South Dublin County Council

Tallaght Stadium

Outdoor Concerts & Events (Part 8)

Site-Specific Flood Risk Assessment
(Desktop Study – Part 8 Submission)

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1 Introduction

Donnachadh O'Brien & Associates Consulting Engineers Ltd. (DOBA) have been instructed on behalf of South Dublin County Council (SDCC) to prepare a desktop Site-Specific Flood Risk Assessment (SSFRA) to accompany the Part 8 proposal for the additional use of **Tallaght Stadium**, Whitestown Way, Tallaght, Dublin 24 (D24 FNK6), for outdoor concerts, musical performances and similar cultural and entertainment events.

The proposal is for the temporary event use of an existing, operational stadium. No new buildings, no alteration to existing ground or floor levels and no material increase in impermeable area are proposed. This SSFRA therefore confirms the flood zone of the site, the appropriateness of the proposed use in accordance with *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (DoEHLG/OPW, 2009) and identifies the flood risk management measures to be carried through to the event management plans. The report is structured as follows:

- **Section 2** describes the **Site Location and Existing Site**,
- **Section 3** outlines the **Proposed Development**, including event access arrangements,
- **Section 4** summarises the relevant **Flood Risk Planning Policies & Objectives**,
- **Section 5** assesses the risk of flooding from **past events, tidal, fluvial, pluvial, groundwater and human/mechanical error** sources using the Source-Pathway-Receptor model,
- **Section 6** applies the **Sequential Approach and Justification Test**,
- **Section 7** sets out **Flood Risk Management Measures** for event days, and
- **Section 8** presents the **Summary & Conclusion**.

This SSFRA should be read in conjunction with the Part 8 drawings prepared by Purser (in particular P-A-0002 *Proposed Site Layout – Temporary Set Up for Concerts/Events*) and the *Traffic and Transport Assessment* (TTA) prepared by Transport Insights (C1491, v1.0, November 2026).

2 Site Location & Existing Site

Tallaght Stadium is located c. 16km south-west of Dublin City Centre and immediately south of Tallaght Town Centre, as illustrated in **Figure 1**. The application site, of approximately 4.2 hectares, is bounded by the N81 Tallaght Bypass to the north, Whitestown Way to the west, the all-weather pitch, Old Bawn Community School and Sean Walsh Park to the east and residential development to the south.

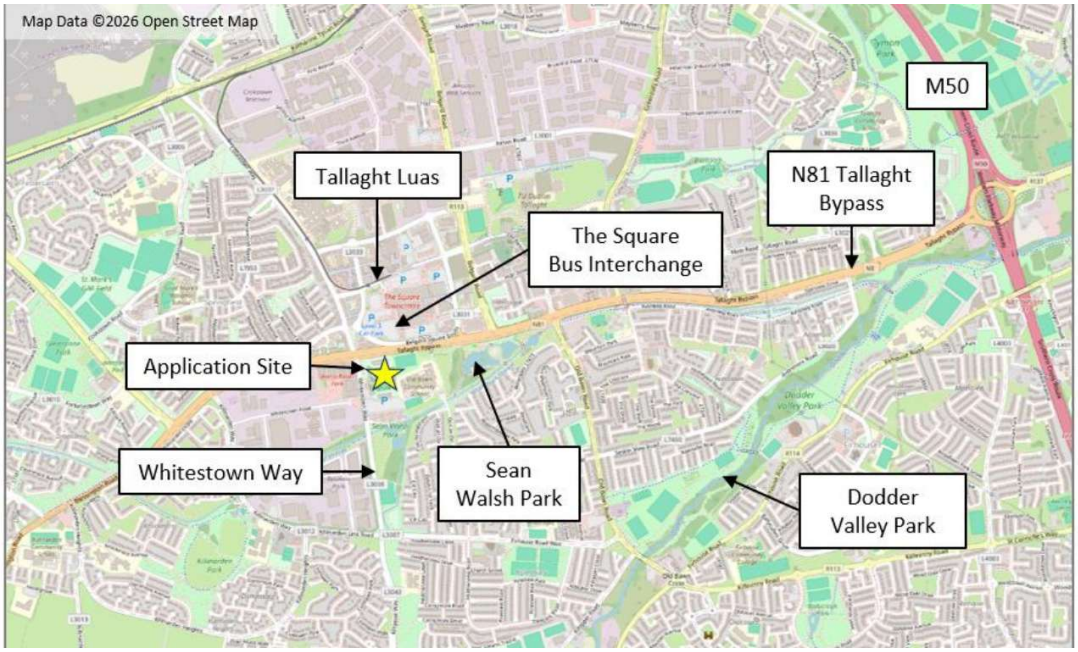


Figure 1 Site location (source: Transport Insights TTA, Figure 1.1)

The existing stadium comprises a floodlit pitch enclosed by stands on all four sides with a capacity of c. 10,500 spectators, together with ancillary accommodation, approximately 400 no. car parking spaces located to the south of the stadium and 84 no. cycle parking spaces. Vehicular access is from Whitestown Way at the south-western corner of the site, with pedestrian access from Whitestown Way and the N81 frontage.

The nearest watercourse is the **Tallaght Stream** (also known locally as the Whitestown or Jobstown Stream), which flows west to east in an open channel south of the site boundary before continuing through Sean Walsh Park to its confluence with the River Dodder. No topographical survey is required for this desktop assessment as no change to existing ground or floor levels is proposed, and the existing stadium lies outside the mapped flood extents and is therefore clearly above the 1% AEP flood level.

3 Proposed Development

The Part 8 proposal provides for the additional use of the existing stadium and associated lands for outdoor concerts and similar events, for a **maximum of five events in any calendar year**, with a **maximum audience of 22,000 persons per event**. The existing sporting use of the stadium will be maintained. The proposal comprises:

- use of the existing stands, pitch, concourses, car park, forecourts and external circulation areas to accommodate audiences, queuing, concessions, production and servicing,
- temporary staging, sound, lighting and power equipment, pitch protection, barriers, accessible viewing platforms, concessions, bars, toilets and other ancillary temporary structures, installed and removed for each event,
- temporary event access and circulation arrangements, including spectator entrances/exits, queuing areas, shuttle drop-off, servicing and emergency vehicle access, and
- the widening of four existing pitch access gates, one at each corner of the pitch, from 3m to 9m.
- all associated ancillary site development works and services

The representative event layout is illustrated in **Figure 2**. The stage is located in front of the South Stand, with the audience on the pitch and in the existing stands. The majority of temporary facilities (toilets, food and beverage, shuttle parking/drop-off and the production compound) are located within the existing car park to the south of the stadium. A 4m wide temporary emergency vehicle route runs from the existing south-western access along the southern and eastern boundaries.

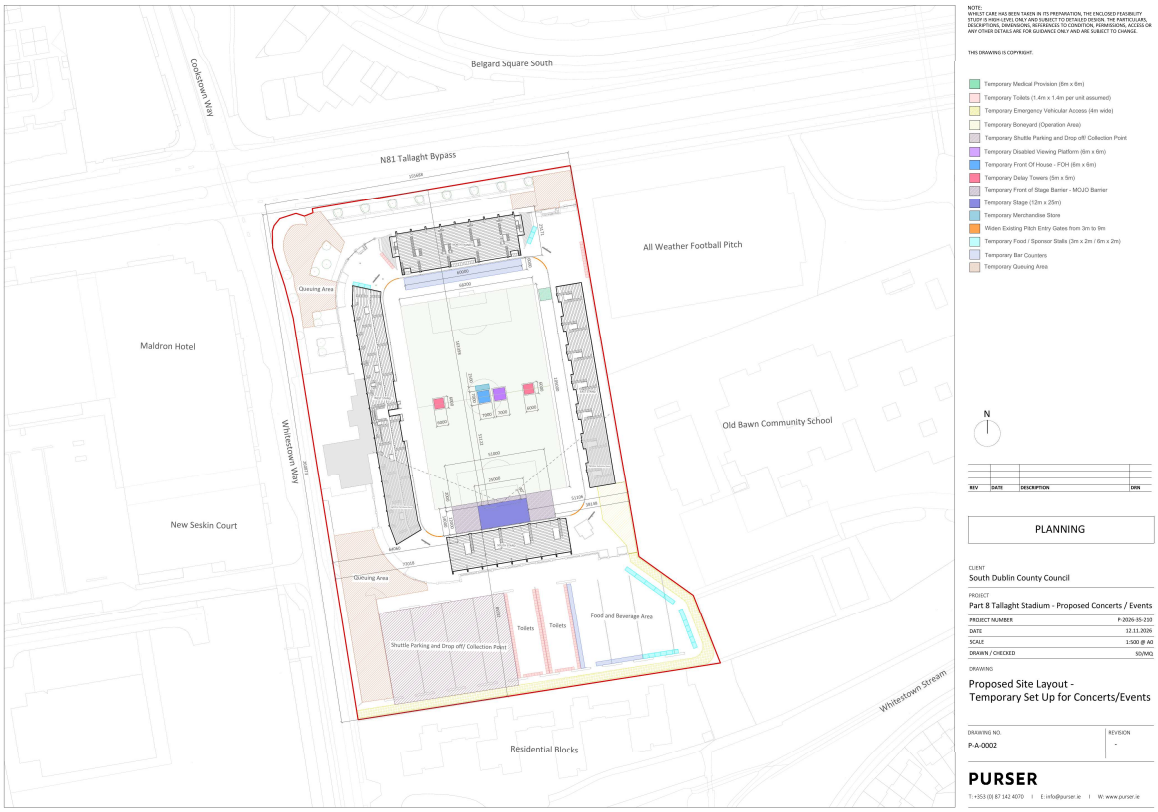


Figure 2 Proposed Site Layout – Temporary Set Up for Concerts/Events (source: Purser, drawing P-A-0002)

As set out in the TTA, attendee access and egress will be predominantly **to and from the north**, along the key desire lines to the Tallaght Luas stop (c. 550m, 8 minutes' walk), The Square bus interchange (c. 400m) and The Square Shopping Centre (over 2,500 spaces) and Tallaght Cross car parks, via the signal-controlled crossings at the N81/Whitestown Way/Cookstown Way junction (refer to **Figure 3**). The on-site car park will not be available for general public parking during events, and vehicular access via the south-western entrance will be strictly controlled and limited to production, shuttle, accessible and emergency vehicles.

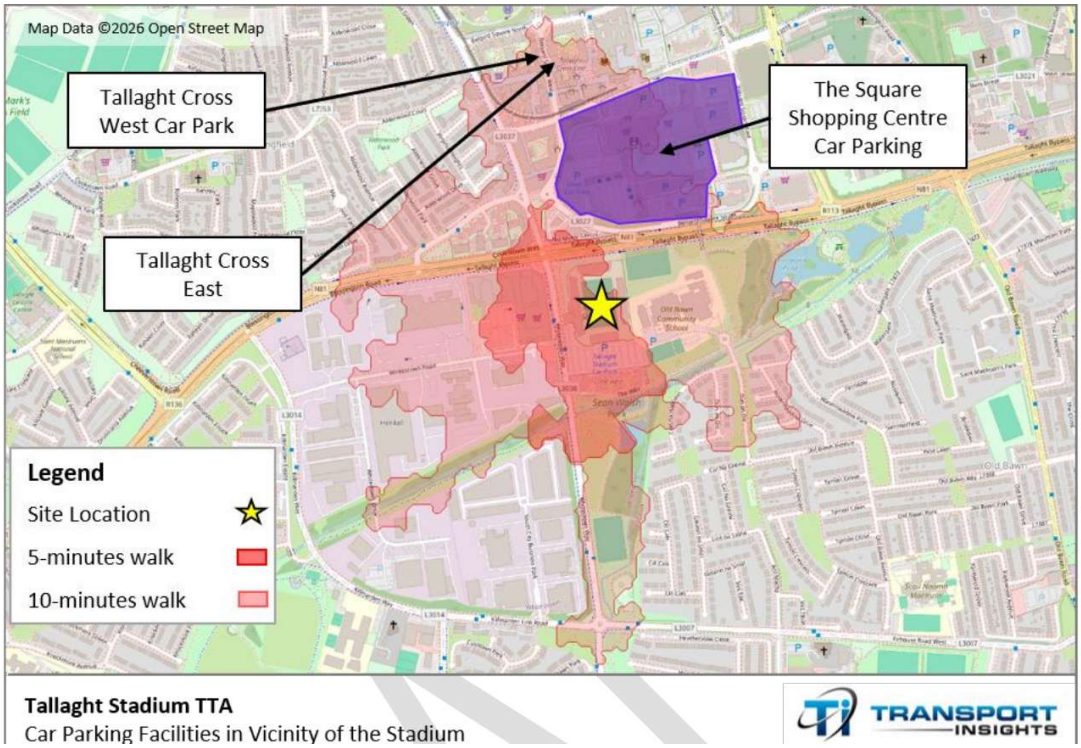


Figure 3 Public transport and car parking facilities north of the stadium (source: Transport Insights TTA, Figure 3.8)

4 Flood Risk Planning Policies & Objectives

4.1 The Planning System and the Flood Risk Management Guidelines

The Planning System and Flood Risk Management – Guidelines for Planning Authorities (DoEHLG/OPW, 2009), as amended by Circular PL 2/2014, issued under Section 28 of the Planning and Development Act 2000, require planning authorities to avoid development in areas at risk of flooding unless it can be justified and the risk reduced or managed to an acceptable level, through a Sequential Approach of Avoidance, Substitution, Justification and Mitigation. The Guidelines define three flood zones (**Table 1**) and three vulnerability classes (**Table 2**), with the appropriateness of each class in each zone set out in **Table 3**.

Table 1 Flood Zones (source: OPW Flood Risk Management Guidelines)

Flood Zone	Probability
A	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)
B	Probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 year 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)
C	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

Table 2 Vulnerability classes (source: OPW Flood Risk Management Guidelines)

Vulnerability	Development Type
Highly Vulnerable Development	Includes Garda, ambulance and fire stations, hospitals, schools, residential dwellings, residential institutions, essential infrastructure, such as primary transport and utilities distribution and SEVESO and IPPC sites, etc.
Less Vulnerable Development	Includes retail, leisure, warehousing, commercial, industrial and non-residential institutions, etc.
Water Compatible Development	Includes flood control infrastructure, docks, marinas, wharves, navigation facilities, water-based recreation facilities, amenity open spaces and outdoor sport and recreation facilities.

Table 3 Vulnerability classes appropriate to each zone (source: OPW Flood Risk Management Guidelines)

Vulnerability Class	Flood Zone A	Flood Zone B	Flood Zone C
Highly Vulnerable Development	Justification Test	Justification Test	Appropriate
Less Vulnerable Development	Justification Test	Appropriate	Appropriate
Water Compatible Development	Appropriate	Appropriate	Appropriate

The existing stadium (outdoor sport and recreation) is classified as **Water Compatible Development**. The proposed concert and event use is, conservatively, classified as **Less Vulnerable Development** (leisure). Both classes are appropriate in Flood Zones B and C without the need for a Justification Test.

4.2 South Dublin County Development Plan 2022-2028

Section 11.3 of the South Dublin County Development Plan 2022-2028 sets out the Council's flood risk management policy. The provisions relevant to this proposal are summarised below:

- **Policy IE4 Flood Risk** – to continue to incorporate flood risk management into the spatial planning of the County in accordance with the EU Floods Directive and Water Framework Directive and to promote a climate-resilient County,
- **IE4 Objective 1** – to require site-specific flood risk assessments for all new development within the County,
- **IE4 Objective 2** – to require that development is designed and constructed in accordance with the "Precautionary Principle" of the Guidelines, and
- **Policy IE3 Surface Water and Groundwater** (including **IE3 Objective 2**) – to maintain and enhance existing surface water drainage systems and to require Sustainable Drainage Systems (SuDS) in new development.

As the proposal involves no new built development or new impermeable surfaces of any significance, no new surface water infrastructure or SuDS is required; the existing stadium drainage will continue to serve the site.

4.3 Strategic Flood Risk Assessments

The Strategic Flood Risk Assessment (SFRA) prepared for the County Development Plan (Roughan & O'Donovan, July 2022, as varied) maps Flood Zones A and B across the County based on the OPW CFRAM and Dodder CFRAM study outputs. The SFRA prepared for the Tallaght Town Centre Local

Area Plan 2020 describes the Tallaght Stream as flowing in an open channel along the southern edge of the town centre, with culverts at road crossings, and notes that the modelled 1% AEP event did not show flooding to properties. The SFRA flood zones for the Tallaght Stream are derived from the Dodder CFRAMS mapping, which is assessed for the site in **Section 5.3**.

5 Site-Specific Flood Risk Assessment

This SSFRA has been prepared in accordance with the Guidelines, the South Dublin County Development Plan 2022-2028 and its SFRA, and is based on the following sources of information:

- OPW National Flood Information Portal (www.floodinfo.ie) – past flood events and CFRAM flood maps,
- Dodder Catchment Flood Risk Assessment and Management Study (Dodder CFRAMS) – Tallaght Stream flood extent mapping,
- SDCC County Development Plan 2022-2028 SFRA and Tallaght Town Centre LAP 2020 SFRA,
- Geological Survey Ireland (GSI) groundwater data, and
- Part 8 drawings (Purser) and TTA (Transport Insights).

In accordance with Table A1 of the The Planning System and Flood Risk Management: Guidelines for Planning Authorities, the flood components considered are tidal, fluvial, pluvial, groundwater and human/mechanical error. For each component the Source-Pathway-Receptor model has been used to assess the likelihood, consequence and risk of flooding. The receptors are event attendees and staff, the existing stadium and temporary event infrastructure, and the event access and egress routes.

5.1 Past Flood Events

The OPW past flood event records within c. 2.5 km of the site are shown in Figure 4 and listed in Table 4. The nearest recorded event (Ref. [11726]) is located approximately 1.1km from the stadium, with the remaining events ranging up to approximately 2.5 km away (Jobstown, Oldbawn, Firhouse and Knocklyon). None of the recorded events are located at or adjacent to the stadium site, and none relate to the watercourses or drainage serving the site. The OPW Past Flood Event Local Area Summary Report (floodinfo.ie, 19th November 2026), covering a 2.5km radius of the site is included on Appendix B). **No past flood event is recorded at the stadium site.**

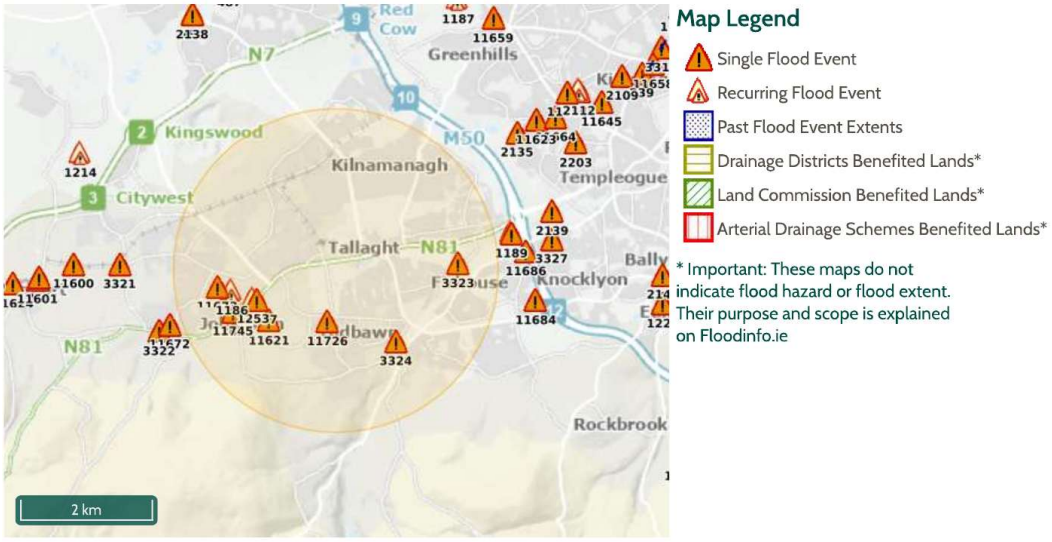


Figure 4. OPW past flood events within 2.5km of the site (source: floodinfo.ie)

OPW ref.	Approx. location	Approx. distance from stadium
11726	Oldbawn	~1.1 km
12537	Jobstown	~1.5 km
3324	Oldbawn / Ballycullen	~1.5 km
11621	Jobstown	~1.5 km
3323	Firhouse	~1.7 km
1186 / 116xx	Jobstown (west)	~2.0 km
11745	Jobstown (west)	~2.0 km
1189, 11686	Firhouse / Knocklyon (on the circle edge)	~2.5 km

Table 5. OPW past flood events – distance from Tallaght Stadium

5.2 Tidal Flooding

The site is located more than 12km inland from Dublin Bay and at an elevation of approximately +95mOD (inferred from the adjacent Dodder CFRAMS modelled water levels). The site is outside the extent of all OPW coastal flood mapping, including the Irish Coastal Protection Strategy Study future scenarios. There is **no risk** of tidal flooding and tidal flooding is not considered further.

5.3 Fluvial Flooding

5.3.1 Source

The only fluvial source in the vicinity of the site is the Tallaght Stream, a tributary of the River Dodder, flowing west to east south of the southern site boundary. The Dodder CFRAMS present-day flood extent map for the Tallaght Stream (Map TS/EXT/UA/CURS/102, OPW ref. E09DCD_EXFCD_F0_05, **Appendix A**) has been reviewed. **Figure 5** shows the Part 8 site boundary overlaid on this mapping.

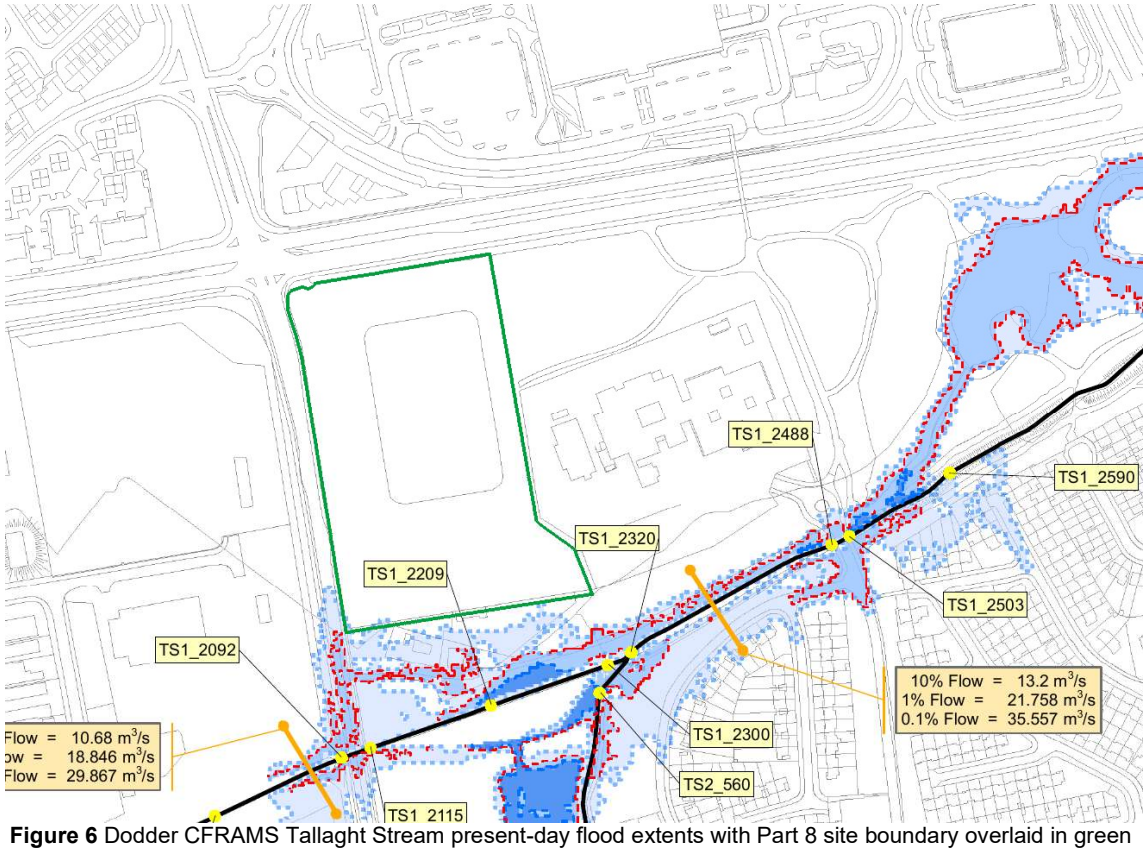


Figure 6 Dodder CFRAMS Tallaght Stream present-day flood extents with Part 8 site boundary overlaid in green (indicative overlay by DOBA)

5.3.2 Pathway

The mapping confirms that the stadium and the application site lie outside the 0.1% AEP (1 in 1000-year) flood extent and therefore within **Flood Zone C**. Flood Zone B associated with the Tallaght Stream lies adjacent to, but outside, the southern site boundary, closest at the south-western corner, with Flood Zone A confined to the stream corridor further south. The flood extents also cross Whitestown Way south of the site entrance, where the stream is culverted. The modelled water levels at the nodes adjacent to the site are summarised in **Table 4**.

Table 4 Dodder CFRAMS modelled present-day water levels, Tallaght Stream, adjacent to the site

Node	10% AEP (mOD)	1% AEP (mOD)	0.1% AEP (mOD)	Location
TS1_2115	95.08	95.46	95.59	Whitestown Way culvert, south-west of site
TS1_2209	95.08	95.45	95.60	South of site car park
TS1_2300	94.26	94.59	94.85	South-east of site
TS1_2320	94.23	94.57	94.82	South-east of site

Climate change (Mid-Range Future Scenario, +20% flow; High-End Future Scenario, +30% flow) would be expected to widen the flood extents marginally along the stream corridor and southern boundary but not to affect the stadium bowl, stands or the northern approaches, which are well removed from the stream.

5.3.3 Receptor

The principal receptors are event attendees, staff and temporary infrastructure in the southern car park, and the south-western vehicular and emergency access off Whitestown Way.

5.3.4 Likelihood

The likelihood of fluvial flooding of the stadium and audience areas is **very low** (less than 0.1% AEP). Flooding of Whitestown Way south of the site entrance, adjacent to Flood Zone B, has a **low** likelihood, noting that events are limited to five days per year.

5.3.5 Consequence

No flooding of the site is predicted. The only consequence of an extreme event would be temporary disruption to the south-western vehicular access from Whitestown Way, while the primary attendee egress routes to the north remain unaffected. The consequence is considered **low**.

5.3.6 Risk

The risk of fluvial flooding is **low** based on the assessment of the Source-Pathway-Receptor model which helps identify the likelihood, consequence and risk of flooding at a specific site.

5.3.7 Flood Risk Management

No physical works are required. Event-day management measures, including routing of attendees to the north, keeping the south-western corner free of critical infrastructure and an alternative northern approach for emergency and service vehicles, are set out in **Section 7**. The proposal will not result in any loss of floodplain storage or obstruction of flow paths.

5.3.8 Residual Risk

With the measures in **Section 7**, the residual risk of fluvial flooding is **low**.

5.4 Pluvial Flooding

Pluvial flooding results from intense rainfall generating overland flow before runoff can enter a watercourse or drainage network. The use of the stadium as an event venue makes no material difference to its surface water regime: no new impermeable area or change in levels is proposed, and the existing surface water drainage system will continue to function exactly as it does at present. There is therefore no change to runoff from the site and no increased risk elsewhere. The risk of pluvial flooding is **low**.

5.5 Groundwater Flooding

Groundwater flooding occurs where the water table rises above ground level, typically after prolonged winter rainfall. There is no record of groundwater flooding at or near the site on GSI mapping and the proposal involves no basement or below-ground works. The risk of groundwater flooding is **negligible**.

5.6 Human/Mechanical Error

The potential source is the blockage of the existing site drainage (gullies, channels and pitch drains) by event debris, litter, temporary structures, matting or cable ramps placed over drainage inlets, leading to localised surface ponding. The likelihood is low, the consequence is low (shallow ponding of hardstanding), and the risk is **low**. Drainage inlets will be kept clear and inspected before and after each event (**Section 7**), giving a low residual risk.

5.7 Summary

The Source-Pathway-Receptor assessment is summarised in **Table 5** -Summary of Source-Pathway-Receptor assessment

Source	Pathway	Receptor	Likelihood	Consequence	Risk	Management	Residual Risk
Tidal	Dublin Bay	Site	None	None	None	N/A	None
Fluvial	Tallaght Stream out-of-bank flow	SW access, southern car park	Very low – Flood Zone C (Flood Zone B adjacent)	Low	Low	Event management (Section 7)	Low
Pluvial	Ponding on hardstanding	Attendees, temporary structures	Low	Low	Low	Existing drainage unchanged	Low
Ground-water	Rising water table	Site	Negligible	Low	Negligible	N/A	Negligible
Human/ Mechanical Error	Blocked drainage	Hardstanding areas	Low	Low	Low	Pre/post-event inspection and clearance	Low

Overall, no flood source has been identified that would give rise to unacceptable risks to attendees, staff, temporary infrastructure or the operation of the proposed events.

6 Sequential Approach & Justification Test

The Sequential Approach of the Guidelines has been applied as follows:

- **Avoid** – the proposal makes use of an existing stadium located in Flood Zone C. All audience areas, the stage and the stands are in Flood Zone C, and the primary attendee routes are directed north, away from the Tallaght Stream,
- **Substitute** – the proposed use is Less Vulnerable (leisure), an intensification of an existing Water Compatible use, for a maximum of five days per year, with no permanent buildings,
- **Justify** – as set out in **Table 3**, Less Vulnerable Development is appropriate in Flood Zone C (and Flood Zone B). A **Justification Test is not required**, and
- **Mitigate** – event-specific flood risk management measures are set out in **Section 7**.

The proposal therefore satisfies the Sequential Approach and is appropriate from a flood risk perspective.

7 Flood Risk Management Measures

The following measures should be incorporated into the Event Management Plan (EMP) and Event Traffic Management Plan (ETMP) prepared for each event under the outdoor event licensing process:

- **Weather monitoring** – the event organiser to monitor Met Éireann forecasts and warnings in the days preceding and during each event, with defined decision points and procedures for delay, suspension or cancellation in the event of a Status Orange or Red rainfall warning, agreed with SDCC and the emergency services,
- **Attendee routes** – primary ingress and egress to be maintained to the north and north-west (N81/Whitestown Way/Cookstown Way junction, Luas, The Square and Tallaght Cross car parks), which are outside all mapped flood extents. The south-western queuing area to be capable of being closed and its demand redirected to the north-western queuing area,
- **Emergency and service access** – the EMP to identify an approach to the south-western entrance from the north via the N81/Whitestown Way junction, avoiding Whitestown Way south of the entrance where the stream is culverted,
- **Temporary infrastructure** – generators, electrical distribution, fuel storage and medical facilities to be located away from the south-western corner and local low points in the car park; fuel and chemical storage to be bunded,
- **Drainage** – gullies, channels and drainage inlets not to be covered or obstructed by temporary structures, matting or cable ramps; drainage to be inspected and cleared before and after each event,
- **Watercourse corridor** – no event materials, waste or equipment to be stored along the southern boundary where it could be mobilised into the Tallaght Stream, and
- **Implementation** - Responsibility for implementation of all flood risk management measures shall be assigned to a nominated Event Safety Officer.

8 Summary & Conclusion

The proposed Part 8 use of Tallaght Stadium for outdoor concerts and events has been assessed as follows:

- **Flood Zone** – The Dodder CFRAMS mapping shows that the stadium, stands, pitch and audience areas are located within **Flood Zone C**. Flood Zone B associated with the Tallaght Stream lies adjacent to, but outside, the southern site boundary,
- **Past events** – no past flood event is recorded at the stadium on the OPW past flood event database,
- **Sources** – the risks from tidal, fluvial, pluvial, groundwater and human/mechanical error sources have been assessed and are **low** or **negligible**,
- **No impact elsewhere** – no new buildings, no change in levels, no loss of floodplain and no increase in impermeable area are proposed; the proposal will not increase flood risk elsewhere,
- **Sequential Approach** – the proposed Less Vulnerable use is appropriate in Flood Zone C and a **Justification Test is not required**, and
- **Management** – attendee access and egress will be predominantly to the north, away from the Tallaght Stream, and the event-day flood risk management measures in **Section 7** should be incorporated into each Event Management Plan (EMP) and the Event Traffic Management Plan (ETMP).

Having regard to the location of the site within Flood Zone C, the absence of recorded flooding at the stadium, the temporary and infrequent nature of the proposed events, the established operation of Tallaght Stadium and the flood risk management measures outlined in this report, it is concluded that the proposed use of Tallaght Stadium for up to five large-scale concerts, musical performances and similar events annually is appropriate from a flood risk perspective and complies with The Planning System and Flood Risk Management Guidelines for Planning Authorities and the South Dublin County Development Plan 2022–2028.

Appendix A

Dodder CFRAMS Tallaght Stream Flood Extent Map

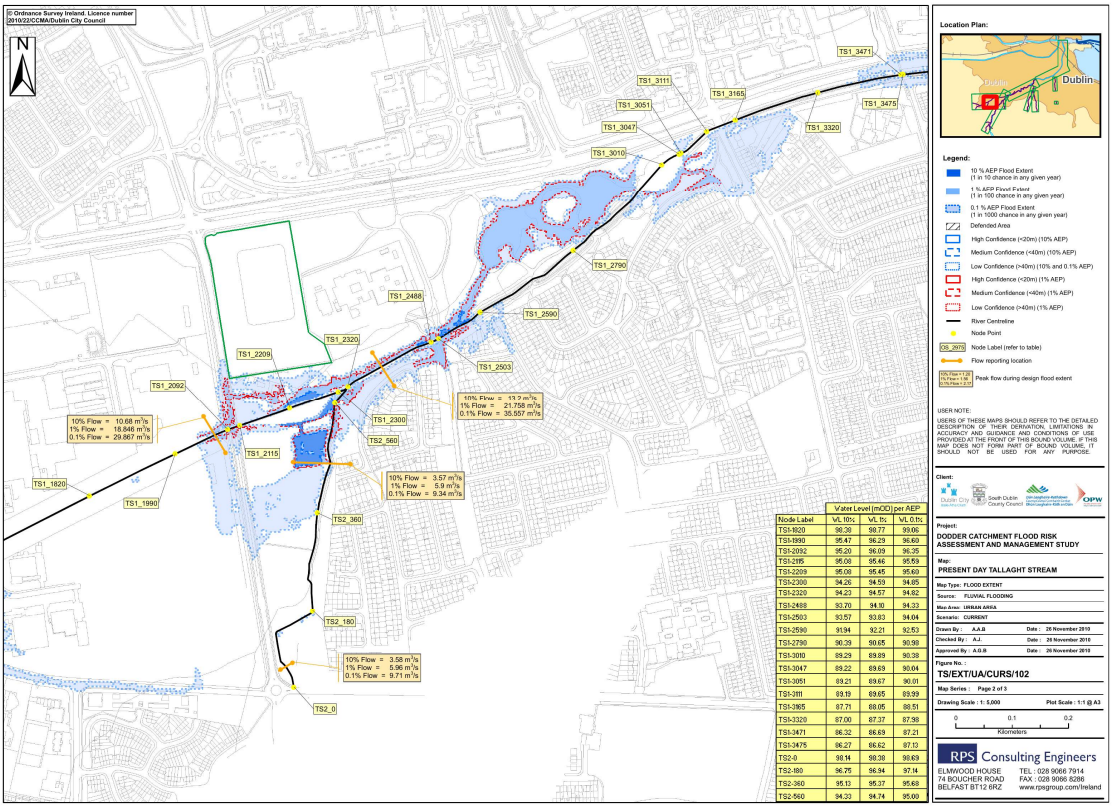


Figure 1 Dodder CFRAMS map TS/EXT/UA/CURS/102 – Present Day Tallaght Stream Fluvial Flood Extents (OPW ref. E09DCD_EXFCD_F0_05) with site boundary overlaid in green

Appendix B

OPW Past Flood Event Summary Report

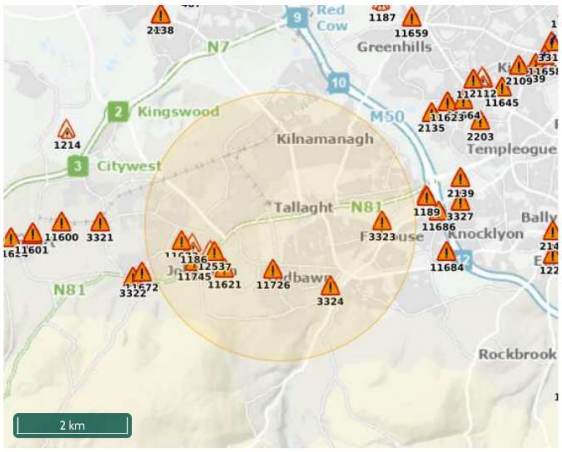
Past Flood Event Local Area Summary Report

OPW Oifig na nOibreacha Poiblí Office of Public Works

Report Produced: **19/11/2026 18:07**

This Past Flood Event Summary Report summarises 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.



10 Results

	Name (Flood_ID)	Start Date	Event Location
1.	Dodder Avonmore Park Nov 2000 (ID-3323) Additional Information: Reports (1) Press Archive (0)	05/11/2000	Approximate Point
2.	Dodder Kiltipper Road Nov 2000 (ID-3324) Additional Information: Reports (1) Press Archive (0)	05/11/2000	Approximate Point
3.	Flooding at Whitestown Way, Tallaght, Dublin 24 on 24th Oct 2011 (ID-11726) Additional Information: Reports (1) Press Archive (0)	23/10/2011	Exact Point
4.	Flooding at Blessington Road, Tallaght, Dublin 24 on 1st May 2012 (ID-11745) Additional Information: Reports (1) Press Archive (0)	05/01/2012	Exact Point
5.	Flooding at Tallaght on 01/05/2012 (ID-12852) Additional Information: Reports (0) Press Archive (0)	01/05/2012	Approximate Point
6.	Killinarden Stream Jobstown recurring (ID-1186) Additional Information: Reports (2) Press Archive (1)	n/a	Approximate Point

	Name (Flood_ID)	Start Date	Event Location
7.	Killinarden Stream N81 Jobstown Recurring (ID-1253) Additional Information: Reports (1) Press Archive (1)	n/a	Approximate Point
8.	Flooding at Bawnlea Crescent and Avenue, Tallaght, Co. Dublin on 24th Oct 2011 (ID-11673) Additional Information: Reports (1) Press Archive (0)	23/10/2011	Exact Point
9.	Flooding at Knockmore, Tallaght, Co. Dublin on 24th Oct 2011 (ID-11621) Additional Information: Reports (1) Press Archive (0)	23/10/2011	Approximate Point
10.	Flooding at Tallaght Pass, N81, Dublin 24 on 24th Oct 2011 (ID-11657) Additional Information: Reports (1) Press Archive (0)	23/10/2011	Exact Point