

## Site Conditions Overview

### Location

Dublin

Latitude 53.2°

Longitude 6.1°

### Site Orientation

See Figures 3 and 4

### Description of the Site Conditions

The proposed development site is an existing train station on the Liffey, in the city centre of Dublin. Buildings in the area around the site include: heritage, commercial, civic, old industrial and residential. These buildings vary in mass (Figures 3 and 4) and height, heights range from 2-10 stories.

The site boundary is indicated by a red line in Figure 3.

Figure 3 - Site aerial photograph, base conditions

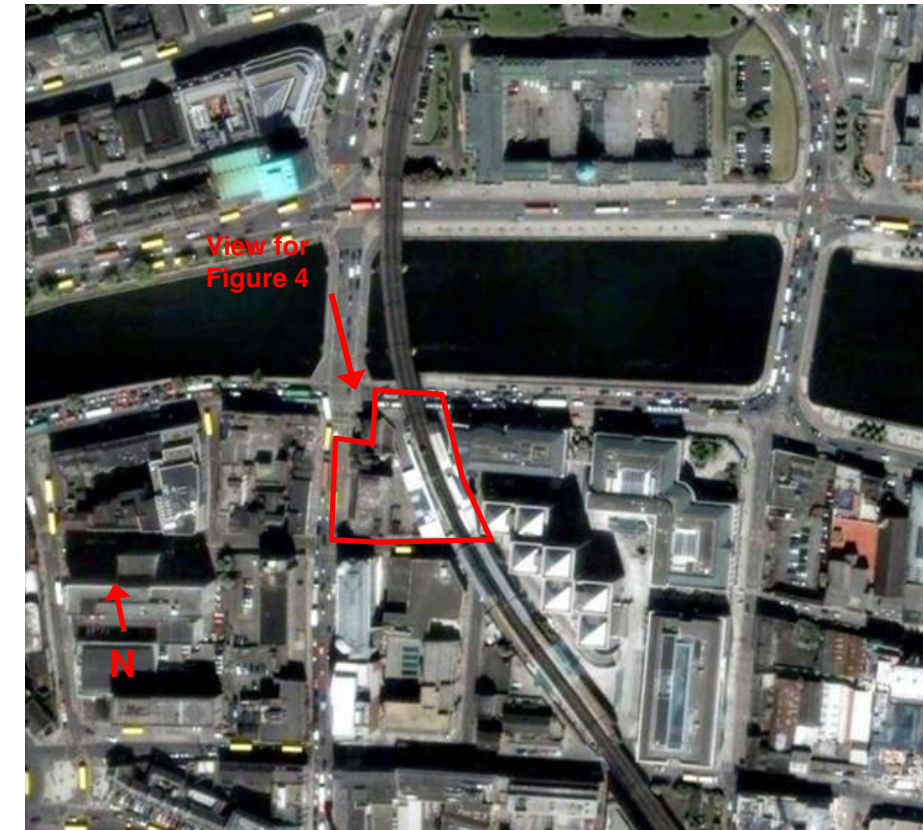


Figure 4 - View of site and context from north of the River Liffey

