



Forward Planning Section,
Planning and Transport,
South Dublin County Council
County Hall,
Tallaght,
Dublin 24
D24A3XC

04/08/2026

RE: Proposed Material Alterations to Proposed Variation No. 2 to the South Dublin County Development Plan 2022-2028

Dear Sir/Madam,

The Office of Public Works (OPW), as lead agency for the coordination of an integrated, 'whole-of-Government' approach to flood risk management in Ireland, welcomes the opportunity to comment on the Proposed Material Alterations to Proposed Variation No. 2 to the South Dublin County Development Plan 2022-2028.

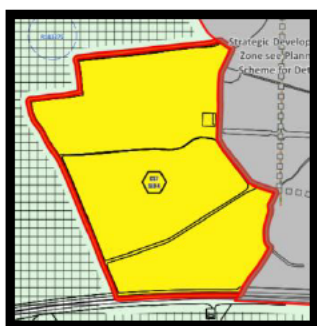
This submission is made specifically concerning flood risk management. Further submissions on the material alterations may be made by the OPW concerning the estate portfolio, heritage and other areas of responsibility.

Consideration of Climate Change

The OPW previously commented that there is "a footnote referencing "OPW Climate Change Sectoral Adaptation Plan, Flood Risk Management, 2019". The Flood Risk Management Climate Change Sectoral Adaptation Plan for the period 2025-2030 has been published in 2025". This reference still requires updating in the SFRA.

Amendment Ref. No. 2 Adamstown West

The OPW's comment in relation that "Further clarity/confirmation might be provided to support the assertion that the watercourse at this location is a surface water drainage feature, rather than a watercourse as indicated in EPA data" has not been addressed in the material alterations.



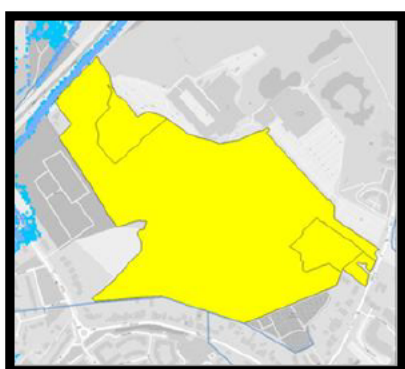
Lands rezoned via Amendment
Ref. No. 2



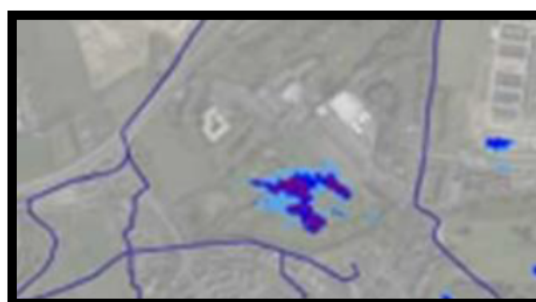
Un-modelled watercourse

Amendment Ref. No. 5 Citywest – Site 146

Regarding Site 146 in Citywest, which proposed rezoning *Open Space* lands as *New Residential*, the OPW had previously commented that “As noted in the SFRA, no mapped extents encroach on the site area. There is however an un-modelled watercourse to the south of the zoned area, which has a number of historic flood events associated with it. Further detail might be provided as to how risk associated with this watercourse has been assessed”. As part of the material alterations further text has been included that the watercourse to the south is mostly culverted and that previous flood events are associated with culvert capacity and blockage during high-intensity rainfall. However, on further review of these lands the River Camac Flood Alleviation Scheme draft 1% AEP flood extents displayed as part of a public consultation in 2022 showed flood extents on these lands. South Dublin County Council are advised to liaise with the design team for River Camac Flood Alleviation Scheme regarding the flood risk in this area, and as per the Guidelines the sequential approach should be followed.



Citywest site 146, Proposed New Residential
Zoning



River Camac Flood Alleviation Scheme, Draft 1% AEP
Extents - Public Consultation Event Presentation
Slides (June 2022)

If further information is required, please do not hesitate to contact the OPW (floodplanning@opw.ie).



Yours sincerely,

[Redacted signature]

pp Conor Galvin