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Comhairle Contae Chill Dara
Kildare County Council

Kildare County Council

Description of Services

for

Site Specific Flood Risk Assessment

for

Main Street Social Housing

at Sallins, Co. Kildare

for Kildare County Council.

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1.0 Introduction

The Housing Capital Section of Kildare County Council are seeking a fixed price lump sum tender for the provision of a Site-specific Flood Risk Assessment at the site at **Main Street, Sallins**, County Kildare for Kildare County Council.

All related fees and charges associated with the service should be included in the lump sum price for this tender. The consultancy service must be an all-in package and incorporate all competent consultants as noted and the procurement of all required specialists to ensure the successful completion of the project on time and within budget and in adherence of all health and safety measures and requirements.

The survey site is as follows;

*Main Street, Sallins Co. Kildare is a site **0.69ha** in size. It is a greenfield site bordered by a Community hub, Train station, school, residential homes and car parking. The site has clearly defined boundaries.*

The site is located within close proximity to Sallins town centre. KCC are in full ownership of the property and is intended for future development for Social Housing.





2.0. Project Parameters

2.1. Purpose:

The FRA should be commensurate with the level of identified flood risk, mitigate flood risks, ensure that adjacent properties are not at an increased flood risk as a result of the development and that the remaining residual flood risks are adequately managed. An appropriate allowance should be made for the effects of future climate change on flood risk in FRA for the attached site. The SSFRA report is intended to form part of the Part 8 Planning submission.

2.2. Scope:

The survey is to be carried out in compliance with:

- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) [gov.ie]
- OPW (Office of Public Works) guidance and datasets
- Relevant County Development Plan and SFRA
- Best practice in flood risk assessment and hydraulic modelling (where required)

It is noted from the outset that the application site does fall within an indicative fluvial flood zone as per the OPW NIFM Indicative flood maps for the area.

A Site Specific Flood Risk Assessment (SSFRA) requires the following works to be undertaken:

- Site visit by a hydrological engineer to undertake an assessment of the site, assessment of catchment area, assessment of the general hydrology of the area and obtain site data as necessary.
- Obtain and collate all existing hydrological and hydrogeological data and information for the area from the OPW, EPA, Geological Survey of Ireland and local authority
- Undertake flood risk screening and scoping for the proposed development site in accordance with The Planning System & Flood Risk Management Guidelines
- Production of mapping illustrating delineated 1% AEP, 1% AEP + Climate Change & 0.1% AEP flood zone (flood extents) along the modelled reach including the full area of the application site
- Assess the impact that any development as proposed may or may not have on the hydrological regime of the area (i.e. potential for flood water displacement due to possible site infilling, ground level raising, etc.)
- Provision of recommendations, if required, for potential site development in consideration of flooding scenarios and assessment of flood compensatory storage if feasible
- Undertake an assessment of potential secondary and residual flood risk due to potential blockage
- Application of the Justification Test (only if applicable) in accordance with The Planning System and Flood Risk Management Guidelines, if required (input from planning authority may be required in relation to this item)
- Provide recommendations for any flood resistance, flood resilience or flood management requirements in accordance with local authority guidance documents
- Provide recommendations for any further investigations that may be required to support the FRA, including Hydrological Reviews and Hydraulic modelling



- Submit completed Flood Risk Assessment in electronic format only for planning submission purposes.

2.3. The Survey Process:

This section provides minimum requirements in relation to how the survey should be conducted. KCC is willing to consider variations to this approach that tenderers may wish to put forward to take advantage of their own methodologies particularly where they can show that additional benefit or value can be obtained by so doing.

For the avoidance of doubt, it should be noted that KCC will not be providing any technical or specialist resources to undertake or assist with the survey.

The successful tenderer will be expected to provide all equipment necessary to undertake the surveys. All survey teams will be expected to carry sectional surveyors ladders and any PPE equipment necessary for carrying out the surveys in a safe manner.

It is envisaged that there will be hard to reach areas at across the site. The successful tenderer will be required to survey such hard to reach places where reasonably practicable. KCC wishes to encourage the adoption of innovative solutions, provided necessary and relevant insurances are in place, for example the use of drones or camera technology to survey such areas. For the avoidance of doubt KCC does not have MEWPs, camera technology or drones etc.

The successful tenderer will be given access to any available drawings or plans in respect of the lands in scope of the survey. Any drawings or plans that are available will be in a variety of formats and may not always be an accurate reflection of the current arrangements of the buildings. KCC considers it desirable that any photographs, observations, defects noted etc during the survey be cross referenced back to these plans if possible.

Any urgent issues of note regarding health and safety identified during the survey which may affect the staff or users of the property should be notified immediately to KCC.

2.4. Deliverables:

While KCC has sought to give detailed guidance in the following paragraphs regarding the deliverables (which it expects will be taken on board) the successful tenderer will be expected to use its expertise to optimise and fine tune the range of deliverables required and to propose other deliverables that would typically be provided as part of a tree condition survey of the type sought herein.

The successful tenderer will be required to provide the following information:

- mapping illustrating delineated 1% AEP, 1% AEP + Climate Change & 0.1% AEP flood zone (flood extents) along the modelled reach including the full area of the application site
- Drawings illustrating recommendations for any flood resistance, flood resilience or flood management requirements in accordance with local authority guidance document
- Site Specific Flood Risk Assessment Report (including photographic record)
- Arboricultural Impact Assessment.

The successful tenderer will be required to submit report/s and drawings within 4 weeks of completing each individual survey. The successful tenderer will be required to provide the survey data and reports in electronic format, primarily in excel, word and pdf format.



3.0. Site Details



View towards school

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4.0 Safety and Insurance Requirements

The tenderer's attention is drawn to their obligations under the Safety, Health and Welfare at Work Act 2005; the Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013) and any amendment thereof and any other relevant Health and Safety Legislation, and shall comply with all relevant Safety Legislation.

The tenderer shall be responsible for the safety of their personnel during site inspection/surveying operations and ensure that all necessary safety precautions are taken, and the Client will not be held responsible for any injury or damage which may occur during the carrying out of this survey.

The successful tenderer shall have current and adequate Employers, Public Liability and Professional Indemnity Insurances in place before commencing work on site. Confirmation of same will be sought prior to appointment.