PART-8 APPLICATION SITE BOUNDARY OUTLINED IN RED. BOUNDARY EXTENDS INTO PUBLIC SPACES OWNED BY DUBLIN CITY COUNCIL TO ENABLE PROPOSED WORKS TO ROADS AND FOOTPATHS ON YORK STREET, MERCER STREET AND BOW LANE.

Marlin Hotel
(7-storey building)

Bow Lane East

Bow Lane East

York Street

Mercer Street

upper building extents

upper building extents

upper extents

granite slabs

planter

planter

planter

cctv

cctv

high brick wall

wall 17.20

wall 17.46

wall 17.72

wall 17.30

wall 18.40

parapet 34.34

parapet 29.00

parapet 20.45

parapet 34.52

parapet 36.29

gutter 26.31

gutter 26.72

gutter 25.02

9.39:gutter 9.26:soffit

17.78:railings 16.96:wall

14.22:railings 12.98:wall

pay & display

pay & display

1-storey

roof 15.28

tarmac surface

site cabins (road services)

concrete surface

stairwell

conc. paving slabs

PROPOSED DROPPED KERB AND TACTILE PAVING

PROPOSED DROPPED KERB AND TACTILE PAVING

PROPOSED DROPPED KERB AND TACTILE PAVING

PROPOSED AMENDMENTS TO BOW LANE EAST TO ALLOW FOR TWO WAY TRAFFIC - FOR FURTHER DETAILS SEE CSC CIVIL ROAD DRAWINGS

PROPOSED NEW VEHICULAR ENTRANCE WITH SLIDING GATE - FOR FURTHER DETAILS SEE CSC CIVIL ROAD DRAWINGS

PROPOSED NEW PARKING LAYOUT - FOR FURTHER DETAILS SEE CSC CIVIL ROAD DRAWINGS

YELLOW BOX REMOVED AND LOADING BAY ADDED. ALTERATIONS TO FOOTPATH TO ALLOW FOR BIN COLLECTION AREA - FOR FURTHER DETAILS SEE CSC CIVIL ROAD DRAWINGS

FOR FURTHER DETAILS ON COURTYARD LAYOUT SEE LANDSCAPE ARCHITECT DRAWINGS AND REPORT

GENTLE SLOPE 1:32

GENTLE SLOPE APPROX. 1:28

LEVEL ACCESS GRADIENT MIN. 1:50

6 NO. BIKE STANDS ALLOWING FOR 12 NO. VISITOR BIKE PARKING SPACES

2 NO. VISITOR CARGO BIKE PARKING SPACES

EXISTING KIOSKS IN BLUE MOVED TO PROPOSED LOCATION

EXISTING KIOSKS IN BLUE MOVED TO PROPOSED LOCATION OUTSIDE NEW RAILINGS

G-GEN-05 BIKE STORE GFA: 68.6 M2

G-A-01 2BAP1D APT. GFA: 80.3 M2

G-GEN-01 PLANT ROOM GFA: 23.5 M2

G-GEN-02 CARETAKER'S STORE GFA: 8.3 M2

G-GEN-03 BIN STORE GFA: 31.1 M2

G-GEN-04 STAIRS GFA: 29.3 M2

G-A-02 3BAP APT. GFA: 104.2 M2

G-A-03 3BAP APT. GFA: 104.2 M2

G-A-04 1B/2P APT. GFA: 49.1 M2

G-GEN-06 STAIRS GFA: 25.3 M2

G-GEN-07 PLANT ROOM GFA: 9.4 M2

G-B-01 1B/2P UD1 APT. GFA: 55.5 M2

G-B-02 2B/3P APT. GFA: 68.8 M2

G-B-03 2B/3P APT. GFA: 68.8 M2

0 5m 10m

LEGEND

- Category A (Tree stem and canopy spread)
- Category B
- Category C
- Category U
- Root Protection Area
- Trees & hedgerows to be removed
- Site Boundary
- Existing Layout
- Proposed Layout
- Existing Ground Levels (+53.00)
- Proposed Ground Levels (+53.00)
- Tree Protection Barriers consisting of plywood boards or chestnut pale fencing wrapped around tree stems with orange mesh hazard tape.

  Area within forms Construction Exclusion Zone and is required to protect retained street trees.

TITLE: Tree Impact & Protection Plan

PROJECT / SITE: Glover Court, Dublin 2

CLIENT: Dublin City Council

DRAWING REF: 23-507-03

REVISION: v1

DATE: 07.07.2025

SCALE: 1:250@A3

DRAWN BY: JM

CHECKED BY: RC

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