

**Parkway Valley LRD**

**Site Specific Flood Risk Assessment**

**231171-PUNCH-XX-XX-RP-C-0002**

**May 2026**

## Document Control

Document Number: 231171-PUNCH-XX-XX-RP-C-0003

Status	Rev	Description	Date	Prepared	Checked	Approved
A0	C01	Planning Issue	06/05/2026	A. O’Gorman	T. O’Connell	J. Tiernan

## Table of Contents

Document Control.....	i
Table of Contents .....	ii
1 Introduction.....	1
1.1 Background.....	1
1.2 Existing Site .....	1
1.3 Nature of the Proposed Development .....	2
2 Relevant Guidance .....	4
2.1 The Planning System and Flood Risk Management Guidelines .....	4
2.2 Limerick Development Plan 2022 - 2028 .....	5
2.3 Land Zoning .....	5
2.4 Flood Risk Management Plan .....	6
3 Flood Risk Identification .....	7
3.1 Existing Hydrological Environment.....	7
3.2 Topographical Survey .....	8
3.3 Site Walkover .....	9
3.4 Review of Historic Mapping .....	9
3.5 History of Flooding .....	11
3.6 Site Geology.....	12
3.7 Groundwater Flooding.....	13
3.8 Pluvial Flooding.....	14
3.8.1 Review of Existing Surface Water Infrastructure .....	14
3.9 Fluvial Flooding.....	15
3.9.1 Catchment Flood Risk Assessment and Management Study (CFRAMS) Mapping .....	15
3.9.2 Fluvial Flood Depth Analysis.....	16
3.10 Coastal Flooding .....	17
3.10.1 Catchment Flood Risk Assessment and Management Study .....	17
3.10.2 National Coastal Flood Hazard Mapping .....	18
3.11 Limerick DP Strategic Flood Risk Assessment .....	19
3.12 Estimate of Flood Zone .....	19
4 Flood Risk Assessment.....	20
4.1 Sources of Flooding .....	20
4.2 Site Vulnerability.....	20
4.4 Finished Floor Levels .....	21
4.5 Flood Mitigation Measures .....	22

---

4.6	Flood Risk Management .....	22
5	Conclusions .....	23
Appendix A	Site Visit Images .....	A-I
Appendix B	Topographical Survey .....	B-I
Appendix C	OPW Historic Flood Events Record .....	C-I
Appendix D	CFRAMS Mapping .....	D-I
Appendix E	Limerick Development Plan 2022-2028 Flood Zone Map 5 .....	E-I

# 1 Introduction

## 1.1 Background

PUNCH Consulting Engineers was appointed by Kirkland Investments Ltd to carry out a Site-Specific Flood Risk Assessment (SSFRA) for a proposed development in Parkway Valley in Limerick City.

The assessment is carried out in full compliance with the requirements of “The Planning System & Flood Risk Management Guidelines” published by the Department of the Environment, Heritage and Local Government in November 2009 and Limerick Development Plan (LDP).

Reddy Architecture has developed a set of architectural drawings outlining the proposed works. The scheme comprises five multistorey residential blocks (A, B, C, D, E) for 403 No. 1-bed and 2-bed apartment units. In addition, the development includes a creche at ground level within Block B and a medical centre located at the entrance into the development.

## 1.2 Existing Site

The site is a brownfield site and is approximately 5.65 hectares in area. It is bounded by the Dublin Road to the north, Parkway Valley commercial shops and residential to the east and southeast. The site is surrounded by greenfield to the other boundaries. Construction works were carried out on the site previously but were never completed. The previous development was a proposed mixed-use development comprised of an RC and steel frame. A retaining wall has been retained along the western boundary, but the remainder of the site has been demolished and the site has a gravel footprint as of now.

The location of the site is shown in Figure 1-1.



Figure 1-1: Location of the Proposed development (indicative site boundary outlined in red)

### 1.3 Nature of the Proposed Development

The proposed LRD development comprises 5 no. blocks with a total of 403 no. residential units, ranging from 5 to 8 storeys in height; a medical centre located at the western edge of the site; a creche located at ground level within Block B; and all associated site works and development.

The current LRD development proposals also extend to the R445 to accommodate a proposed entrance from the R445. They will also include a proposed nature based surface water drainage solution within the neighbouring Groody Valley green wedge.

Specifically, the proposed uses for the LRD development are:

#### **Medical Centre**

A c. 3,082sq. m, 4-storey over podium level medical centre is proposed to be located at the western extent of the application site.

#### **Creche**

A c. 306 sq. m creche is proposed on the lower ground floor level of Block B.

#### **Residential Development**

The subject proposals will provide a total of 403 no. units comprising of 246 No. 1 Bed units, 29 No. 2 Bed (3 person) units and 128 No. 2 Bed (4 person) units.

The proposed works are outlined in a series of architectural drawings prepared by Reddy Architecture and engineering drawings prepared by PUNCH Consulting Engineers and supplied as part of the planning documentation.

An extract from the site layout is included in Figure 1-2.



Figure 1-2: Proposed Site Layout

## 2 Relevant Guidance

### 2.1 The Planning System and Flood Risk Management Guidelines

In September 2008, “The Planning System and Flood Risk Management” Guidelines were published by the Department of the Environment, Heritage and Local Government in Draft Format. In November 2009, the adopted version of the document was published.

The Flood Risk Management Guidelines give guidance on flood risk and development. The guidelines recommend a precautionary approach when considering flood risk management in the planning system. The core principle of the guidelines is to adopt a flood risk sequential approach to managing flood risk and to avoid development in areas that are at risk. The sequential approach is based on the identification of flood zones for river and coastal flooding. The guidelines include definitions of Flood Zones A, B and C, as noted in Table 2-1 below. It should be noted that these do not take into account the presence of flood defences, as there remain risks of overtopping and breach of the defences.

**Table 2-1: Flood Zone Designation**

Flood Zone	Type of Flooding	Annual Exceedance Probability (AEP)
Flood Zone A	Coastal	Less than a 1:200 (0.5% AEP) year event
	Fluvial	Less than a 1:100 (1% AEP) year event
Flood Zone B	Coastal	Greater than a 1:200 (0.5% AEP) and less than a 1:1000 (0.1% AEP) year event
	Fluvial	Greater than a 1:100 (1% AEP) and less than a 1:1000 (0.1% AEP) year event
Flood Zone C	Coastal	Greater than a 1:1000 (0.1% AEP) year event
	Fluvial	Greater than a 1:1000 (0.1% AEP) year event

Once a flood zone has been identified, the guidelines set out the different types of development appropriate to each zone. Exceptions to the restriction of development due to potential flood risks are provided for through the use of the **Justification Test**, where the planning need and the sustainable management of flood risk to an acceptable level must be demonstrated. This recognises that there will be a need for future development in existing towns and urban centres that lie within flood risk zones, and that the avoidance of all future development in these areas would be unsustainable.

A three staged approach to undertaking an FRA is recommended:

**Stage 1: Flood Risk Identification** - Identification of any issues relating to the site that will require further investigation through a Flood Risk Assessment;

**Stage 2: Initial Flood Risk Assessment** - Involves establishment of the sources of flooding, the extent of the flood risk, potential impacts of the development and possible mitigation measures;

**Stage 3: Detailed Flood Risk Assessment** - Assess flood risk issues in sufficient detail to provide quantitative appraisal of potential flood risk of the development, impacts of the flooding elsewhere and the effectiveness of any proposed mitigation measures.

This report addresses the requirements for Stage 2.

## 2.2 Limerick Development Plan 2022 - 2028

The subject site is located within the lands covered by the Limerick Development Plan (LDP) 2022-2028 with the core flooding objectives as follows:

1. Avoid inappropriate development in areas at risk of flooding;
2. Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
3. Ensure effective management of residual risks for development permitted in floodplains;
4. Avoid unnecessary restriction of national, regional or local economic and social growth;
5. Improve the understanding of flood risk among relevant stakeholders; and
6. Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

## 2.3 Land Zoning

The land on which the main elements of the development proposed is currently zoned as “Mixed use” in the LDP 2022-2028. See extract below in Figure 2-1 from Map 3 of the LDP 2022-2028, Volume 2a.

The proposed development is in accordance with this land zoning.

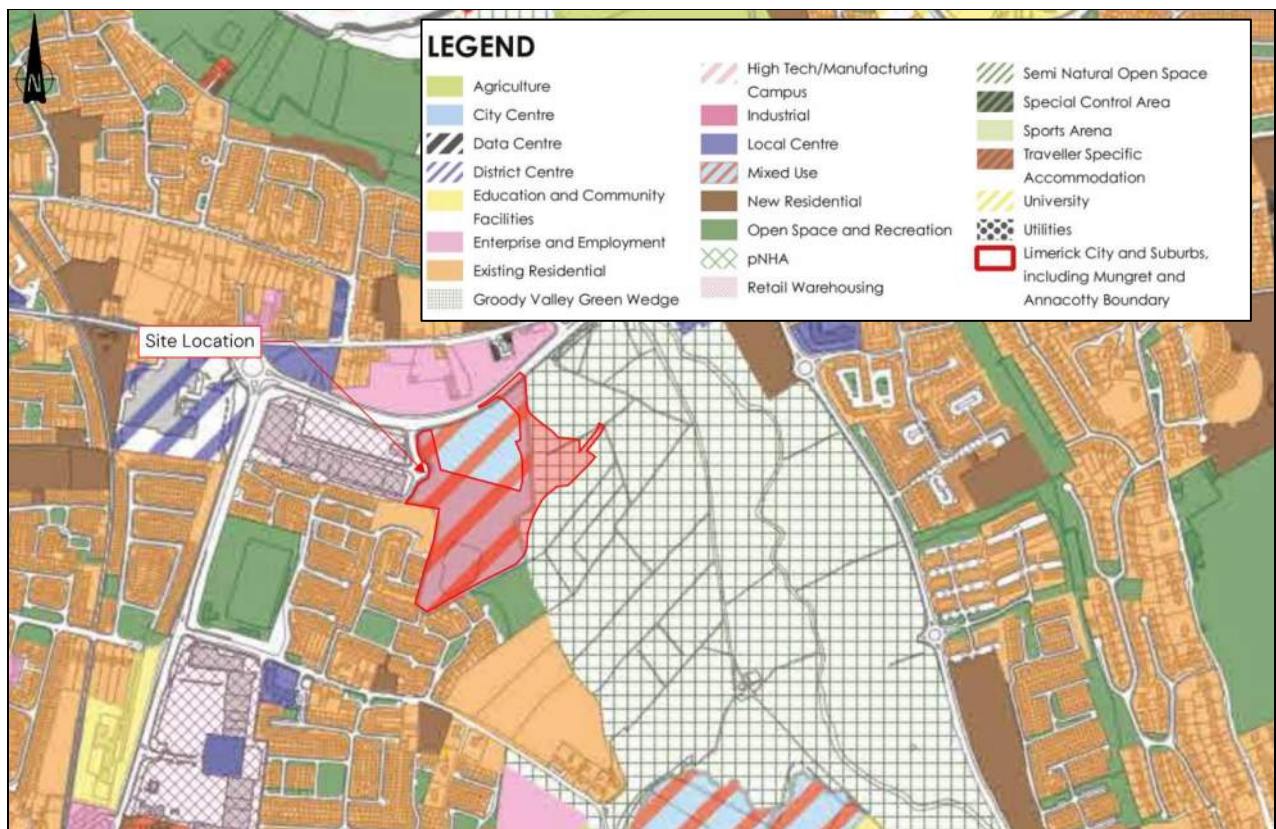


Figure 2-1: Land Use Zoning (Extract from Limerick DP 2022-2028, Volume 2a)

## 2.4 Flood Risk Management Plan

The OPW publish Flood Risk Management Plans detailing the feasible range of flood risk management measures proposed for their respective river basins. The Flood Risk Management Plan for the Shannon Estuary South River Basin was published by the OPW in 19/02/2018 and is valid for the period 2018-2021. A new FRMP hasn't be published for this area and as a result this FRMP is the most up to date plan and remains valid for this area. The plan lists current flood management measures in place and potentially viable Flood Relief Works.

The proposed development area will benefit from the Limerick City and Environs Flood Relief Scheme which is currently at the design stage. The OPW states that Limerick City & County Council have commissioned RPS Consulting Engineers to develop a flood relief scheme for Limerick City and its environs.

*“The objective of the scheme is to alleviate the risk of flooding to the Community of Limerick City and environs by providing a scheme that is technically, socially, environmentally and economically acceptable.”*

A review of the Limerick City and Environs area commenced in 2021 as part of the Flood Relief Scheme as an error was identified in the Flood Map source data. This is currently at post consultation stage. Feedback received during the consultation period will be considered and updated final flood maps will be published as soon as they become available.

### 3 Flood Risk Identification

#### 3.1 Existing Hydrological Environment

The existing hydrological environment is characterised primarily by the presence of the Groody River which is located approximately 335m east of the proposed site. There is also an OPW arterial drainage channel to the east of the site. The hydrological environment around the site is shown in Figure 3-1 below.

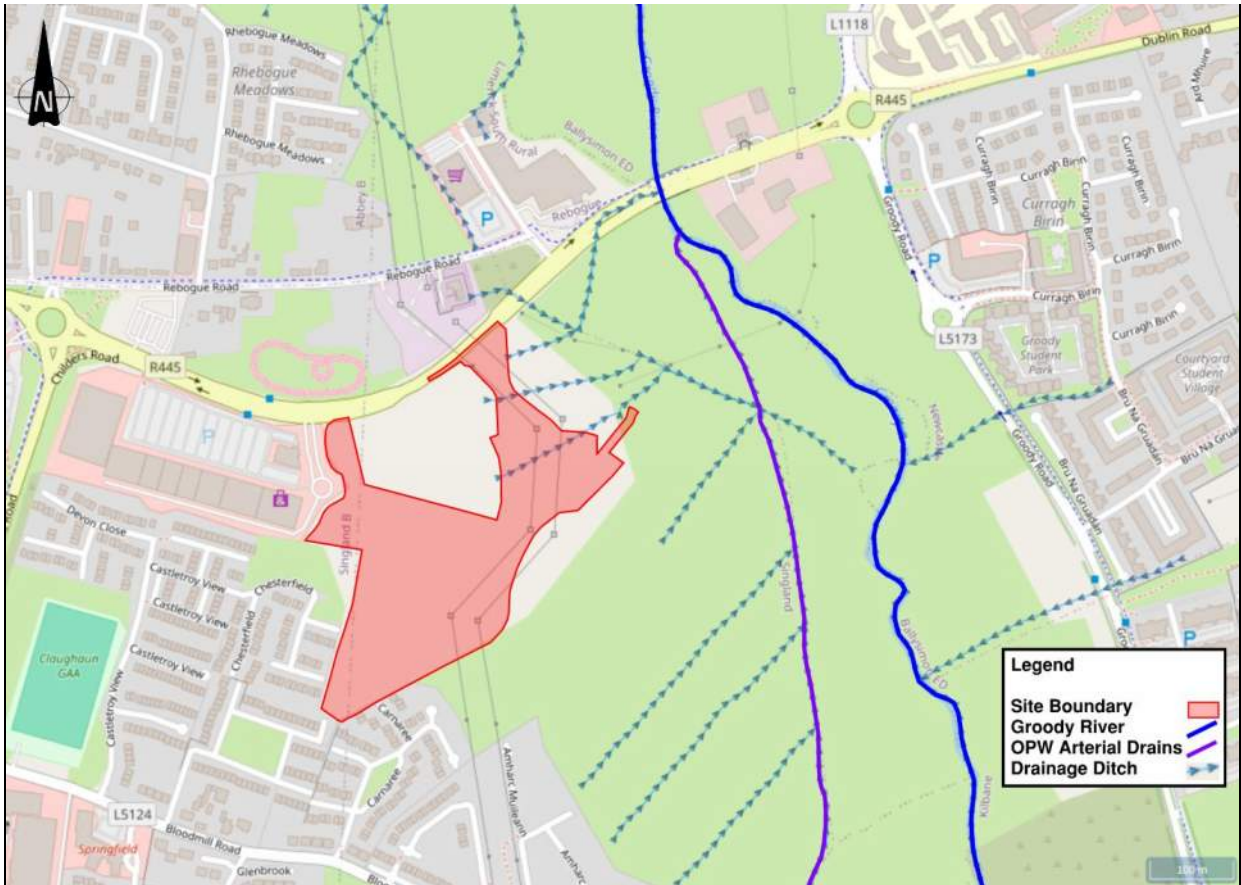


Figure 3-1: Hydrological Environment around the site

### 3.2 Topographical Survey

A topographical survey of the site and its environs was completed by Control Surveys on the 10<sup>th</sup> of March 2023. As shown in Figure 1-2, the site is bounded by the Dublin Road to the north, Parkway Retail Park to the northeast and greenfield to the south and west.

The survey shows that, while there are some localised raised areas surrounding the site, existing ground levels on the site are generally flat and range from 8.4 to 9.64m AOD.

The site has a gravel ramp in the northeast corner which connects the low-level ground to the level of the surrounding roads. The also shows some low-level ponding which is retained by a short retaining wall roughly a metre in height.

The topographical survey extent is shown in Figure 3-2. Refer to image below for an indication of the site topography along the Dublin Road boundary.



Figure 3-2: Control Surveys Topographical Survey Extent

### 3.3 Site Walkover

PUNCH Consulting Engineers visited the site on 25<sup>th</sup> of May 2025 to assess the conditions and key features of the site, to establish any potential sources of flooding and to identify the likely routes of flood waters. Appendix A contains a selection of key images taken during the site visits.

The following was established from the site visit:

- a) The site was accessed via the existing access gate on the western boundary of the site.
- b) Ponding was evident at the time of the visit.
- c) Levels in the site are typically lower than those outside the perimeter of the site boundary.

There are a number of drainage ditches shown on the EPA website throughout the site however based on the recent topographical survey and site walk over, these were not evident within the proposed development site due to the historic works on the site.

No upstream catchments are believed to connect to these drains as all upstream site have been developed with their own surface water networks which discharge into the main drainage.

A new surface water network will cater for on site drainage.

During the ground investigation works, it was found that there is a perched water table on the site. Testing is to be carried out in accordance with the relevant guidelines and dewatering will be carried out in line with best practice.

### 3.4 Review of Historic Mapping

A review of the OSI Historical maps<sup>1</sup> was carried out. Figure 3-3 shows an extract from the 25-inch historic mapping and the site is not identified as “liable to flood”.

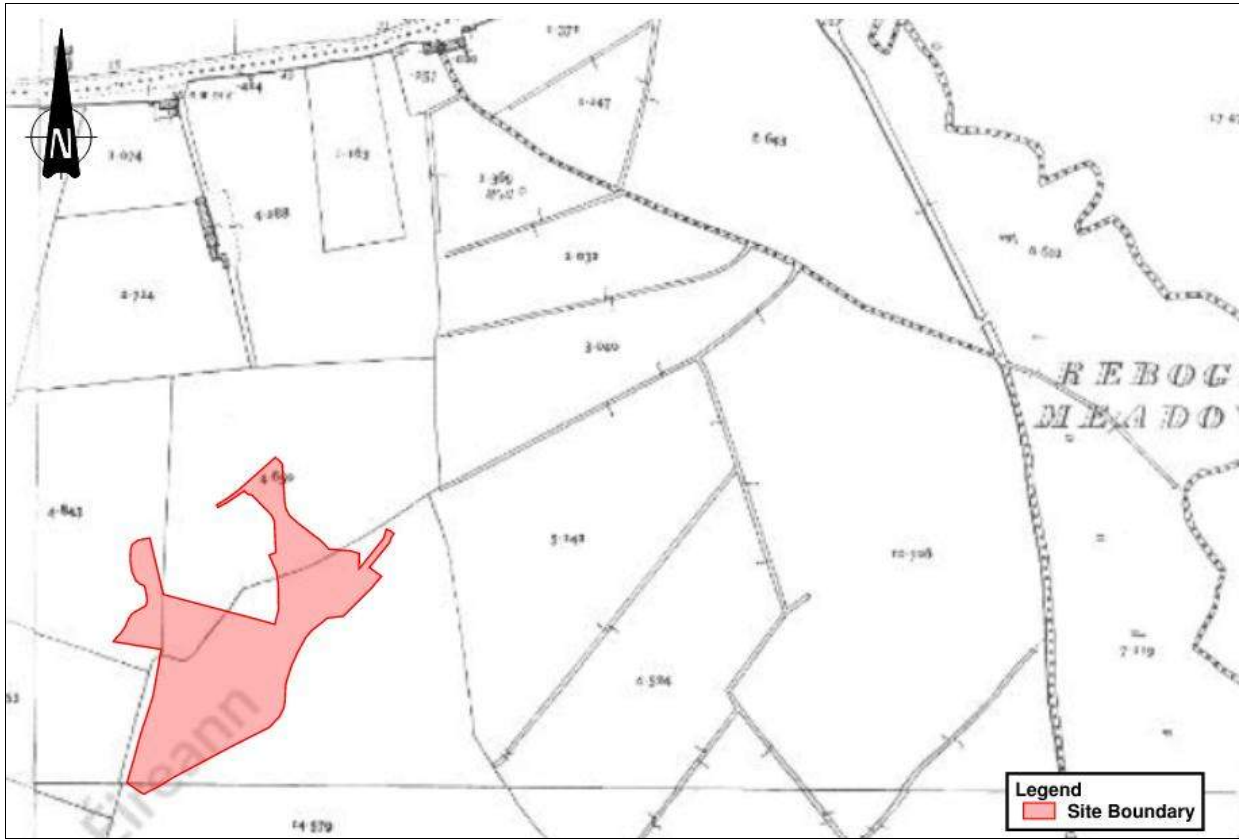


Figure 3-3: Extract from OSI historical 25-inch map

### 3.5 History of Flooding

The Office of Public Works (OPW) Flood Hazard Mapping website holds a record of historic flood events.

A review of the database indicated that there have been no instances of flooding on the proposed site as shown in Figure 3-4.

Please note that this is not a guaranteed record of all flood events.

Full past flood event report for the area is included in Appendix B of this report.

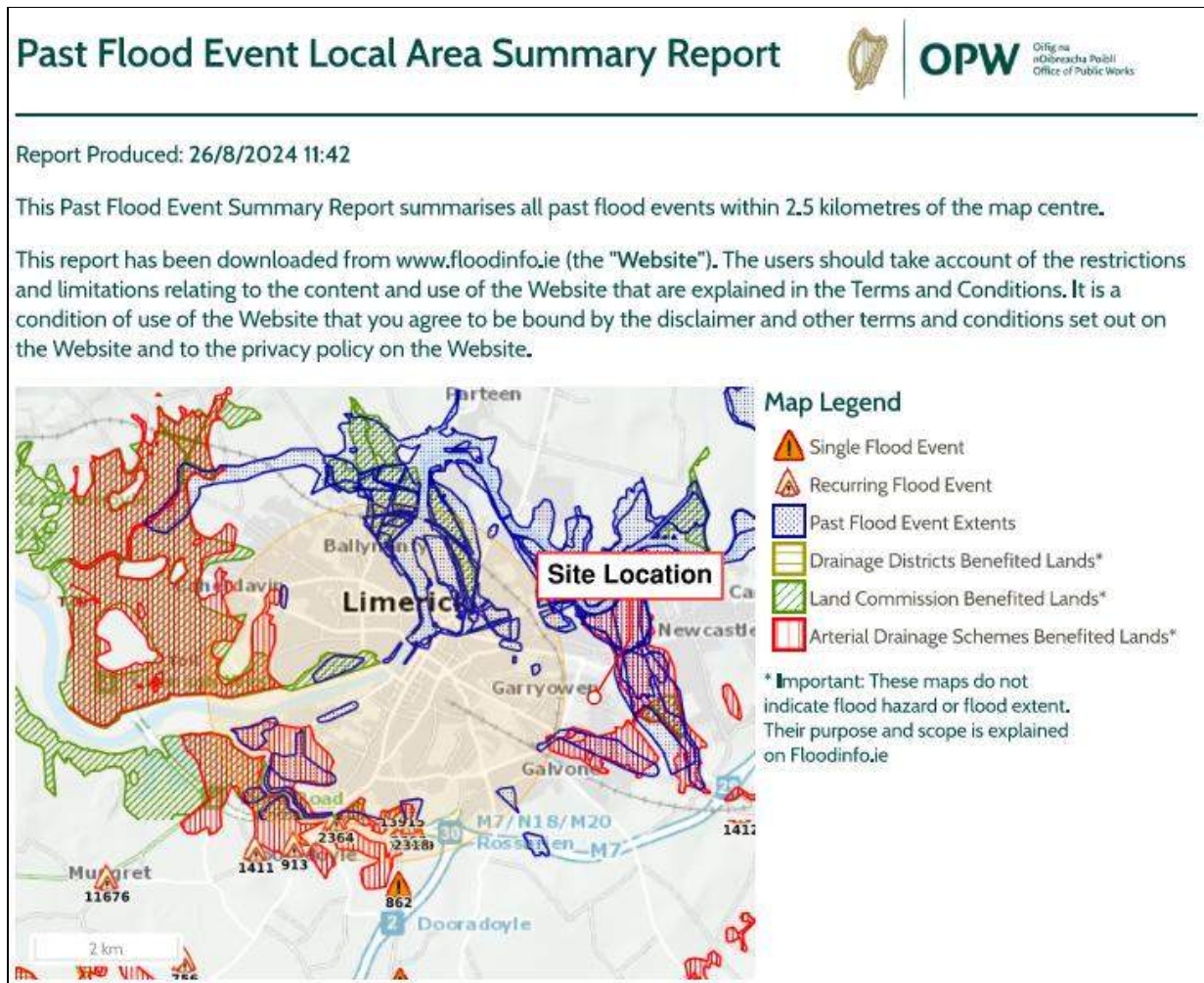


Figure 3-4: Extract from OPW Past Flood Event Local Area Summary Report (Source: Flood Maps - Floodinfo.ie)

### 3.6 Site Geology

The geology of the site was reviewed using data from the Geological Survey of Ireland (available at [www.gsi.ie](http://www.gsi.ie)). The soil type or quaternary sediments within the site boundary are made up of limestone, gravels, and till as shown in Figure 3-5 below. The surrounding areas also comprise of urban ground and silts and clays.

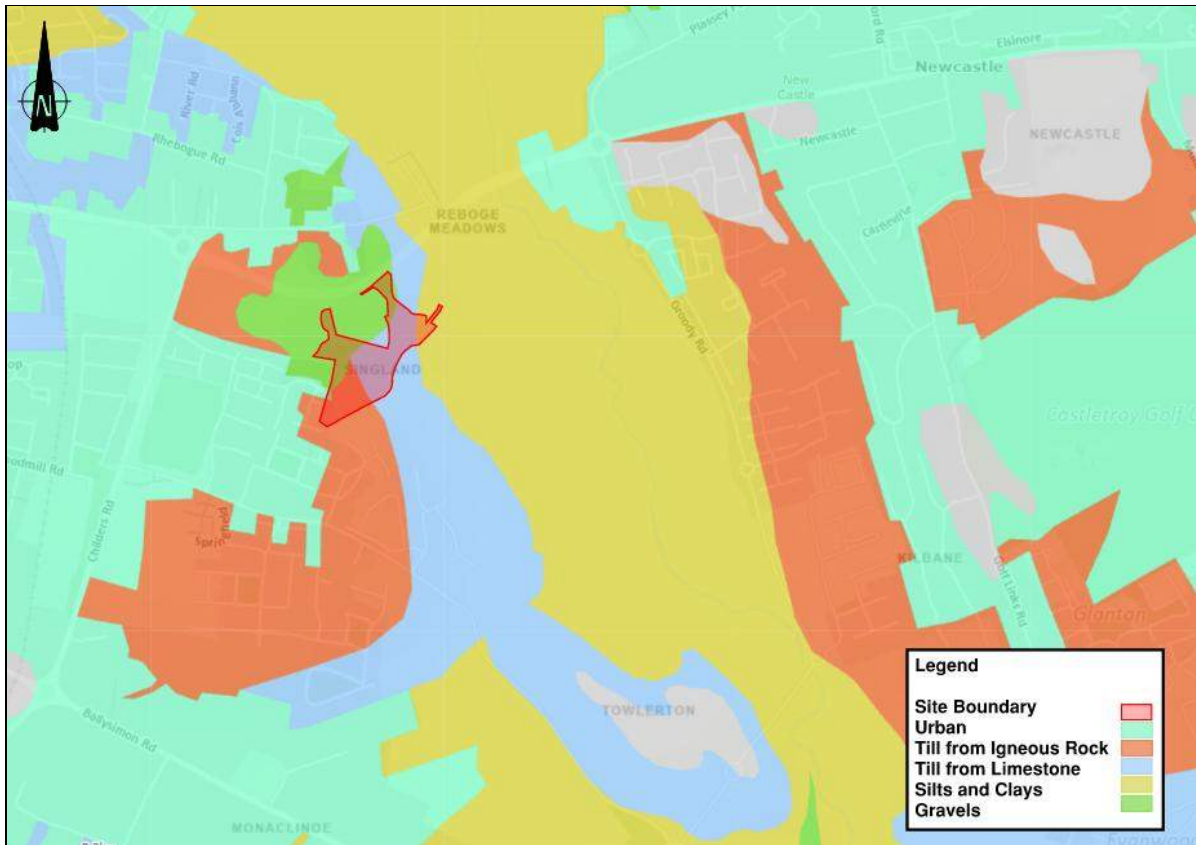


Figure 3-5: Geology of the surrounding area (source: Geological Survey of Ireland ([www.gsi.ie](http://www.gsi.ie)))

### 3.7 Groundwater Flooding

Groundwater flooding occurs when the level of the water stored in the ground rises as a result of prolonged rainfall. A review of data from the Geological Survey of Ireland, indicates a groundwater flood risk to the owned lands but does not intrude the site boundaries.



Figure 3-6: Ground water flooding of the surrounding area (source: [opendata-geodata-gov-ie.hub.arcgis.com](https://opendata-geodata-gov-ie.hub.arcgis.com))

### 3.8 Pluvial Flooding

Pluvial flooding is the result of rainfall-generated overland flows which arise before run-off can enter any watercourse or sewer. It is usually associated with high intensity rainfall.

The provision of a suitable surface water drainage system for the proposed development will mitigate against pluvial flood risk as demonstrated in the accompanying Engineering Planning Report. The redevelopment of the site will not adversely affect pluvial flood levels or extents in the area.

#### 3.8.1 Review of Existing Surface Water Infrastructure

A review of the surface water drainage network in the area was undertaken based on the Irish Water GIS database. There is a surface water line to the east of the site located in Chestfield Grove. The surface water drainage infrastructure in the vicinity of the site is shown in Figure 3-7 below.

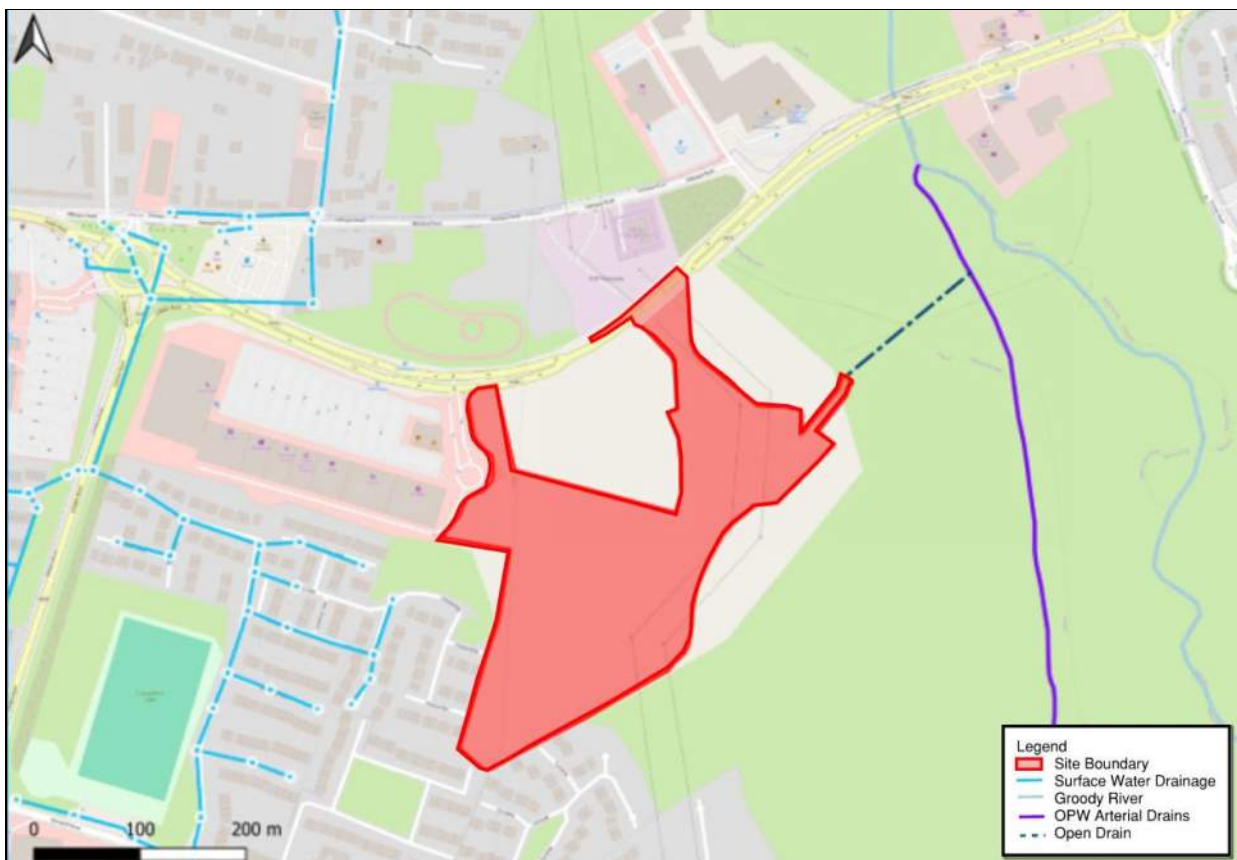


Figure 3-7: Surface Water Infrastructure

### 3.9 Fluvial Flooding

Fluvial flooding is the result of a river exceeding its capacity and excess water spilling out onto the adjacent floodplain.

#### 3.9.1 Catchment Flood Risk Assessment and Management Study (CFRAMS) Mapping

The CFRAMS is an OPW led national programme which seeks to identify and map potential existing and future flood hazard in areas at significant risk from flooding. It also aims to identify flood relief measures and prepare Flood Risk Management Plans for these areas.

The site of the proposed development is located in an area which has been assessed as part of the Shannon CFRAM Study. The OPW has published detailed flood hazard mapping for the area based on results from the CFRAMS. This includes flood extent and flood depth mapping for a number of return periods for fluvial and coastal flood events. The CFRAMS assessment in this area is based on hydraulic modelling of the River Shannon.

Figure 3-8 below shows an extract from the relevant CFRAMS fluvial flood extent map. Full CFRAMS maps for the area are included in Appendix D of this report.

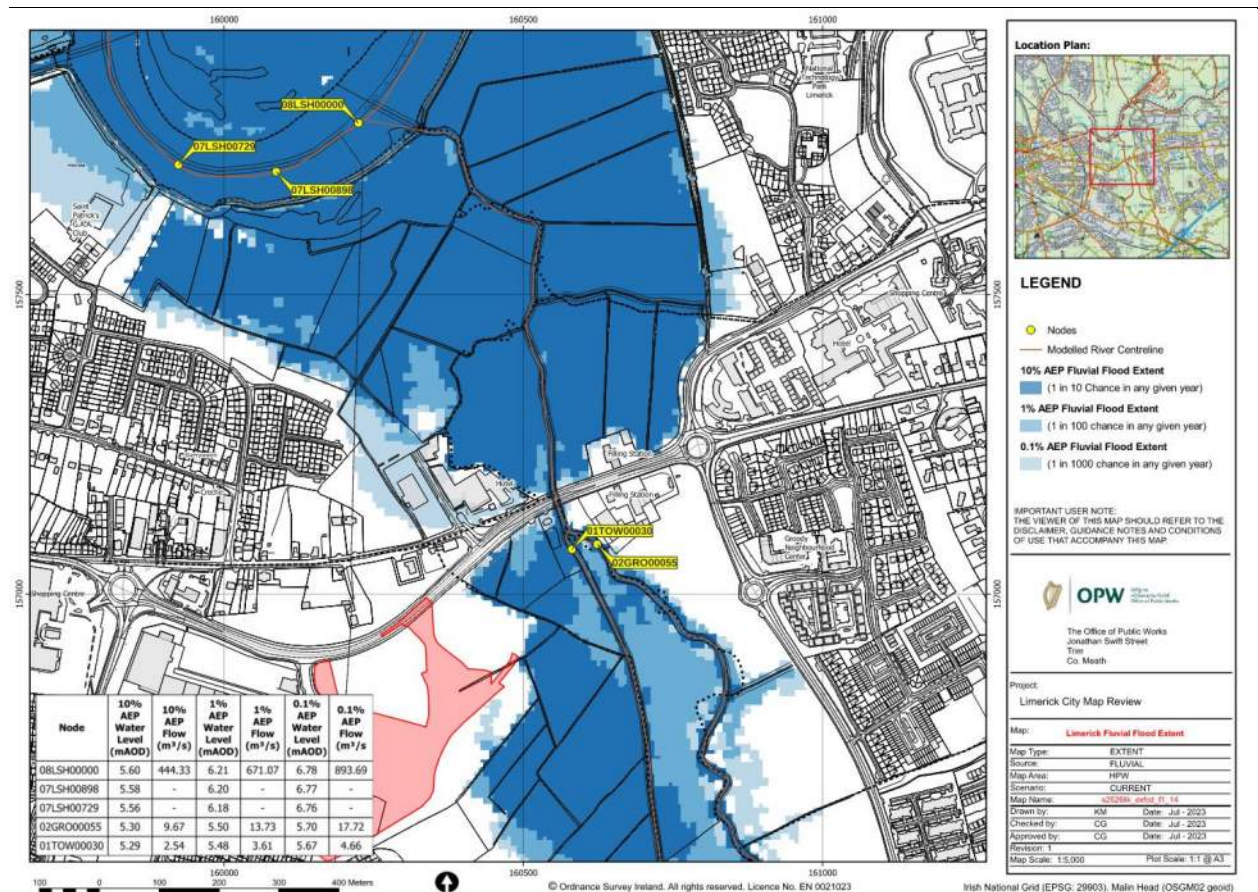


Figure 3-8: Extract from the CFRAMS fluvial map for the area (site indicated in red)  
Maps available: <http://www.floodinfo.ie/map/floodmaps/>

The CFRAMS mapping indicates that fluvially influenced flooding impacts the River Groody near the proposed site. The flood levels do not encroach on the main areas of proposed development within the application site.

Table 3-1: CFRAMS Modelled Fluvial Flood Levels Adjacent to the Site

NODE	Flood Level (mAOD) (by Return Period)		
	10%AEP	1%AEP	0.1%AEP
01TOW00030	5.29	5.48	5.67

As shown in Figure 3-10 above, the majority of the application site is located outside of the fluvial flood zones meaning the risk of flooding is very low. However, the surface water discharge pipe downstream of the attenuation pond is located within the flood zone as it is discharging to the river.

### 3.9.2 Fluvial Flood Depth Analysis

The CFRAMS has produced fluvial flood depth mapping for different AEP events. Figure 3-9 below shows the extents of a 1% AEP fluvial flood.

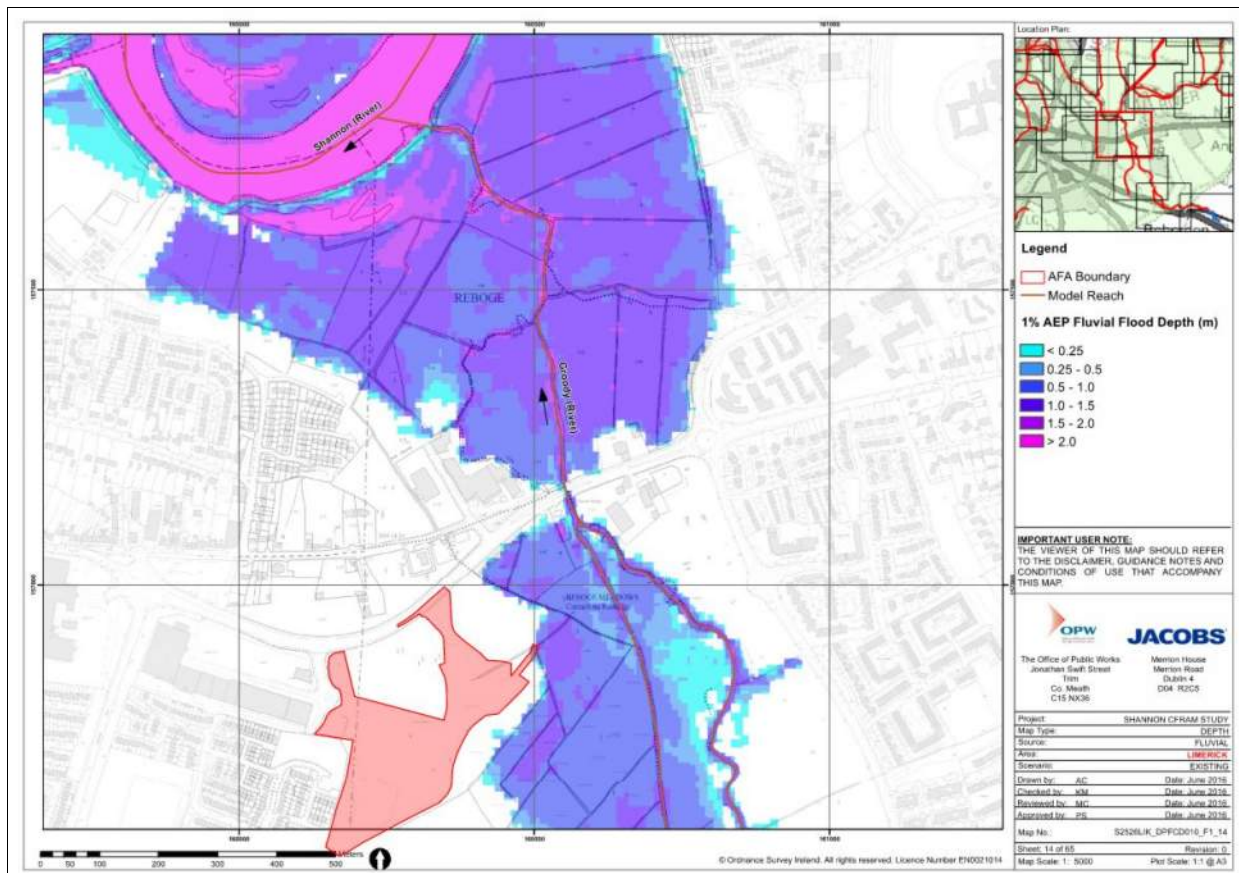


Figure 3-9: 1% AEP Flood extents from breach on River Groody flood embankments

It is observed from the results in Figure 3-9, that floodwaters will not extend into the site, with <1m encroaching on the northeastern corner of the owned lands. This can be attributed to the height of the existing levels rising away from the river.

### 3.10 Coastal Flooding

Coastal flooding results from sea levels which are higher than normal and result in sea water overflowing onto the land. Coastal flooding is influenced by the following three factors which often work in combination: high tide level, storm surges and wave action.

#### 3.10.1 Catchment Flood Risk Assessment and Management Study

Figure 3-10 below is an extract from the relevant Shannon CFRAMS coastal flood extent map and Appendix D presents the modelled flood levels from the adjacent CFRAMS nodes.

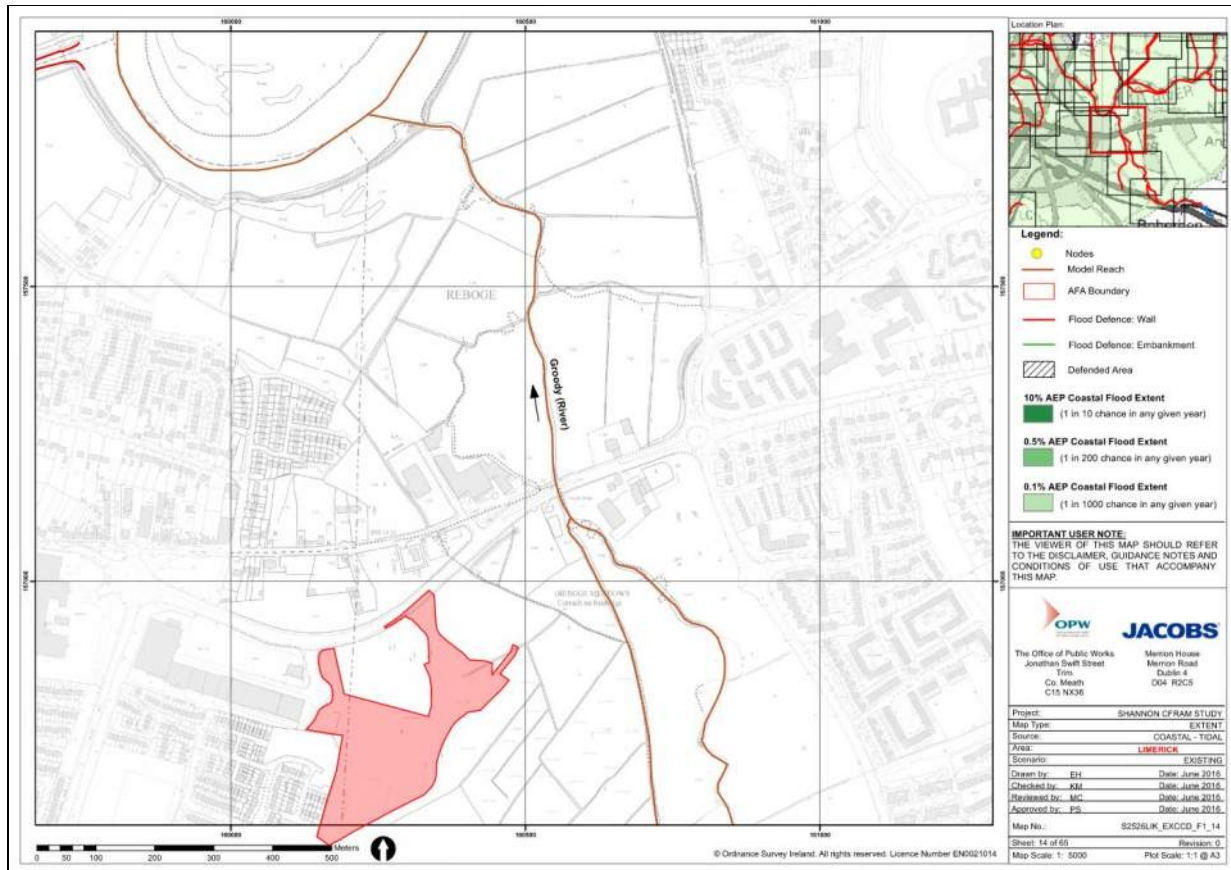


Figure 3-10: Extract from CFRAMS Coastal Flood Extent Mapping Limerick Area

Maps available: <http://www.floodinfo.ie/map/floodmaps/>

The CFRAMS mapping indicates that coastal influenced flooding does not impact the Groody River in close proximity to the proposed site.

### 3.10.2 National Coastal Flood Hazard Mapping

The OPW published the National Coastal Flood Hazard Mapping (NCFHM) in 2021 and they are now publicly available on [https://www.floodinfo.ie/map/coastal\\_map/](https://www.floodinfo.ie/map/coastal_map/). The NCFHM project produced updated national scale coastal flood extent and depth maps. These maps are ‘predictive’ flood maps showing indicative areas predicted to be inundated during a theoretical flood event with an estimated probability of occurrence. These flood maps do not take account of any existing flood defences.

Current Scenario NCFHM flood extents in the vicinity of the site can be seen below in Figure 3-11 below. The figure shows that the site is not subject to coastal flooding.

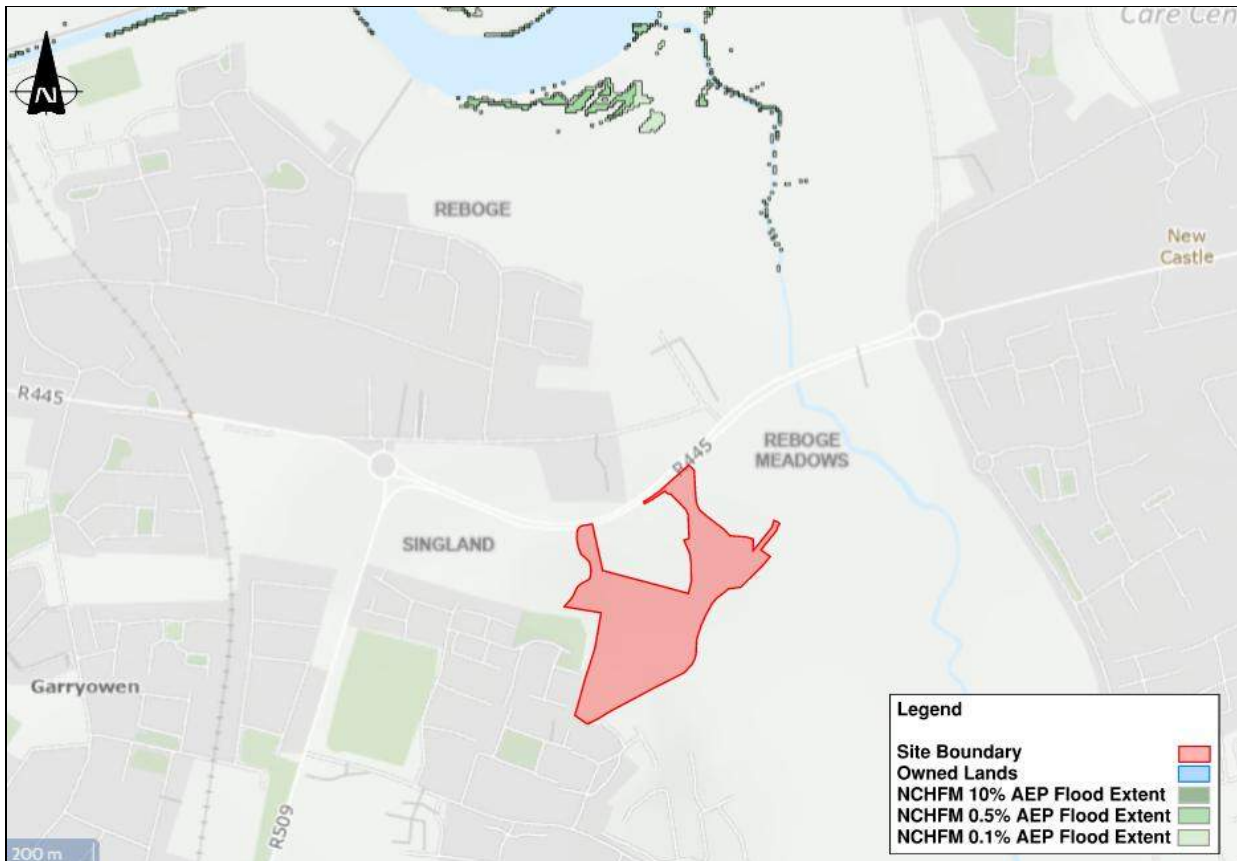


Figure 3-11: NCFHM Flood Extents - Current Scenario

### 3.11 Limerick DP Strategic Flood Risk Assessment

A review of the Limerick DP 2022-2028 was carried out with regards to flood risk. A Strategic Flood Risk Assessment (SFRA), prepared as part of the LDP, includes Flood Zone mapping for the area and highlights some areas of flood risk concern associated with the nearby River Shannon.

According to the LDP Flood Zone Map of the area (extract presented in Figure 3-12 below), the north eastern corner of the owned lands is shown to be at risk of flooding and is partially located in Flood Zone A. A small section of Zone B encroaches the proposed site boundary. The proposed development is located in Flood Zone C with only the discharge pipe from the attenuation pond located in Flood Zone A as it is proposed to discharge to the open drain which ultimately discharges into the Groody River.

There is no residential or any other element of the proposed development other than an outfall pipe downstream of the attenuation pond located in Flood Zone A or B.

See Appendix E for a copy of the full flood extent map of the area.

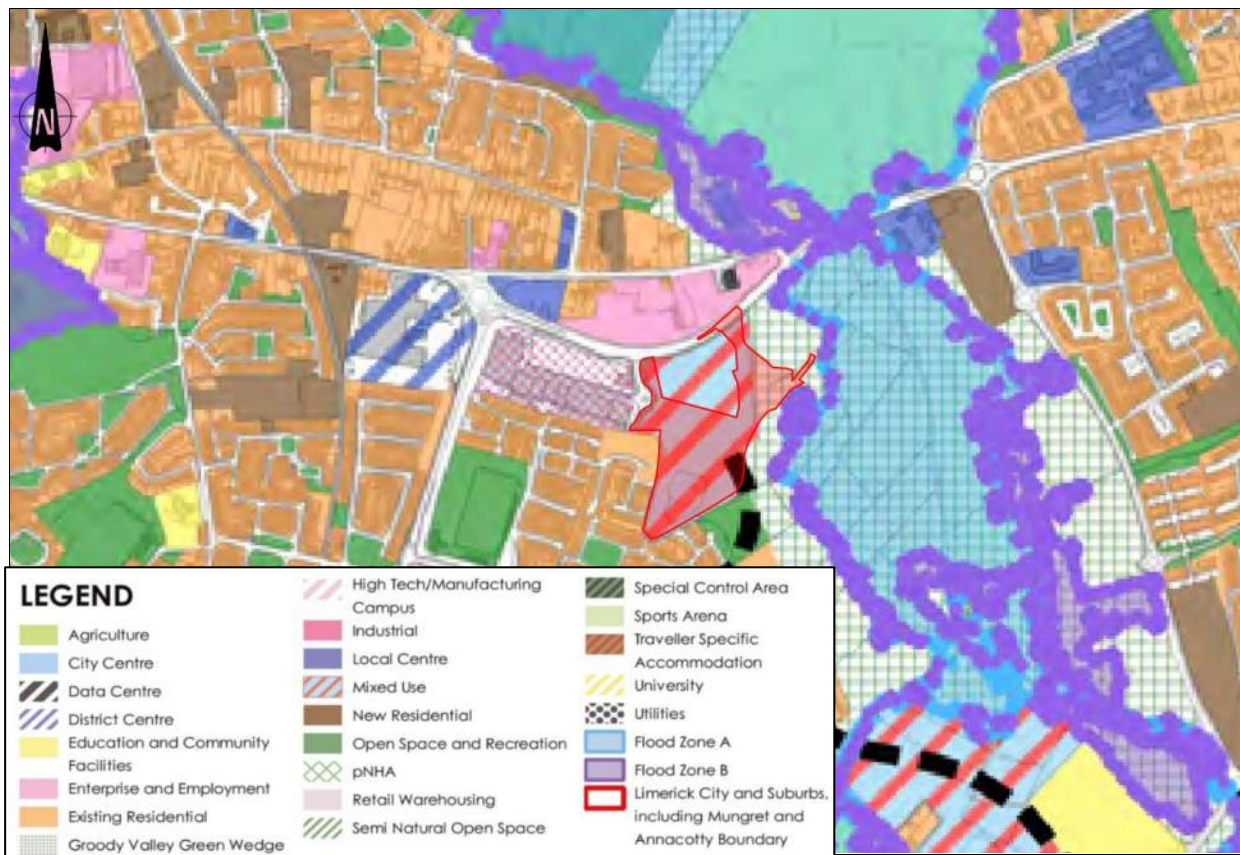


Figure 3-12: Extract from Limerick DP 2022-2028 Flood Zone Map 5

### 3.12 Estimate of Flood Zone

PUNCH Consulting Engineers have reviewed the available information as outlined in the above sections and have concluded that the development site is located within Flood Zone C. The surface water outfall pipe which discharges into the Groody River will be located within Flood Zone A with all other proposed works located in Flood Zone C.

## 4 Flood Risk Assessment

### 4.1 Sources of Flooding

When carrying out a Flood Risk Assessment, one should consider all potential risk and sources of flood water at the site. In general, the relevant flood sources are:

#### Fluvial Flooding

Fluvial flooding is the result of a river exceeding its capacity and excess water spilling out onto the adjacent floodplain. The proposed site is located approximately 350m west of the River Shannon. From a review of the available information, the majority of the site is not at risk of fluvial flooding with only a small area accommodating a discharge pipe within an area of fluvial risk.

#### Coastal Flooding

Coastal flooding is the result of sea levels which are higher than normal and result in sea water overflowing onto the land during high tides or storm surges. The site is located 160m from the River Shannon estuary which is tidal and not at risk of coastal flooding.

#### Pluvial Flooding

Pluvial Flooding is the result of rainfall-generated overland flows which arise before run-off can enter any watercourse or sewer. It is usually associated with high-intensity rainfall. The provision of a suitable surface water drainage system for any proposed development on the site will mitigate against this risk.

#### Groundwater Flooding

Groundwater flooding occurs when the level of the water stored in the ground rises as a result of prolonged rainfall. From a review of the available information, the site is considered to be at low risk to groundwater flooding.

### 4.2 Site Vulnerability

The proposed development is residential & business in nature, which is classified as “Highly Vulnerable” and “Less Vulnerable” respectively. The Planning System and Flood Risk Management Guidelines gives definitions for the type of developments that can take place in each Flood Zone. Only Coastal and Fluvial flood zones are considered in determining whether a Justification Test is required.

**Table 4-1: Matrix of Vulnerability versus Flood Zone to indicate Justification Requirement**

	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

As all of the proposed development other than a discharge pipe downstream of an attenuation pond is located in Flood Zone C it is located in an appropriate zone and therefore a justification test is not required as per Table 4-1 above.

### 4.3 Climate Change

Advice on the expected impacts of climate change and the allowances to provide for future flood risk management in Ireland is given in the OPW’s “Flood Risk Management Climate Change Sectoral Adaptation Plan”, 2019. Two climate change scenarios are considered. These are the Mid-range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). The MRFS is intended to represent a “likely” future scenario based on the wide range of future predictions available. The HEFS represents a more “conservative” future scenario at the upper boundaries of future projections.

A table summarising the recommended climate change allowances is provided in Table 5-1 of the “Flood Risk Management Climate Change Sectoral Adaptation Plan”. This table has been reproduced here as Table 4-2.

**Table 4-2 Recommended allowances for climate change**

Parameter	MRFS	HEFS
Extreme Rainfall Depths	+20%	+30%
Peak Flood Flows	+20%	+30%
Mean Sea Level Rise	+500 mm	+1000 mm
Land Movement	-0.5 mm/year*	-0.5 mm/year*
Urbanisation	No general allowance - Review on Case by Case Basis	No general allowance - Review on Case by Case Basis
Forestation	-1/6Tp**	-1/3Tp** +10% SPR***
Notes: * Applicable to the southern part of the country (Dublin - Galway and south of this) ** Reduction in the time to peak (Tp) to allow for potential accelerated runoff that may arise as a result of drainage of afforested land *** Add 10% to the Standard Percentage Runoff (SPR) rate; This allows for temporary increased runoff rates that may arise following felling of forestry		

Based on the recommendations presented in Table 4-2, 500mm for water level plus 50mm for land movement should be applied for climate change allowance. The 1%MRFS is therefore 6.03mAOD.

### 4.4 Finished Floor Levels

As per Table 5-3 of the LDP SFRA, the recommended minimum building Finished Floor Level (FFL) for the proposed development is 1%MRFS + freeboard (0.3m as there is no risk of storm surge and wave action). The minimum recommended finished floor level for the site is therefore **6.33mAOD.**

#### 4.5 Flood Mitigation Measures

A review of the available data indicates that the development is mostly located within Flood Zone C however the surface water outfall pipe which discharges to the Groody River will be located within Flood Zone A. All other proposed works will be located in Flood Zone C.

The following measures should be considered in the development design at a minimum:

- The proposed lowest FFL for the proposed development is 10.20mAOD.  
This level is in accordance with best practice and 4.17m above the CFRAMS 1% AEP MRFS fluvial water level.
- PUNCH Consulting Engineers recommend that as part of the site maintenance plan, all future proprietors inspect all road gullies in the vicinity and report any blockages to the Local Authority, development management company and/or Irish Water. The proprietor should also inspect all surface water drainage within the site, in particular following heavy rain which may cause debris to obstruct the ACO drain and road gullies;
- The proposed development will provide stormwater drainage in accordance with the Local Authority Development Plan to alleviate pluvial flooding risk.

With the implementation of the above measures the site will be at low risk of flooding and will not increase the risk of flooding to any adjacent or nearby area.

#### 4.6 Flood Risk Management

Flood risk management under the EU Floods Directive aims to minimise the risks arising from flooding to people, property and the environment. Minimising risk can be achieved through structural measures that block or restrict the pathways of floodwaters, such as river defences or non-structural measures that are often aimed at reducing the vulnerability of people and communities such as flood warning, effective flood emergency response, or resilience measures for communities or individual properties.

## 5 Conclusions

PUNCH Consulting Engineers was appointed by the Kirkland Investments Ltd to carry out a Site-Specific Flood Risk Assessment for a proposed residential and commercial development on the Dock Road, Limerick City.

This Site-Specific Flood Risk Assessment has been carried out in accordance with “*The Planning System & Flood Risk Management Guidelines*” published by the Department of the Environment, Heritage and Local Government in November 2009 and the Limerick Development Plan 2022-2028.

A review of the flood risk in the area was carried out as the site is located near the River Groody.

Flood Maps produced as part of the CFRAMS and the LDP SFRA were consulted to establish the Flood Zone. It was determined that the site is primarily located in Flood Zone C. The surface water outfall pipe which discharges into the Grood River will be located within Flood Zone A with all other proposed works located in Flood Zone C for fluvial flooding.

The proposed development is at a low risk of flooding and is deemed appropriate provided the residual risk of fluvial flooding is addressed by flood mitigation measures included in Section 4.5. When examined using the sequential approach proposed in the “*The Planning System & Flood Risk Management*” Guidelines, the proposed development is appropriate.

## Appendix A Site Visit Images























## **Appendix B Topographical Survey**

NOTES:  
 1. All levels are relative to Ordnance Datum  
 2. 50m sq grid relative to Irish Transverse Mercator  
 3. Contours are at 0.25m intervals

**SYMBOL LEGEND**

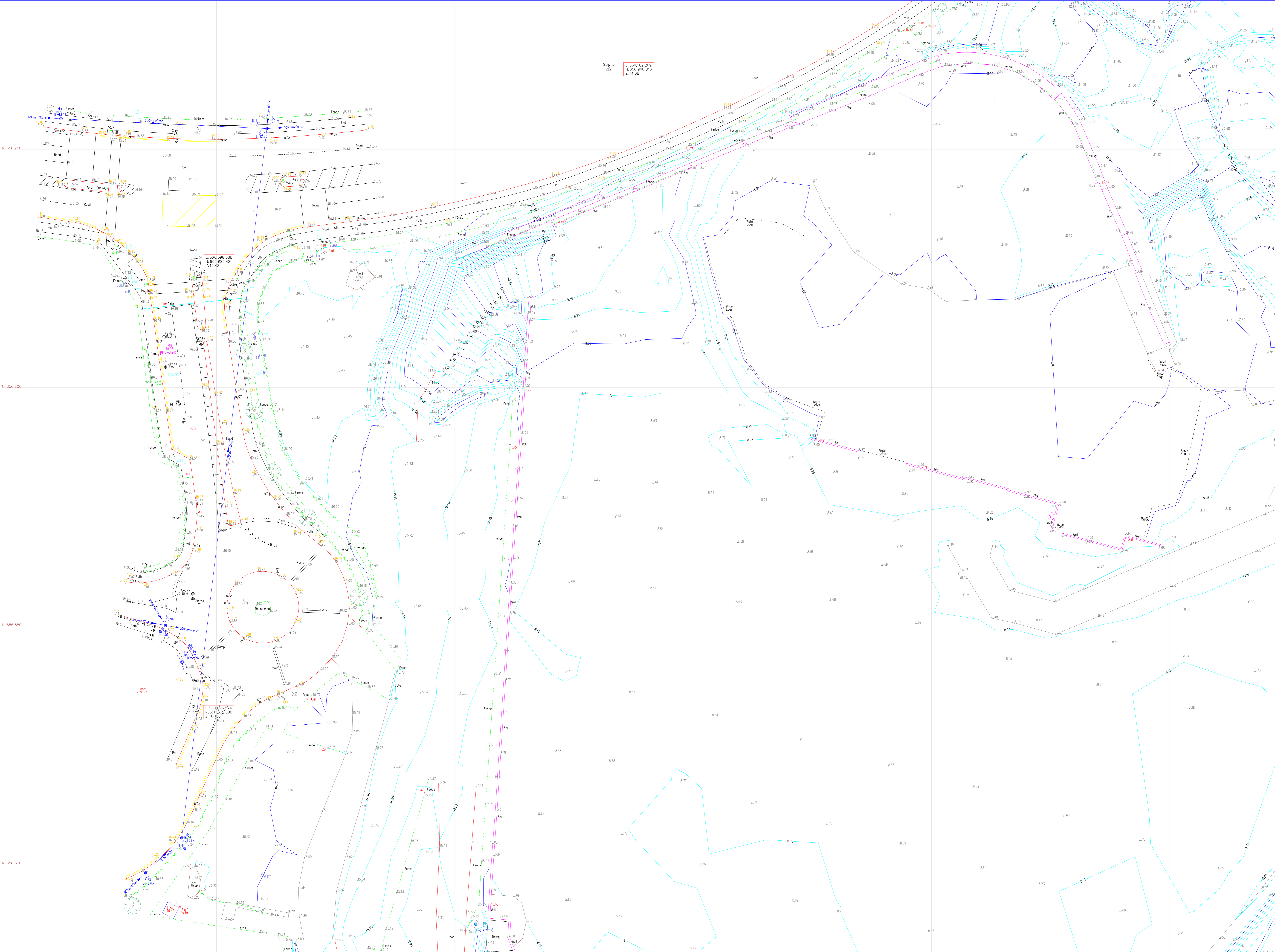
○	Telecom Pole	○	ESB Pole
○	Long Sounding	○	Traffic Sign
○	Sign	○	Traffic Sign
○	Camera	○	Board
○	Stop	○	Post
○	Light	○	Bin
○	Gas Box	○	Gas
○	Telecom Duct	○	ESB Duct
○	Fire Hydrant	○	ESB Box
○	Manhole	○	Service
○	Manhole & Cover Level	○	Armstrong Junction
○	Gully	○	Drain
○	Tree	○	Shrub/Shrub
○	Gate	○	Pipe
○	Water Valve	○	Water Meter
○	Water Meter	○	Spot Height
○	Rope Height	○	Spot Height
○	Finished Floor Level	○	Eaves Height
○	Roof Height	○	Roof Height
○	Contour Height	○	Boundary Height

**LINE TYPE LEGEND**

—	Footpath	—	Building
—	Concrete Edge	—	Site
—	Fence	—	Mound
—	Centerline of Traces	—	Hedge
—	Drain	—	Fraser Bed
—	ESB Line	—	Telecom Line
—	Road	—	Road
—	Contour Major	—	Contour Minor
—	Bottom of Bank	—	Top of Bank
—	Hedge Line	—	White Line

**MANHOLE LEGEND**

○	Manhole	○	Manhole
○	Manhole	○	Manhole
○	Manhole	○	Manhole
○	Manhole	○	Manhole



**REVISIONS**

No.	Date	Description

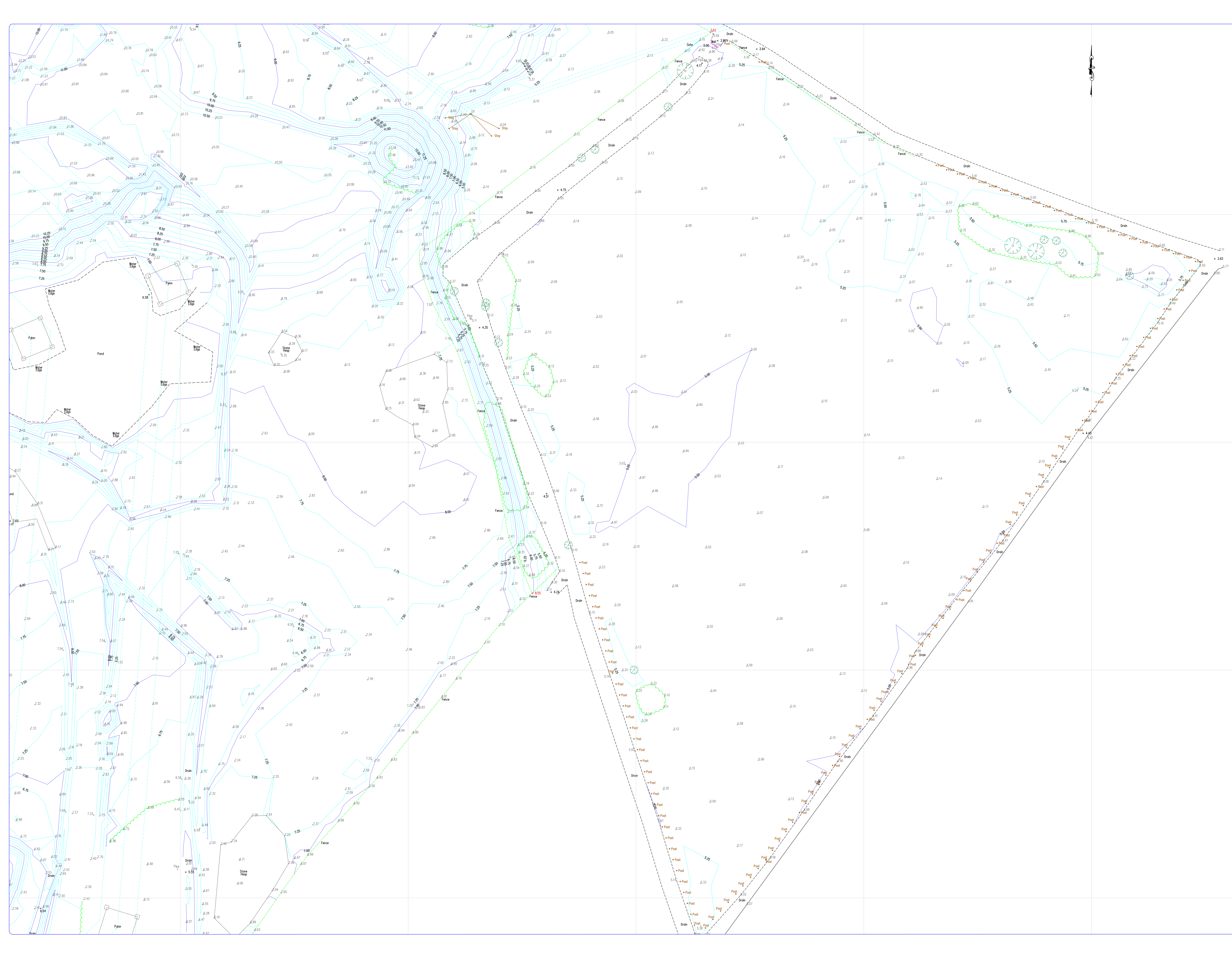
**Control Surveys**  
 Topographical Surveys • As Built Surveys •  
 Measured Building Surveys • GPS Surveys •  
 Legal Mapping • Setting Out •

**Client:**  
 Garland Consulting Engineers

**Project Title:**  
 Topographical Survey of Horizon Site,  
 Dublin Road, Limerick.

**Drawn:** C. O. O. O. **Dwg No.:** 23-140-01  
**Scale:** 1:250 **Date:** 10-03-23





- NOTES:  
 1. All levels are relative to Ordnance Datum  
 2. 50m sq grid relative to Irish Transverse Mercator  
 3. Contours are at 0.25m intervals

SYMBOL LEGEND			
○	Telecom Pole	○	ESB Pole
○	Comp Standoff	○	Traffic Light
○	Sign	○	Sign
○	Concess	○	Board
○	Stay	○	Post
○	Light	○	Bin
○	Gas Box	○	Gas
○	Telecom Duct	○	ESB Duct
○	Telecom Box	○	ESB Box
○	Fire Hydrant	○	Earth Rod
○	Cable TV Duct	○	Armstrong Junction
○	Manhole & Cover Level	○	Drain
○	Dully	○	Drain
○	Tree	○	Bushy Shrub
○	Gate	○	Pipe
○	Air Valve	○	Shut Valve
○	Water Valve	○	Water Meter
○	Valve	○	Spot Height
○	Ridge Height	○	Eave Height
○	Finished Floor Level	○	Roof Height
○	Ceiling Height	○	Boundary Height

LINE TYPE LEGEND	
—	Building
—	Footpath
—	Concrete Edge
—	Fence
—	Centerline of Trees
—	Drain/River
—	ESB Line
—	Road
—	Contour Major
—	Bottom of Bank
—	Building
—	Step
—	Mound
—	Hedge
—	Fence
—	Telecom Line
—	Contour Minor
—	Top of Bank
—	White Line

MANHOLE LEGEND			
○	Manhole	○	Manhole
○	Manhole	○	Manhole
○	Manhole	○	Manhole
○	Manhole	○	Manhole

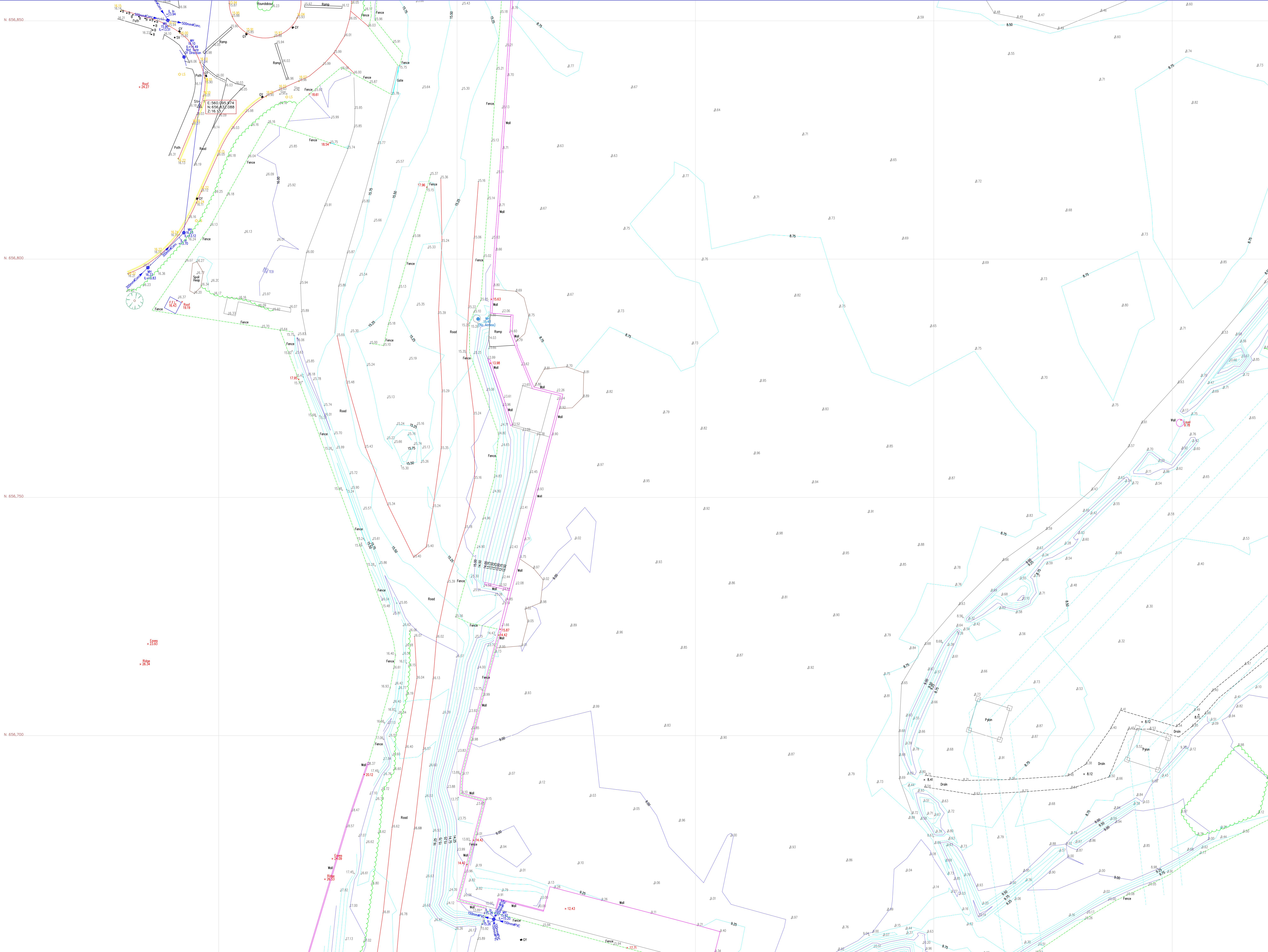
REVISIONS		
No.	Date	Description

**Control Surveys**  
 land and building surveys

Innovation Works, National Technology Park, Passay, Castlebar, Limerick.  
 Tel: 061 546962 | Mob: 087 2609112 | Email: info@controlsurveys.ie  
 Website: www.controlsurveys.ie

- Topographical Surveys
- Measured Building Surveys
- Legal Mapping
- As Built Surveys
- GPS Surveys
- Setting Out

<b>Client:</b>	
<b>Professional:</b>	Garland Consulting Engineers
<b>Project Title:</b>	Topographical Survey of Horizon Site, Dublin Road, Limerick.
<b>Drawn:</b>	08/03/23
<b>Scale:</b>	1:250
<b>Day No.:</b>	23-140-03
<b>Date:</b>	10-03-23



NOTES:  
 1. All levels are relative to Ordnance Datum  
 2. 50m sq grid relative to Irish Transverse Mercator  
 3. Contours are at 0.25m intervals

SYMBOL LEGEND		
○ 07	Telecom Pole	ESB Pole
○ 11	Lamp Standard	Traffic Light
○ 20	Sign	+1 Sign
○ 21	Sign	Board
○ 22	Sign	Post
○ 23	Light	Bin
○ 24	Light	Bin
○ 25	Light	Bin
○ 26	Light	Bin
○ 27	Light	Bin
○ 28	Light	Bin
○ 29	Light	Bin
○ 30	Light	Bin
○ 31	Light	Bin
○ 32	Light	Bin
○ 33	Light	Bin
○ 34	Light	Bin
○ 35	Light	Bin
○ 36	Light	Bin
○ 37	Light	Bin
○ 38	Light	Bin
○ 39	Light	Bin
○ 40	Light	Bin
○ 41	Light	Bin
○ 42	Light	Bin
○ 43	Light	Bin
○ 44	Light	Bin
○ 45	Light	Bin
○ 46	Light	Bin
○ 47	Light	Bin
○ 48	Light	Bin
○ 49	Light	Bin
○ 50	Light	Bin
○ 51	Light	Bin
○ 52	Light	Bin
○ 53	Light	Bin
○ 54	Light	Bin
○ 55	Light	Bin
○ 56	Light	Bin
○ 57	Light	Bin
○ 58	Light	Bin
○ 59	Light	Bin
○ 60	Light	Bin
○ 61	Light	Bin
○ 62	Light	Bin
○ 63	Light	Bin
○ 64	Light	Bin
○ 65	Light	Bin
○ 66	Light	Bin
○ 67	Light	Bin
○ 68	Light	Bin
○ 69	Light	Bin
○ 70	Light	Bin
○ 71	Light	Bin
○ 72	Light	Bin
○ 73	Light	Bin
○ 74	Light	Bin
○ 75	Light	Bin
○ 76	Light	Bin
○ 77	Light	Bin
○ 78	Light	Bin
○ 79	Light	Bin
○ 80	Light	Bin
○ 81	Light	Bin
○ 82	Light	Bin
○ 83	Light	Bin
○ 84	Light	Bin
○ 85	Light	Bin
○ 86	Light	Bin
○ 87	Light	Bin
○ 88	Light	Bin
○ 89	Light	Bin
○ 90	Light	Bin
○ 91	Light	Bin
○ 92	Light	Bin
○ 93	Light	Bin
○ 94	Light	Bin
○ 95	Light	Bin
○ 96	Light	Bin
○ 97	Light	Bin
○ 98	Light	Bin
○ 99	Light	Bin
○ 100	Light	Bin

LINE TYPE LEGEND		
—	Footpath	Building
—	Concrete Edge	Slip
—	Fence	Mound
—	Centerline of Trees	Hedge
—	Drain/River	Fence Bed
—	ESB Line	Telecom Line
—	Road	Road
—	Contour Major	Contour Minor
—	Bottom of Bank	Top of Bank
—	White Line	White Line

MANHOLE LEGEND		
○ 01	Manhole	1000mm Dia. Pipe
○ 02	Manhole	1200mm Dia. Pipe
○ 03	Manhole	1500mm Dia. Pipe
○ 04	Manhole	1800mm Dia. Pipe
○ 05	Manhole	2100mm Dia. Pipe
○ 06	Manhole	2400mm Dia. Pipe
○ 07	Manhole	2700mm Dia. Pipe
○ 08	Manhole	3000mm Dia. Pipe
○ 09	Manhole	3300mm Dia. Pipe
○ 10	Manhole	3600mm Dia. Pipe
○ 11	Manhole	3900mm Dia. Pipe
○ 12	Manhole	4200mm Dia. Pipe
○ 13	Manhole	4500mm Dia. Pipe
○ 14	Manhole	4800mm Dia. Pipe
○ 15	Manhole	5100mm Dia. Pipe
○ 16	Manhole	5400mm Dia. Pipe
○ 17	Manhole	5700mm Dia. Pipe
○ 18	Manhole	6000mm Dia. Pipe
○ 19	Manhole	6300mm Dia. Pipe
○ 20	Manhole	6600mm Dia. Pipe
○ 21	Manhole	6900mm Dia. Pipe
○ 22	Manhole	7200mm Dia. Pipe
○ 23	Manhole	7500mm Dia. Pipe
○ 24	Manhole	7800mm Dia. Pipe
○ 25	Manhole	8100mm Dia. Pipe
○ 26	Manhole	8400mm Dia. Pipe
○ 27	Manhole	8700mm Dia. Pipe
○ 28	Manhole	9000mm Dia. Pipe
○ 29	Manhole	9300mm Dia. Pipe
○ 30	Manhole	9600mm Dia. Pipe
○ 31	Manhole	9900mm Dia. Pipe
○ 32	Manhole	10200mm Dia. Pipe
○ 33	Manhole	10500mm Dia. Pipe
○ 34	Manhole	10800mm Dia. Pipe
○ 35	Manhole	11100mm Dia. Pipe
○ 36	Manhole	11400mm Dia. Pipe
○ 37	Manhole	11700mm Dia. Pipe
○ 38	Manhole	12000mm Dia. Pipe
○ 39	Manhole	12300mm Dia. Pipe
○ 40	Manhole	12600mm Dia. Pipe
○ 41	Manhole	12900mm Dia. Pipe
○ 42	Manhole	13200mm Dia. Pipe
○ 43	Manhole	13500mm Dia. Pipe
○ 44	Manhole	13800mm Dia. Pipe
○ 45	Manhole	14100mm Dia. Pipe
○ 46	Manhole	14400mm Dia. Pipe
○ 47	Manhole	14700mm Dia. Pipe
○ 48	Manhole	15000mm Dia. Pipe
○ 49	Manhole	15300mm Dia. Pipe
○ 50	Manhole	15600mm Dia. Pipe
○ 51	Manhole	15900mm Dia. Pipe
○ 52	Manhole	16200mm Dia. Pipe
○ 53	Manhole	16500mm Dia. Pipe
○ 54	Manhole	16800mm Dia. Pipe
○ 55	Manhole	17100mm Dia. Pipe
○ 56	Manhole	17400mm Dia. Pipe
○ 57	Manhole	17700mm Dia. Pipe
○ 58	Manhole	18000mm Dia. Pipe
○ 59	Manhole	18300mm Dia. Pipe
○ 60	Manhole	18600mm Dia. Pipe
○ 61	Manhole	18900mm Dia. Pipe
○ 62	Manhole	19200mm Dia. Pipe
○ 63	Manhole	19500mm Dia. Pipe
○ 64	Manhole	19800mm Dia. Pipe
○ 65	Manhole	20100mm Dia. Pipe
○ 66	Manhole	20400mm Dia. Pipe
○ 67	Manhole	20700mm Dia. Pipe
○ 68	Manhole	21000mm Dia. Pipe
○ 69	Manhole	21300mm Dia. Pipe
○ 70	Manhole	21600mm Dia. Pipe
○ 71	Manhole	21900mm Dia. Pipe
○ 72	Manhole	22200mm Dia. Pipe
○ 73	Manhole	22500mm Dia. Pipe
○ 74	Manhole	22800mm Dia. Pipe
○ 75	Manhole	23100mm Dia. Pipe
○ 76	Manhole	23400mm Dia. Pipe
○ 77	Manhole	23700mm Dia. Pipe
○ 78	Manhole	24000mm Dia. Pipe
○ 79	Manhole	24300mm Dia. Pipe
○ 80	Manhole	24600mm Dia. Pipe
○ 81	Manhole	24900mm Dia. Pipe
○ 82	Manhole	25200mm Dia. Pipe
○ 83	Manhole	25500mm Dia. Pipe
○ 84	Manhole	25800mm Dia. Pipe
○ 85	Manhole	26100mm Dia. Pipe
○ 86	Manhole	26400mm Dia. Pipe
○ 87	Manhole	26700mm Dia. Pipe
○ 88	Manhole	27000mm Dia. Pipe
○ 89	Manhole	27300mm Dia. Pipe
○ 90	Manhole	27600mm Dia. Pipe
○ 91	Manhole	27900mm Dia. Pipe
○ 92	Manhole	28200mm Dia. Pipe
○ 93	Manhole	28500mm Dia. Pipe
○ 94	Manhole	28800mm Dia. Pipe
○ 95	Manhole	29100mm Dia. Pipe
○ 96	Manhole	29400mm Dia. Pipe
○ 97	Manhole	29700mm Dia. Pipe
○ 98	Manhole	30000mm Dia. Pipe
○ 99	Manhole	30300mm Dia. Pipe
○ 100	Manhole	30600mm Dia. Pipe

REVISIONS		
No.	Date	Description

**Control Surveys**  
 land and building surveys

Innovation Works, National Technology Park, Passy, Castletroy, Limerick.  
 Tel: 061 549962 | Mob: 087 2609112 | Email: control@controlsurveys.ie  
 Website: www.controlsurveys.ie

- Measured Building Surveys
- GPS Surveys
- Legal Mapping
- As Built Surveys
- GPS Surveys
- Setting Out

<b>Client:</b>	
<b>Professional:</b>	Garland Consulting Engineers
<b>Project Title:</b>	Topographical Survey of Horizon Site, Dublin Road, Limerick.
<b>Drawn:</b>	08/08/22
<b>Scale:</b>	1:250
<b>Day No.:</b>	23-140-04
<b>Date:</b>	10-03-23

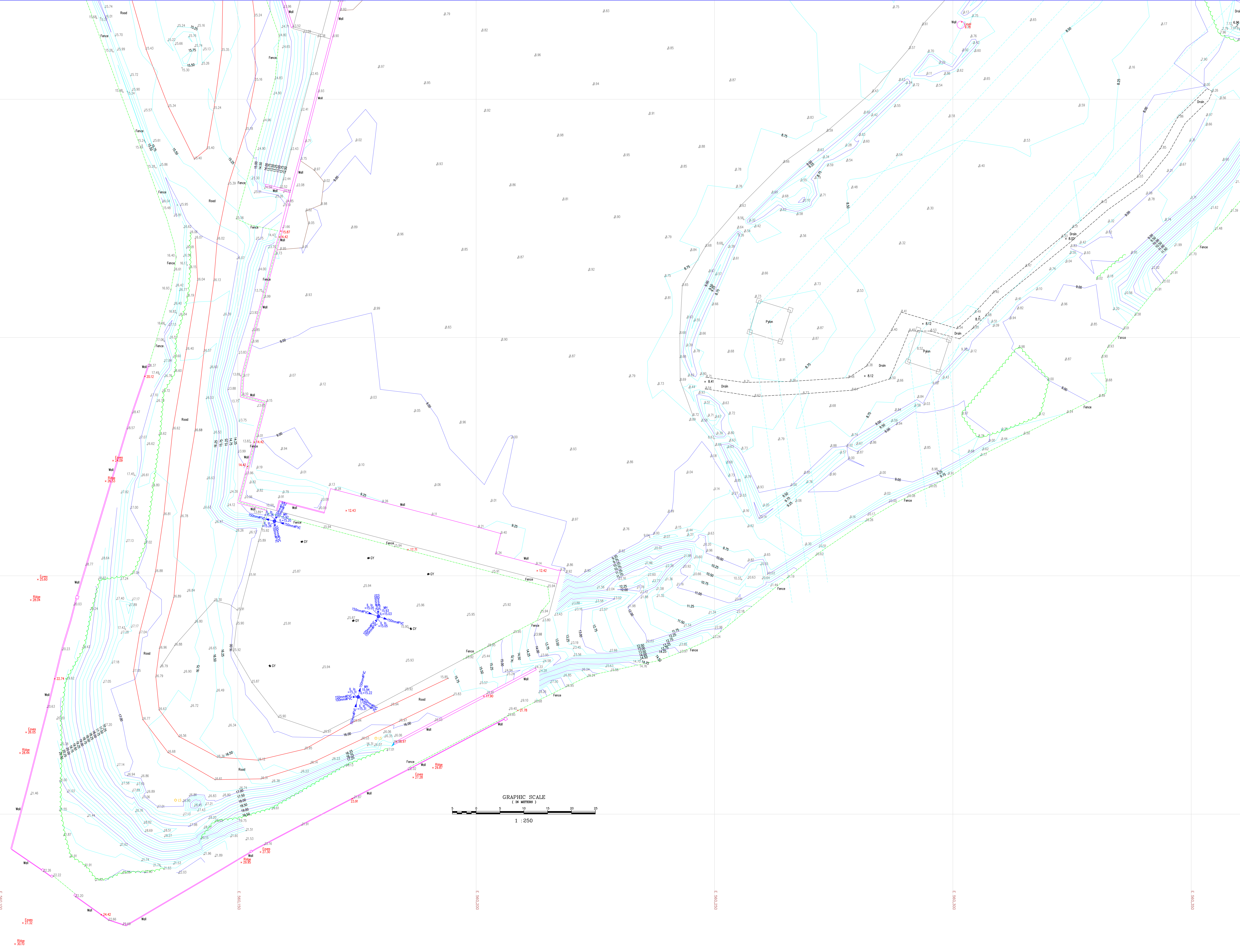


NOTES:  
 1. All levels are relative to Ordnance Datum  
 2. 50m sq grid relative to Irish Transverse Mercator  
 co-ordinate reference system  
 3. Contours are at 0.25m intervals

SYMBOL LEGEND			
○	Telecom Pole	○	ESB Pole
○	Long Stoppers	○	Traffic Light
○	Sign	○	Sign
○	Corner	○	Board
○	Stop	○	Post
○	Light	○	Bin
○	Gas Box	○	Gas
○	Telecom Duct	○	ESB Duct
○	Telecom Box	○	ESB Box
○	Fire Hydrant	○	Earth Rod
○	Manhole & Cover Level	○	Armstrong Junction
○	Dully	○	Drain
○	Tree	○	Bury Drain
○	Gate	○	Pipe
○	Air Valve	○	Shut Valve
○	Water Valve	○	Water Meter
○	Valve	○	Spot Height
○	Ridge Height	○	Eaves Height
○	Finished Floor Level	○	Roof Height
○	Cooping Height	○	Boundary Height

LINE TYPE LEGEND			
—	Footpath	—	Building
—	Concrete Edge	—	Slip
—	Fence	—	Mound
—	Centerline of Trees	—	Hedge
—	Drain/River	—	Fence Post
—	ESB Line	—	Telecom Line
—	Road	—	Road
—	Contour Major	—	Contour Minor
—	Bottom of Bank	—	Top of Bank
—	White Line	—	White Line

MANHOLE LEGEND			
○	100mm Dia. Invert Level = 2.11m	○	150mm Dia. Invert Level = 2.31m
○	150mm Dia. Invert Level = 2.31m	○	200mm Dia. Invert Level = 2.51m
○	200mm Dia. Invert Level = 2.51m	○	300mm Dia. Invert Level = 3.51m
○	300mm Dia. Invert Level = 3.51m	○	450mm Dia. Invert Level = 4.51m
○	450mm Dia. Invert Level = 4.51m	○	600mm Dia. Invert Level = 5.51m



GRAPHIC SCALE  
 (in metres)  
 1 : 250

REVISIONS		
No.	Date	Description



Innovation Works, National Technology Park, Passy, Castletroy, Limerick.  
 Tel: 061 546962 | Mob: 087 2609112 | Email: info@controlsurveys.ie  
 Website: www.controlsurveys.ie

- Topographical Surveys
- Measured Building Surveys
- Legal Mapping
- As Built Surveys
- GPS Surveys
- Setting Out

**Client:**

**Professional:**  
 Garland Consulting Engineers

**Project Title:**  
 Topographical Survey of Horizon Site,  
 Dublin Road, Limerick.

**Drawn:** [Signature] **Drawn No.:** 23-140-06  
**Scale:** 1:250 **Date:** 10-03-23

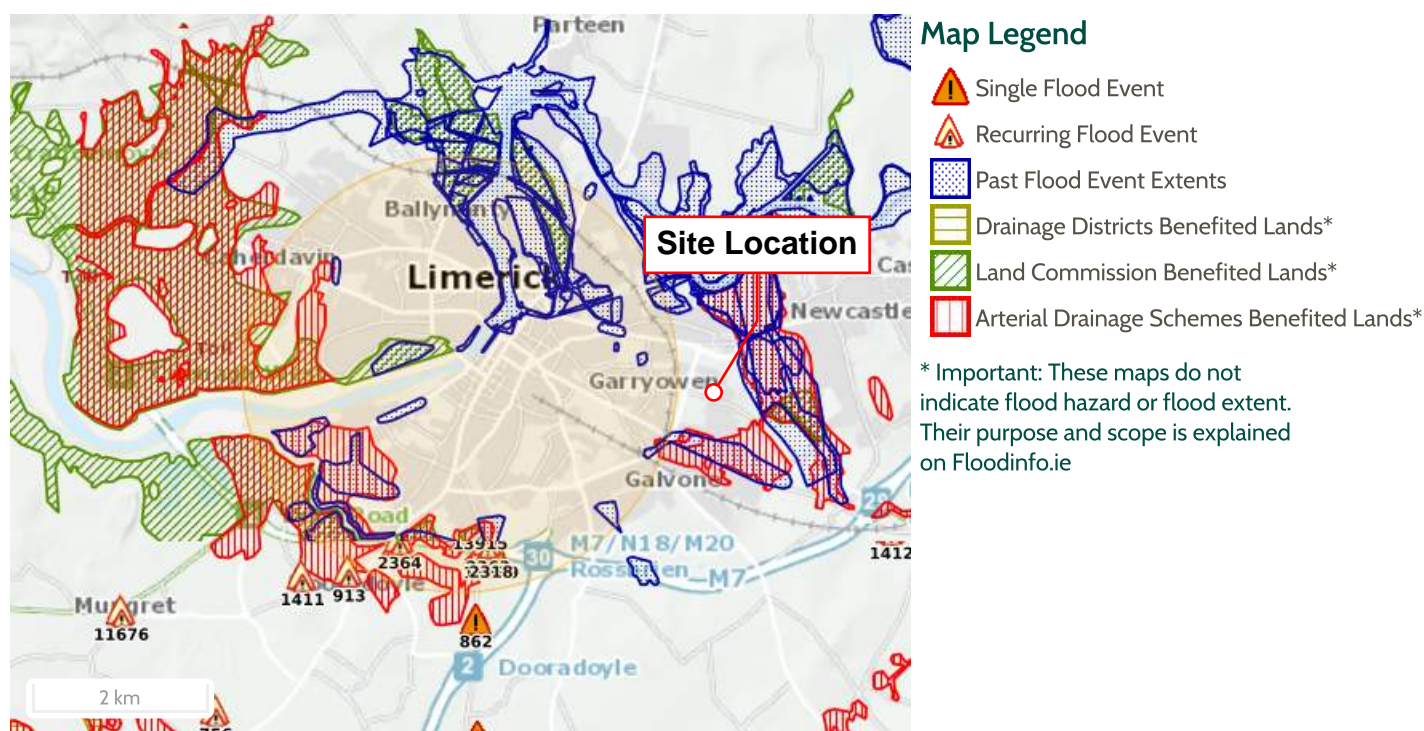
## **Appendix C OPW Historic Flood Events Record**



Report Produced: 26/8/2024 11:42

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](http://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.



















\* Important: These maps do not indicate flood hazard or flood extent. Their purpose and scope is explained on Floodinfo.ie

## 69 Results

Name (Flood_ID)	Start Date	Event Location
1.  Flood Report for Limerick City on the 1st of February 2014 (ID-12700) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	20/01/2014	Approximate Point
2.  St Patrick's Road Well Field Limerick Dec 1999 (ID-321) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (1)</a>	25/12/1999	Area
3.  St Mary's Park Limerick Feb 2002 (ID-1625) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	11/02/2002	Approximate Point
4.  Shannon Fields Limerick Dec 1999 (ID-318) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (1)</a>	25/12/1999	Area
5.  Flooding at Limerick City on 02/01/2018 (ID-13602) Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a>	02/01/2018	Approximate Point
6.  Shannon Dock Road Limerick Dec 1999 (ID-301) Additional Information: <a href="#">Reports (5)</a> , <a href="#">Press Archive (1)</a>	25/12/1999	Area

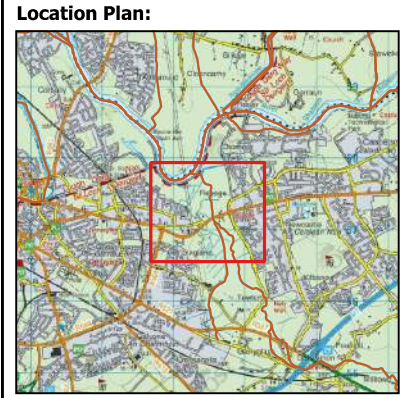
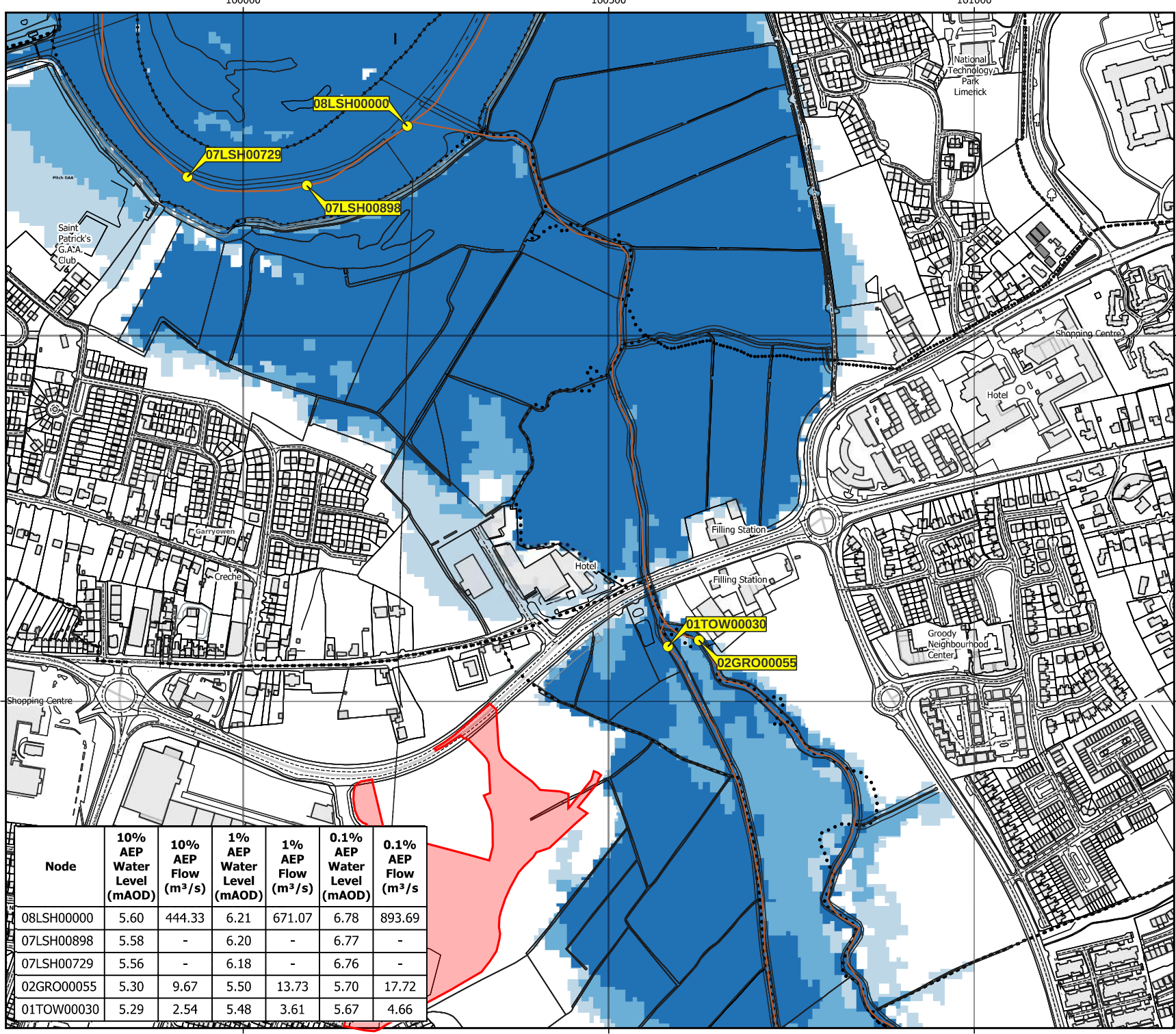
	Name (Flood_ID)	Start Date	Event Location
7.	 Shannon Athlunkard St Limerick Dec 1999 (ID-314) Additional Information: <a href="#">Reports (10)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
8.	 Shannon December 1954 (ID-3) Additional Information: <a href="#">Reports (4)</a> , <a href="#">Press Archive (16)</a> .	01/12/1954	Area
9.	 Ballynaclogh Rosbrien August 1986 (ID-2318) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a> .	04/08/1986	Approximate Point
10.	 Shannon Lower Feb 1990 (ID-127) Additional Information: <a href="#">Reports (6)</a> , <a href="#">Press Archive (15)</a> .	01/02/1990	Area
11.	 Clare St Limerick Dec 1999 (ID-312) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
12.	 Corrib Drive Limerick Dec 1999 (ID-297) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
13.	 Kilmurry Road Limerick Dec 1999 (ID-322) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
14.	 Shannon Westfields Limerick Dec 1999 (ID-299) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (2)</a> .	25/12/1999	Area
15.	 Shannon O'Malley Park Limerick Dec 1999 (ID-305) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
16.	 Verdant Place Limerick Dec 1999 (ID-1985) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (0)</a> .	25/12/1999	Area
17.	 Ballysimon Limerick Dec 1999 (ID-309) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (2)</a> .	25/12/1999	Area
18.	 Clancy's Strand Limerick Feb 2002 (ID-358) Additional Information: <a href="#">Reports (10)</a> , <a href="#">Press Archive (0)</a> .	11/02/2002	Exact Point
19.	 Shannon Condell Road Limerick Feb 2002 (ID-359) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (0)</a> .	11/02/2002	Approximate Point
20.	 OCallaghans Strand Limerick Feb 2002 (ID-360) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (0)</a> .	11/02/2002	Exact Point
21.	 Harry's Mall Limerick Feb 1997 (ID-364) Additional Information: <a href="#">Reports (5)</a> , <a href="#">Press Archive (0)</a> .	10/02/1997	Exact Point
22.	 Limerick Feb 2002 - Killely (ID-1550) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a> .	11/02/2002	Approximate Point
23.	 Ballynaclogh River Limerick Dec 1999 (ID-1986) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (0)</a> .	25/12/1999	Area
24.	 Shannon Adjacent Dock Road Limerick Dec 1999 (ID-302) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
25.	 Corrib Drive Limerick Oct 1995 (ID-3569) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a> .	24/10/1995	Approximate Point
26.	 Greenfield Road Rossbrien Dec 1999 (ID-304) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area

Name (Flood_ID)	Start Date	Event Location
27.  Shannon Ballynanty Killeely Limerick Dec 1999 (ID-316) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
28.  Corbally St Mary's Pk Limerick Dec 1999 (ID-311) Additional Information: <a href="#">Reports (10)</a> , <a href="#">Press Archive (2)</a> .	25/12/1999	Area
29.  Clancy's Strand Harry's Mall Limerick Dec 1999 (ID-315) Additional Information: <a href="#">Reports (20)</a> , <a href="#">Press Archive (3)</a> .	23/12/1999	Area
30.  Healy's Field O'Briens Pk Limerick Dec 1999 (ID-310) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (1)</a> .	25/12/1999	Area
31.  Lee Estate Island road Limerick Feb 1997 (ID-3725) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a> .	10/02/1997	Approximate Point
32.  Flooding at Limerick City, Rosbrien Road (ID-13915) Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a> .	n/a	Approximate Point
33.  Shannon Harrys Mall Limerick Feb 2002 (ID-1574) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a> .	11/02/2002	Approximate Point
34.  Limerick City 3rd January 2014 (ID-12380) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a> .	03/01/2014	Approximate Point
35.  Flooding at Limerick City on 01/10/2017 (ID-13553) Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a> .	01/10/2017	Approximate Point
36.  Flooding at Rosbrien Road on 01/02/2019 (ID-13639) Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a> .	01/02/2019	Approximate Point
37.  Raheen Dooradoyle, Limerick Feb 1990 (ID-541) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a> .	01/02/1990	Area
38.  Corbally Limerick Feb 2002 (ID-369) Additional Information: <a href="#">Reports (4)</a> , <a href="#">Press Archive (0)</a> .	27/02/2002	Exact Point
39.  Abbey River Athlunkard St Limerick Jan 00 (ID-375) Additional Information: <a href="#">Reports (4)</a> , <a href="#">Press Archive (0)</a> .	01/01/2000	Exact Point
40.  Limerick Abbey River Athlunkard area May 1994 (ID-405) Additional Information: <a href="#">Reports (4)</a> , <a href="#">Press Archive (0)</a> .	02/05/1994	Exact Point
41.  Clancy's Strand Limerick Jan 1994 (ID-406) Additional Information: <a href="#">Reports (6)</a> , <a href="#">Press Archive (0)</a> .	26/01/1994	Exact Point
42.  Clancy's Strand Limerick 17/10/2001 (ID-407) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a> .	16/10/2001	Exact Point
43.  Sarsfield St Arthur's Quay Limerick City Feb 1990 (ID-408) Additional Information: <a href="#">Reports (8)</a> , <a href="#">Press Archive (0)</a> .	21/02/1990	Approximate Point
44.  Shannon Corbally Limerick Recurring (ID-298) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (7)</a> .	n/a	Approximate Point
45.  Cathedral Place Limerick Recurring (ID-313) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a> .	n/a	Exact Point

Name (Flood_ID)	Start Date	Event Location
46.  Ashbrook Gardens Limerick Recurring (ID-365) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	n/a	Approximate Point
47.  South Circular Road St Mary's Limerick Recurring (ID-378) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	n/a	Exact Point
48.  Limerick Adjacent Courthouse undated (ID-1604) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	n/a	Approximate Point
49.  Ballynaclogh Rosbrien Recurring (ID-2363) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	n/a	Approximate Point
50.  Ballynaclogh Ballinacurra Recurring (ID-2364) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a>	n/a	Approximate Point
51.  Limerick Dock Rd Jan 1995 (ID-1563) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	25/01/1995	Approximate Point
52.  Limerick City Clancy's Strand Feb 1990 (ID-1602) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a>	01/02/1990	Approximate Point
53.  Limerick Condell Road Feb 1990 (ID-1603) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a>	01/02/1990	Approximate Point
54.  Corbally Limerick Feb 1997 (ID-1605) Additional Information: <a href="#">Reports (4)</a> , <a href="#">Press Archive (0)</a>	10/02/1997	Approximate Point
55.  Clancy O'Callaghan's Strand Limerick Feb 1997 (ID-1606) Additional Information: <a href="#">Reports (4)</a> , <a href="#">Press Archive (0)</a>	10/02/1997	Approximate Point
56.  Condell Road Limerick Feb 1997 (ID-1607) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a>	10/02/1997	Approximate Point
57.  Dock Road Bishops Quay Limerick Feb 1997 (ID-1608) Additional Information: <a href="#">Reports (3)</a> , <a href="#">Press Archive (0)</a>	10/02/1997	Approximate Point
58.  Harry's Mall Limerick Feb 2000 (ID-1611) Additional Information: <a href="#">Reports (4)</a> , <a href="#">Press Archive (0)</a>	08/02/2000	Approximate Point
59.  Athlunkard Street Limerick Feb 2001 (ID-1633) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a>	04/02/2001	Approximate Point
60.  Flood report for Limerick City on the 1st of February 2014 (ID-12556) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	01/02/2014	Approximate Point
61.  Limerick City 1st February 2014 (ID-12241) Additional Information: <a href="#">Reports (1)</a> , <a href="#">Press Archive (0)</a>	01/02/2014	Approximate Point
62.  Custom House Quay Sarsfield St Limerick Feb 2002 (ID-1626) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a>	11/02/2002	Approximate Point
63.  Shannon Limerick Dec.2006 (ID-10396) Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a>	01/12/2006	Area

	Name (Flood_ID)	Start Date	Event Location
64.	 Clancy's O'Callaghan's Strand Limerick Jan 1995 (ID-366)	17/01/1995	Approximate Point
Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (1)</a> .			
65.	 Harry's Mall Limerick Jan 1995 (ID-1614)	17/01/1995	Approximate Point
Additional Information: <a href="#">Reports (2)</a> , <a href="#">Press Archive (0)</a> .			
66.	 Flooding at Limerick City Hyde Rd/Lenihan Ave (ID-13918)	n/a	Approximate Point
Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a> .			
67.	 Flooding at Limerick City, Kilmallock Road (ID-13917)	n/a	Approximate Point
Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a> .			
68.	 Flooding at Limerick City, Dock Road/Atlas Avenue (ID-13919)	n/a	Approximate Point
Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a> .			
69.	 Flooding at Limerick City & Environs (ID-13920)	n/a	Approximate Point
Additional Information: <a href="#">Reports (0)</a> , <a href="#">Press Archive (0)</a> .			

## Appendix D CFRAMS Mapping



**LEGEND**

- Nodes
- Modelled River Centreline
- 10% AEP Fluvial Flood Extent**  
 (1 in 10 Chance in any given year)
- 1% AEP Fluvial Flood Extent**  
 (1 in 100 chance in any given year)
- 0.1% AEP Fluvial Flood Extent**  
 (1 in 1000 chance in any given year)

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



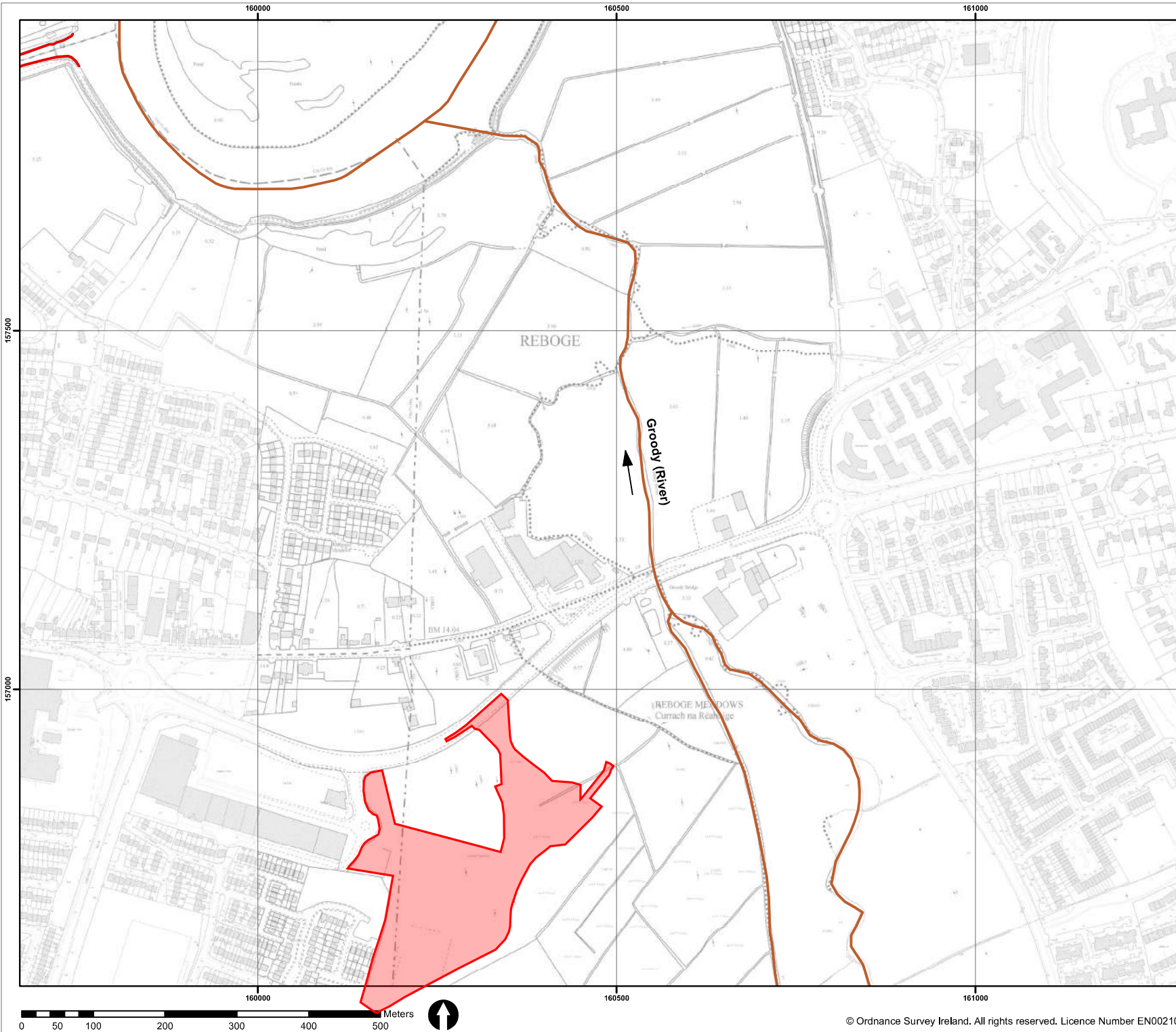
The Office of Public Works  
 Jonathan Swift Street  
 Trim  
 Co. Meath

Project:  
 Limerick City Map Review

Map: **Limerick Fluvial Flood Extent**

Map Type:	EXTENT	
Source:	FLUVIAL	
Map Area:	HPW	
Scenario:	CURRENT	
Map Name:	s2526lik_exfcd_f1_14	
Drawn by:	KM	Date: Jul - 2023
Checked by:	CG	Date: Jul - 2023
Approved by:	CG	Date: Jul - 2023
Revision:	1	
Map Scale:	1:5,000	Plot Scale: 1:1 @ A3

Node	10% AEP Water Level (mAOD)	10% AEP Flow (m <sup>3</sup> /s)	1% AEP Water Level (mAOD)	1% AEP Flow (m <sup>3</sup> /s)	0.1% AEP Water Level (mAOD)	0.1% AEP Flow (m <sup>3</sup> /s)
08LSH00000	5.60	444.33	6.21	671.07	6.78	893.69
07LSH00898	5.58	-	6.20	-	6.77	-
07LSH00729	5.56	-	6.18	-	6.76	-
02GRO00055	5.30	9.67	5.50	13.73	5.70	17.72
01TOW00030	5.29	2.54	5.48	3.61	5.67	4.66



- Legend:**
- Nodes
  - Model Reach
  - AFA Boundary
  - Flood Defence: Wall
  - Flood Defence: Embankment
  - Defended Area
- 10% AEP Coastal Flood Extent**  
 (1 in 10 chance in any given year)
- 0.5% AEP Coastal Flood Extent**  
 (1 in 200 chance in any given year)
- 0.1% AEP Coastal Flood Extent**  
 (1 in 1000 chance in any given year)

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

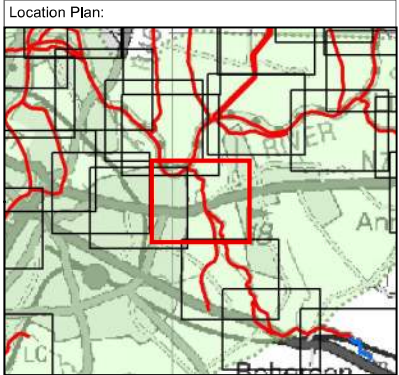
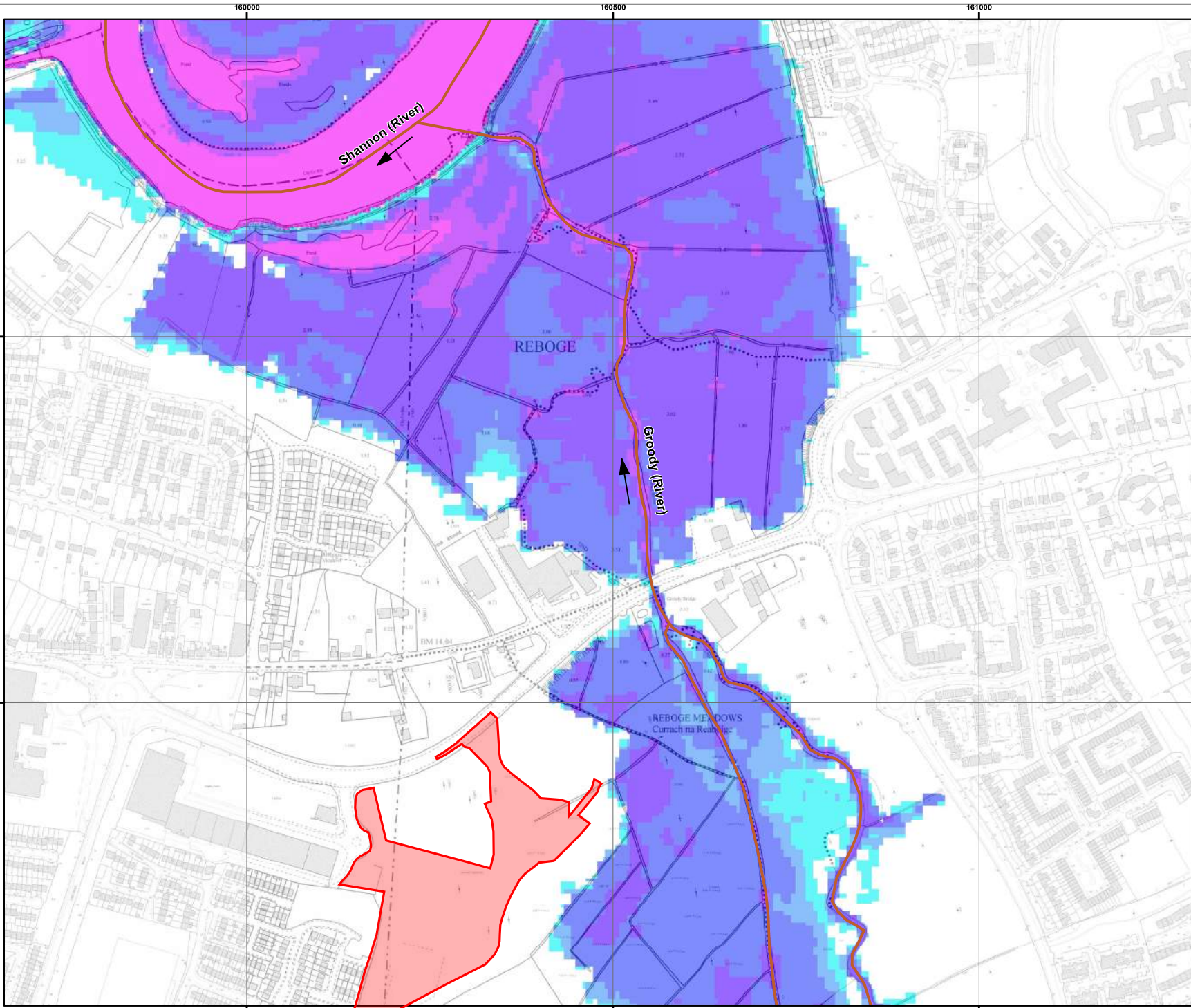


The Office of Public Works  
 Jonathan Swift Street  
 Trim  
 Co. Meath  
 C15 NX36



Merrion House  
 Merrion Road  
 Dublin 4  
 D04 R2C5

Project:	SHANNON CFRAM STUDY
Map Type:	EXTENT
Source:	COASTAL - TIDAL
Area:	LIMERICK
Scenario:	EXISTING
Drawn by:	EH Date: June 2016
Checked by:	KM Date: June 2016
Reviewed by:	MC Date: June 2016
Approved by:	PS Date: June 2016
Map No.:	S2526LJK_EXCCD_F1_14
Sheet:	14 of 65 Revision: 0
Map Scale:	1: 5000 Plot Scale: 1:1 @ A3



**Legend**

- AFA Boundary
- Model Reach

**1% AEP Fluvial Flood Depth (m)**

- < 0.25
- 0.25 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

**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  
 C15 NX36



Merrion House  
 Merrion Road  
 Dublin 4  
 D04 R2C5

Project:	SHANNON CFRAM STUDY	
Map Type:	DEPTH	
Source:	FLUVIAL	
Area:	LIMERICK	
Scenario:	EXISTING	
Drawn by:	AC	Date: June 2016
Checked by:	KM	Date: June 2016
Reviewed by:	MC	Date: June 2016
Approved by:	PS	Date: June 2016
Map No.:	S2526LIK_DPFCD010_F1_14	
Sheet:	14 of 65	Revision: 0
Map Scale:	1: 5000	Plot Scale: 1:1 @ A3

**Appendix E Limerick Development Plan 2022-2028 Flood Zone Map 5**

Map 5: Limerick City and Suburbs (in Limerick), including Mungret and Annacotty - Flood Map

