

## General Observations

### Layout

The proposed development is located within the block bounded by Tara Street, George's Quay, Luke Street and Poolbeg Street. With the exception of an existing public house and segment of office building that spans Luke Street and drops onto the site, the proposed Tara Street Station Redevelopment will encompass the entire block. Figure 6.

### Scale

The proposed development as a whole is larger in mass and height than the existing buildings on and around the site. The height of the proposed development varies from 3 to 15 stories, although the proposed footprint of the new building does not significantly increase in size compared to the base condition buildings. Figures 5-8.

### Impact and Context

Existing tall buildings around the development site contribute to the local shading characteristics and have therefore been included in the analysis. Context buildings include: Apollo House, Hawkins House and Liberty Hall.

The largest impact of the proposed development on access to natural light will occur to the north-west and north-east of the site. Directly to the north of the proposed development is the River Liffey, limiting the potential number of buildings that will be affected.

Figure 5 - Plan view of existing site

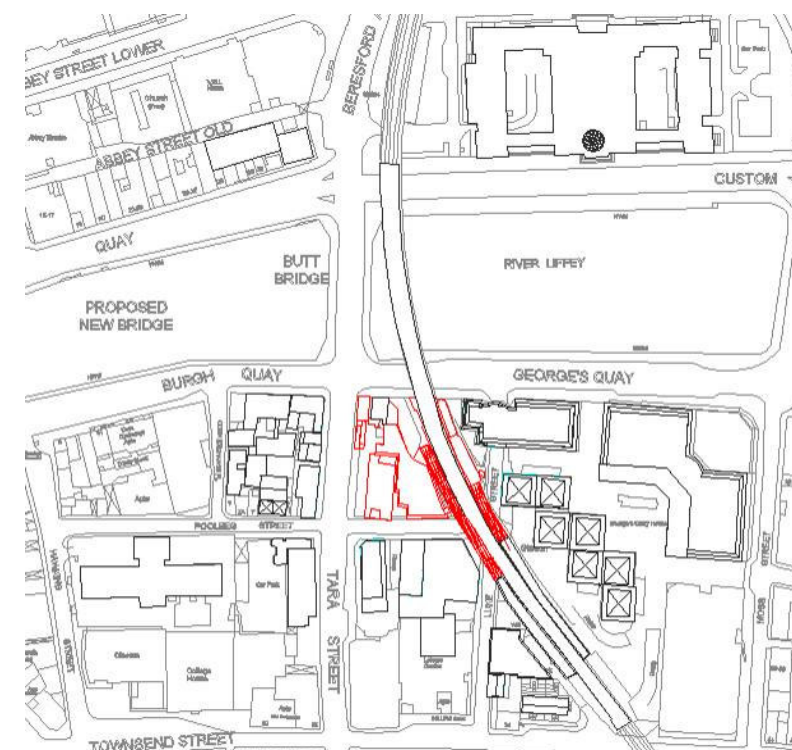


Figure 6 – Plan view of proposed development

