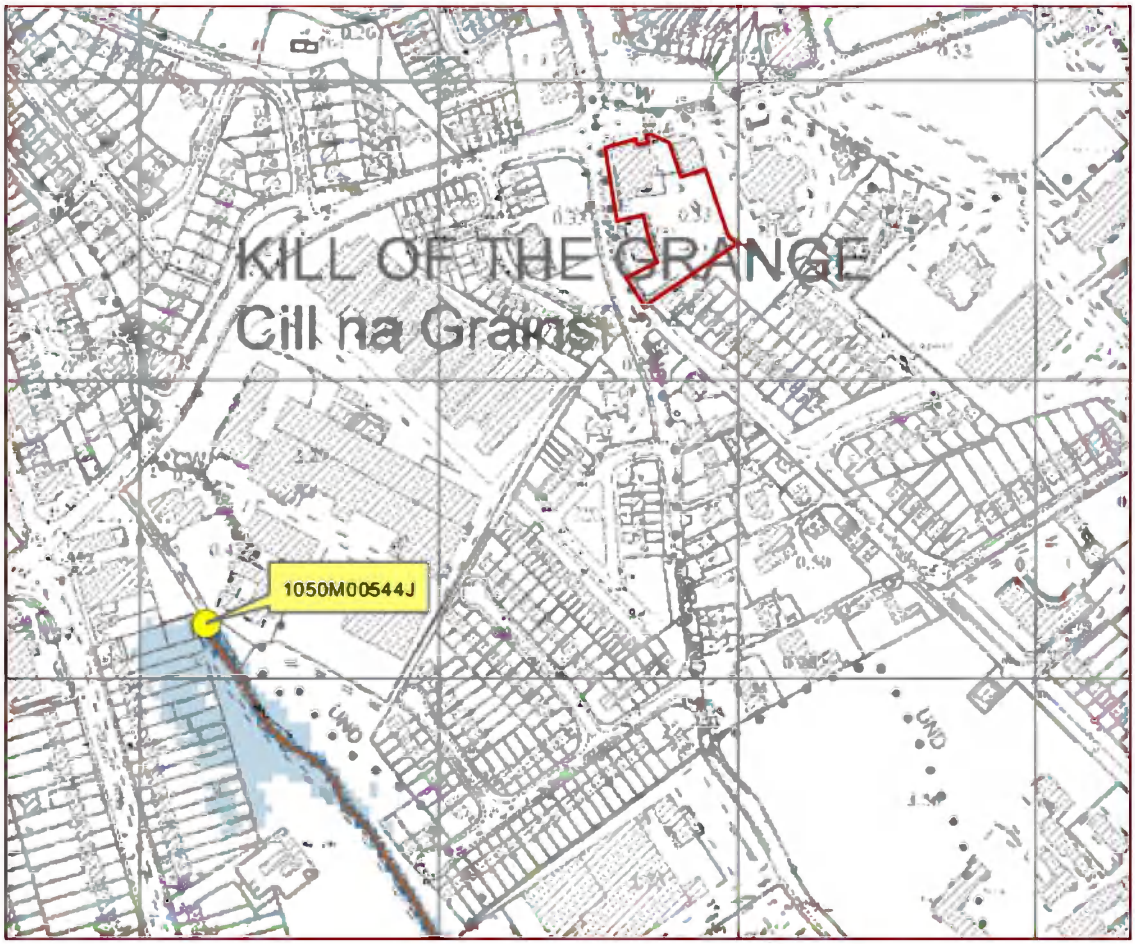


Figure 4.1: Extract from the OPW Final Eastern CFRAM Study Deansgrange Stream Fluvial Flood Extents Page 7 of 9;

An extract from the OPW Final Eastern CFRAM Study Deansgrange Stream Fluvial Flood Extents Map Page 7 of 9 for the area is presented in Figure 4.1 above.

The Planning System and Flood Risk Management Guidelines for Planning Authorities adopts a sequential approach to managing flood risk by reducing exposure to flooding through land-use planning. The approach adopted by the Guidelines identified three types or levels of flood zones which are defined in the Guidelines 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); 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 areas of the plan which are not in zones A or B.

5. FLOOD RISK ASSESSMENT

The current relevant Flood Risk Assessment guidance appropriate for the assessment of flood risk is to be found in the **Guidelines for Planning Authorities"** titled **"The Planning System and Flood Risk Management** and their related **Technical Appendices** published in November 2009 by the Office of Public Works (OPW) and the Department of Environment, Heritage and Local Government (DOEHLG).

The objectives of this report, given the location, nature and scale of the proposed development are to assess the flood risks to and arising from the proposed development. In order to achieve this objective, the Planning System and Flood Risk Management Guidelines for Planning Authorities requires that *the risks be mitigated and managed through location, layout, and design of the development to* ***reduce flood risk to an acceptable level*** and that **no *unacceptable residual flood risk*** *to the development, its occupants or users and adjoining property remains.*

The sources of flooding considered for this site are Tidal, Fluvial, Pluvial, Groundwater, Human or Mechanical and Construction. Each of these potential flooding sources is considered in more detail, in turn, below:

5.1 Tidal

The development is situated approximately 1.7km from the sea with the lowest finished floor level of 43.77mAOD, therefore it is reasonable to conclude that the related risk from tidal flooding is deemed to be sufficiently low to be acceptable.

5.2 Fluvial

The nearest fluvial source to the development is the Deansgrange Stream which is located to the southwest of the proposed development. The OPW Final Eastern CFRAM Deansgrange Stream Fluvial Flood Extents Page 7 of 9 covers this area.

The predicted flooding within the Deansgrange Stream suggests a maximum flood level for the 0.1% AEP of approximately 34.58m AOD at a distance of approximately 370m from the western edge of the site which provides a freeboard of in excess of 9m to the proposed finished floor level. It is also worth noting that the proposed development is entirely within Flood Zone C.

The guidance document 'The Planning System and Flood Risk Management' issued by the Department of the Environment, Heritage and Local Government in November 2009 states that Flood Zone C is a Low probability of flooding and so development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast).

5.3 Pluvial

The Final Flood Risk Assessment mapping for the area prepared by the OPW in 2017 does not indicate any pluvial flooding on or in proximity to the development site.

The Summary Local Area Report does not indicate record of flooding on or in proximity to the development site – refer to Appendix A for the Past Flood Event Local Area Summary Report. The sources of pluvial flood risk and related Stormwater impacts are assessed immediately below:

(a) Off-Site Sources

As noted earlier no evidence has been obtained of any surface water flooding off site that would be likely to have an impact on the development site.

(b) On-Site Sources

The flood risk from on-site sources to both the proposed development and to off-site receptors has been assessed as part of the design of the surface water system. The design of the surface water system is described in detail in the Engineering report and will be reviewed by an independent engineer through the Storm Water Audit procedure.

The proposed site finished ground levels, the available topographical survey information, drainage records and a site walkover indicate that overland flow routes in the event of an exceedance event will flow towards Rochestown Avenue which

bounds the proposed development. Figure 5.1 presented below illustrates the overland flow routes.

Given that no record has been obtained of previous or predicted pluvial flooding in the area and that an appropriate surface water management system is to be incorporated as part of the proposed development, the risk of flooding from onsite sources is deemed to be sufficiently low to be acceptable.

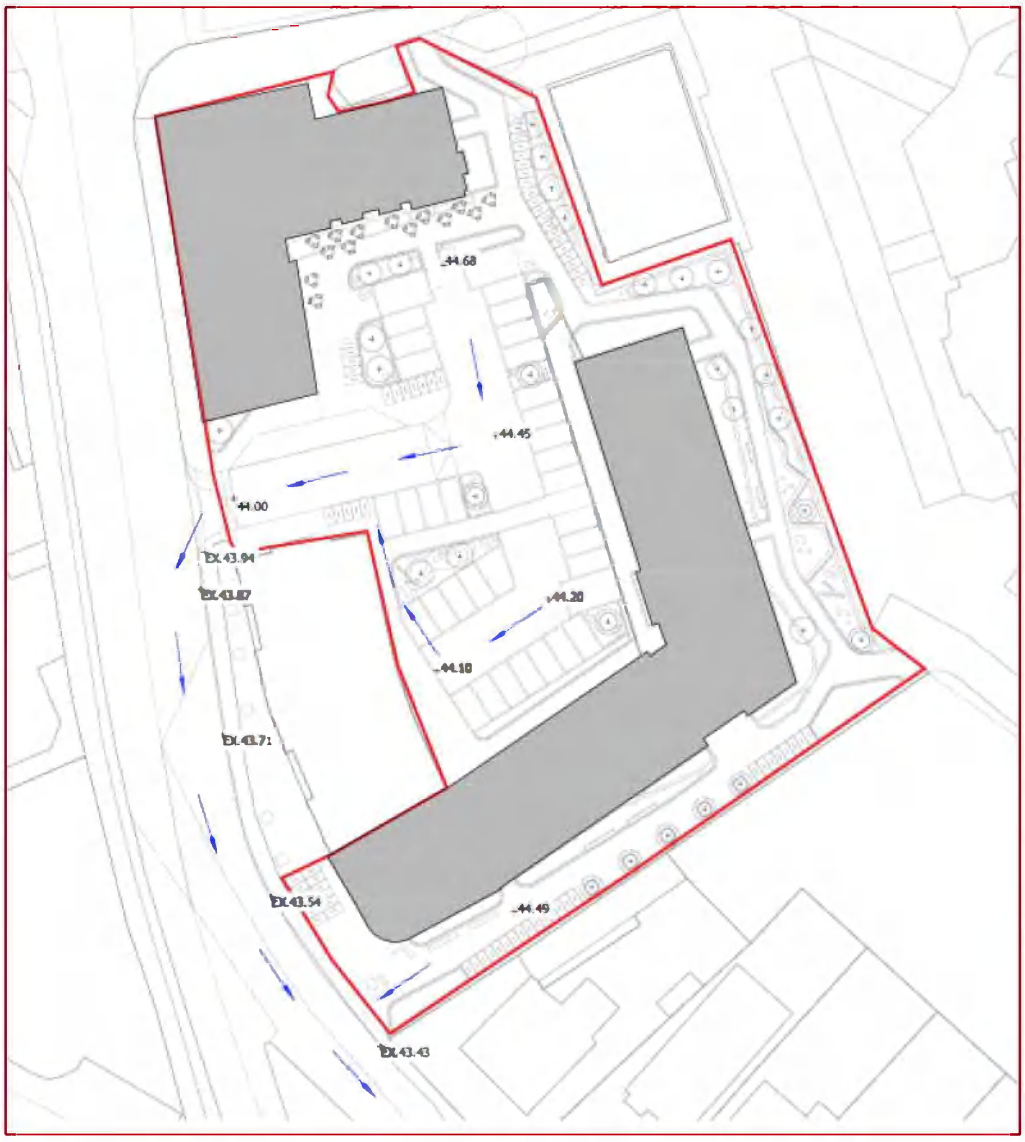


Figure 5.1: Overland Flow Routes;

5.4 Groundwater

There is no groundwater flooding known to have occurred on the site therefore the risk from groundwater flooding is deemed to be sufficiently low to be acceptable.

Having considered the proposed development and the potential of flooding from ground water sources it is concluded that there is no significant risk of flooding and there is no unacceptable residual flood risk to the proposed development, its occupants, adjoining land users or property.

5.5 Human/Mechanical

There does not appear to be any Human or Mechanical factors external to the site in the area that would give rise to any unacceptable flood risk.

Consideration of the risk of flooding caused by a failure of the onsite piped network system to convey surface water (such as an obstruction in the pipe) has influenced the finished floor levels such that they will be set at the maximum reasonably practicable level taking account of all other design considerations.

5.6 Summary

Based on all of the foregoing it has been concluded that the proposed development is appropriate in terms of meeting the flood risk and stormwater impact policies and objectives of the Dún Laoghaire–Rathdown County Development Plan and that the proposed development is:

- Considered to have the required level of flood protection;
- Does not increase the flood risk to other third parties or lands;
- Meets the various requirements of the OPW Guidelines in relation to flood risk.

Thus, it is reasonable therefore to conclude, given the vulnerable categorisation of the proposed development, that the flood risk and stormwater impact is acceptable such that there is no inappropriate risk of flooding arising from or an inappropriate residual flood risk to the proposed development, its occupants or users and adjoining properties from any of the following sources:

- Tidal
- Fluvial
- Pluvial
- Ground Water
- Human / Mechanical

Accordingly, the site has been evaluated as appropriate for development when assessed in accordance with the requirements of ***The Planning System and Flood Risk Management Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government and the Office of Public Works).***

6. REFERENCES

1. The Planning System and Flood Risk Management Guidelines for Planning Authorities and related Technical Appendices (Department of Environment, Heritage and Local Government and the Office of Public Works);
2. C624 Development and Flood Risk (Construction Industry Research and Information Association, CIRIA);
3. Dún Laoghaire–Rathdown County Development Plan 2016-2022; Appendix 13 Strategic Flood Risk Assessment;
4. The Greater Dublin Strategic Drainage Study;
5. OPW Flood Hazard and Flood Risk Information website https://www.floodinfo.ie/

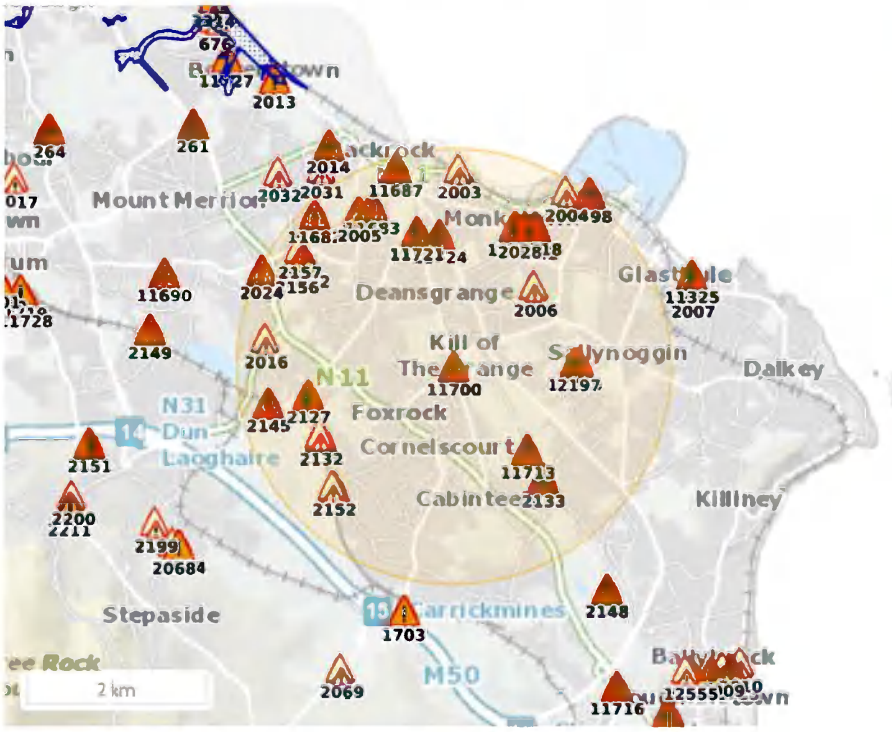
APPENDIX A – OPW Map Report – Historical Flooding
www.floodmaps.ie

Past Flood Event Local Area Summary Report

Report Produced: 9/8/2021 10:22

This Past Flood Event Summary Report summarises all 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

32 Results

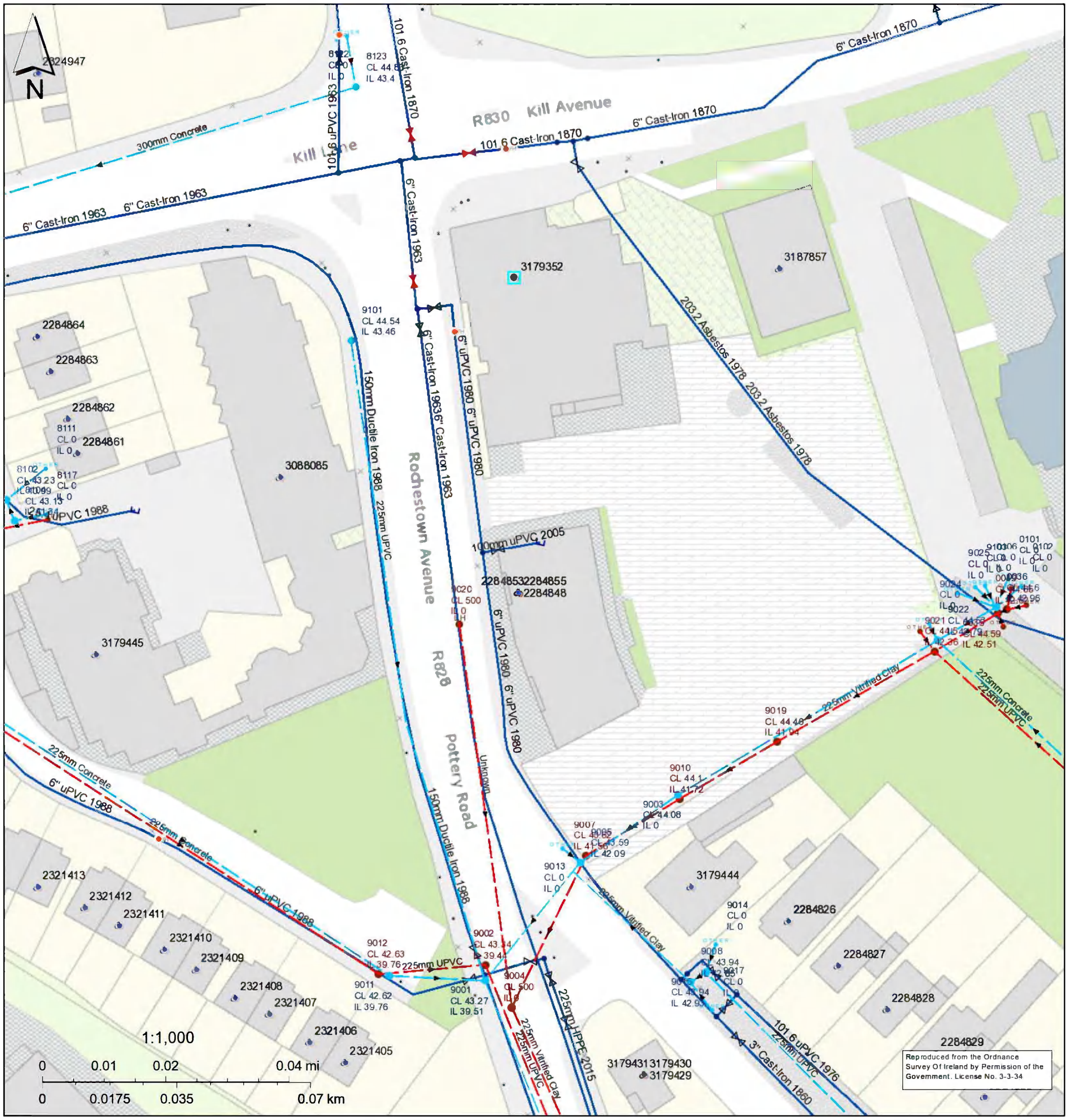
	Name (Flood_ID)	Start Date	Event Location
1.	Brewery Road Recurring (ID-2016)	n/a	Exact Point
	Additional Information: Reports (3) Press Archive (0)		
2.	Carrickbrennan Road Recurring (ID-2028)	n/a	Exact Point
	Additional Information: Reports (5) Press Archive (0)		
3.	Brighton Vale Recurring (ID-2003)	n/a	Exact Point
	Additional Information: Reports (4) Press Archive (0)		
4.	Clearwater Cove Recurring (ID-2004)	n/a	Exact Point
	Additional Information: Reports (5) Press Archive (0)		
5.	Carysfort Avondale Lawn Recurring (ID-2005)	n/a	Exact Point
	Additional Information: Reports (10) Press Archive (0)		
6.	Dunedin Monkstown Recurring (ID-2006)	n/a	Exact Point
	Additional Information: Reports (4) Press Archive (0)		

	Name (Flood_ID)	Start Date	Event Location
7.	Stillorgan Hill Nov 2002 (ID-2024) Additional Information: Reports (4) Press Archive (0)	10/11/2002	Exact Point
8.	Carrickbrennan Road May 1993 (ID-2062) Additional Information: Reports (3) Press Archive (0)	26/05/1993	Exact Point
9.	Carysfort May 1993 (ID-2063) Additional Information: Reports (6) Press Archive (0)	26/05/1993	Exact Point
10.	Ramore Leopardstown Road May and June 1993 (ID-2127) Additional Information: Reports (2) Press Archive (0)	01/05/1993	Approximate Point
11.	Torquay Road Foxrock Nov 1982 (ID-2132) Additional Information: Reports (1) Press Archive (0)	05/11/1982	Approximate Point
12.	Deansgrange Johnstown Pottery Road Nov 1982 (ID-2133) Additional Information: Reports (1) Press Archive (0)	05/11/1982	Exact Point
13.	Leopardstown Road Dec 1979 (ID-2145) Additional Information: Reports (1) Press Archive (0)	14/12/1979	Exact Point
14.	Brighton Terrace Jan 1980 (ID-2152) Additional Information: Reports (1) Press Archive (0)	01/01/1980	Approximate Point
15.	Brighton Cottages Dec 1978 (ID-2154) Additional Information: Reports (2) Press Archive (0)	26/12/1978	Exact Point
16.	Carysfort MaretimoStillorgan Gr Orpen Gr Recurring (ID-2156) Additional Information: Reports (1) Press Archive (0)	n/a	Exact Point
17.	Carysfort Maretimo Stream StillorganPark Recurring (ID-2157) Additional Information: Reports (1) Press Archive (0)	n/a	Exact Point
18.	Torquay Road Recurring (ID-2195) Additional Information: Reports (4) Press Archive (0)	n/a	Exact Point
19.	O Rourke Park Sallynoggin Oct 2002 (ID-2197) Additional Information: Reports (1) Press Archive (0)	21/10/2002	Exact Point
20.	Flooding at O'Rourke Park, Sallynoggin, Co. Dublin. on 24th Oct 2011 (ID-11715) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
21.	Flooding at Pakenham Road, Monkstown, Co. Dublin on 24th Oct 2011 (ID-11718) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
22.	Flooding at Carysfort Avenue, Blackrock, Co. Dublin on 24th Oct 2011 (ID-11683) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
23.	Flooding at Newtownpark Avenue, Blackrock, Co. Dublin on 24th Oct 2011 (ID-11721) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
24.	Flooding at Orpen Dale, Stillorgan, Co. Dublin on 24th Oct 2011 (ID-11722) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point

	Name (Flood_ID)	Start Date	Event Location
25.	Brighton Cottages Foxrock Recurring (ID-2196) Additional Information: Reports (7) Press Archive (0)	n/a	Exact Point
26.	Monkstown Stream Monkstown Co Dublin Aug 2008 (ID-11321) Additional Information: Reports (1) Press Archive (0)	n/a	Approximate Point
27.	Flooding at Alma Place, Carrickbrennan Road, Monkstown, Co. Dublin on 24th Oct 2011 (ID-11680) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
28.	Flooding at Avoca Park, Blackrock, Co. Dublin on 24th Oct 2011 (ID-11682) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
29.	Flooding at Barclay Road and Temple Road, Blackrock, Co. Dublin. on 24th Oct 2011 (ID-11687) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
30.	Flooding at Deansgrange Village, Deansgrange, Co. Dublin on 24th Oct 2011 (ID-11700) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
31.	Flooding at Little Meadow, Pottery Road, Cabinteely, Dublin 18 on 24th Oct 2011 (ID-11713) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point
32.	Flooding at Stradbrook Gardens, Blackrock, Co. Dublin on 24th Oct 2011 (ID-11724) Additional Information: Reports (1) Press Archive (0)	24/10/2011	Exact Point

APPENDIX B – Irish Water Records

bakers corner



7/19/2019 1:03:45 PM

© Ordnance Survey Ireland | © Ordnance Survey Ireland |

Legend

Stormwater Gravity Mains (Irish Water Owned)
- Surface

Stormwater Gravity Mains (Non-Irish Water Owned)
- Surface

Storm Manholes
- Cascade
- Catchpit
- Hatchbox
- Lamphole
- Standard
- Other; Unknown

Storm Inlets
- Gully
- Standard
- Other; Unknown

Storm Fittings
- Vent/Col
- Other; Unknown

Storm Discharge Points
- Outfall
- Overflow
- Soakaway
- Other; Unknown
- Storm Culverts
- Storm Clean Outs

Sewer Gravity Mains (Irish Water owned)
- Combined
- Foul
- Overflow
- Unknown

Sewer Gravity Mains (Non-Irish Water owned)
- Combined
- Foul
- Overflow
- Unknown

Sewer Pressurized Mains (Irish Water owned)
- Combined
- Foul
- Overflow
- Unknown

Sewer Pressurized Mains (Non-Irish Water owned)
- Combined
- Foul
- Overflow
- Unknown

Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland. It should not be relied upon in the event of excavations or other works being carried out in the vicinity of the network. The onus is on the parties carrying out the works to ensure the exact location of the network is identified prior to mechanical works being carried out. Service pipes are not generally shown but their presence should be anticipated.

"Gas Networks Ireland (GNI), their affiliates and assigns, accept no responsibility for any information contained in this document concerning location and technical designation of the gas distribution and transmission network ("the Information"). Any representations and warranties express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect, special, incidental, punitive or consequential loss including loss of profits, arising out of or in connection with the use of the Information (including maps or mapping data). NOTE: DIAL BEFORE YOU DIG Phone 1850 427 747 or e-mail dig@gasnetworks.ie – The actual position of the gas/electricity distribution and transmission network must be verified on site before any mechanical excavating takes place. If any mechanical excavation is proposed, hard copy maps must be requested from GNI re gas. All work in the vicinity of the gas distribution and transmission network must be completed in accordance with the current edition of the Health & Safety Authority publication, 'Code of Practice For Avoiding Danger From Underground Services' which is available from the Health and Safety Authority (1890 28 93 89) or can be downloaded free of charge at www.hsa.ie."