

# SECTION 2.0

## SITE CONTEXT

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## 2.1 Context & Connectivity

The subject lands are located at Tinakilly to east of Rathnew Town, Co. Wicklow. The site is c. 16.84 ha. bounded to the north by an existing stream and agricultural lands, to the east by Tinakilly County House Hotel (which is a protected structure RPS No. 25-15) to the immediate west by agricultural lands and residential development and to the south by Tinakilly Avenue and a site currently under development as granted by Wicklow County Council Reg Ref. 17/219 (ABP Ref.310261-18) as amended by WCC Reg Refs. 20/1000, 21/411 and 22/837.

The subject site is on the northern periphery of Wicklow Town, with Wicklow town main street approximately 2 km to the south.

The site itself is currently greenfield lands. It is noted that there have been no previous applications for residential development on the subject site. The subject proposal will represent a continuation of the development to the immediate south of the site as permitted under WCC Reg Ref. Reg Ref. 17/219 (ABP Ref.310261-18) as amended by WCC Reg Refs. 20/1000, 21/411 and 22/837. The subject proposal includes for the continuation of the distributor road through the central portion of the lands, connecting to the section of the road granted to the south of the site.

The site is located some 46km south of Dublin City Centre and 71 km from Dublin International Airport. The lands are proximate to the M11, which links Dublin with Wexford and Rosslare Harbour.

For context purposes, street view images are included opposite along with diagrams on the following pages.

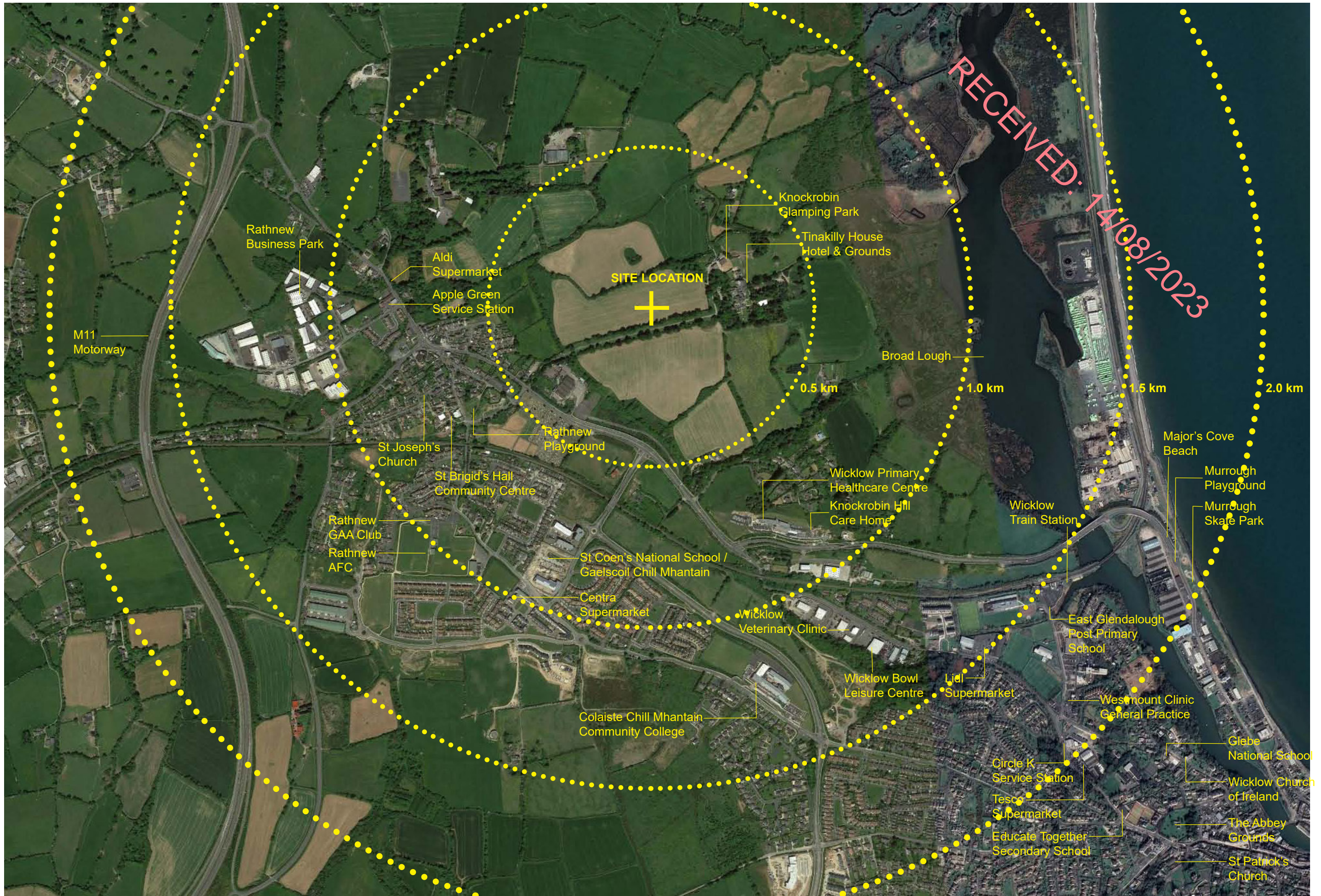


*Wicklow Town Main Street*

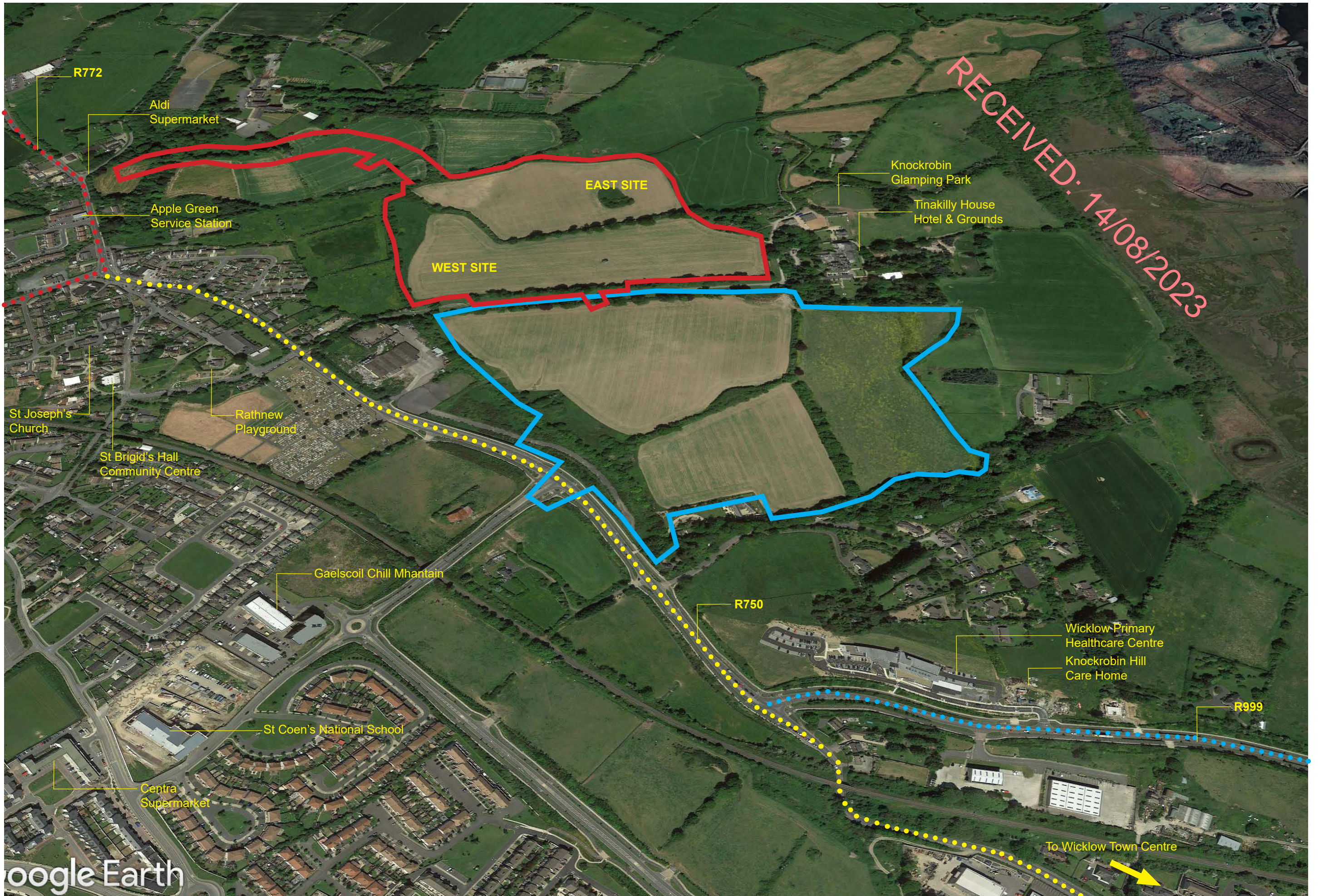


*Tinakilly House Hotel*











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