



CHEEKPOINT**Context**

Cheekpoint is a coastal village located in the east of the County and is identified in the County Development Plan as a Local Service Centres.

Historic Character

The built heritage consists of elements of the late 18th Century harbour such as the small stone pier and low quay walls, a row of 18th Century renovated single storey fisherman's cottages, Daisybank House (1765) and the Mount (1750).

Infrastructure

Water supply: Cheekpoint has a public water supply with spare capacity. It is proposed that the water supply be upgraded under the Water Services Investment Programme.

Wastewater: It is anticipated that the wastewater treatment plant will be upgraded during the lifetime of the Plan.

Development Objectives

- DO₁ It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites.
- DO₂ It is an objective of the Council to protect and promote the amenity and pedestrian access to the river bank and facilitate the provision of public walkways and routes.
- DO₃ The flood plain of the River Suir shall be preserved free from development.
- DO₄ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, cycle-paths and public lighting.
- DO₅ It is an objective of the Council to facilitate the redevelopment of this central site. The site can accommodate low density housing. The layout of the proposed development shall take account of the sloping nature of the site and use the existing contours. Development on the site shall not detract from the visual setting of the Suir estuary and Daisybank House and shall facilitate enhancement of the riverside amenity.
- DO₆ This site can accommodate medium density residential development. Development of the site shall provide for roadside improvements.
- DO₇ This site can accommodate low density residential development. Development of the site shall provide for roadside improvements, public footpath/cycle-path and public lighting. The topography of the site should be taken into account in the layout of the development and the amount of cut and fill required shall be minimised. Development shall not detract from the visual setting of the River Suir.
- DO₈ This site has the potential to accommodate low density residential development. Proposed development shall have an appropriate/sympathetic approach to design which utilises the existing contours of the site. Development shall not detract from the visual setting of the River Suir and shall be sympathetic in design when viewed from the L4082 Road.
- DO₉ It is an objective of the Plan to protect elements of historical or architectural value in Cheekpoint such as the refuge, quay, milestones, 1890 postbox and seawall, some of which have been identified by the NIAH Survey.
- DO₁₀ Any development which is proposed in a Streetscape of Distinctive Character shall have regard to the planning guidance set out in Section 10.46 of the Development Standards Chapter.
- DO₁₁ Lands zoned R3 may be considered for development within the lifetime of the Plan subject to the upgrading of the wastewater and water supply infrastructure.

- DO₁₂ The lands adjacent to Faithlegg National School should be considered for agricultural use, or for the extension of the school, especially where a school extension proposal will result in improved access, road widening and the provision of additional parking. Should it be required the Council is committed to using a compulsory purchase order to facilitate the appropriate extension of the school, and/or associated road widening.

MAP LEGEND**Zoning and Principle Objectives**

-  R1 – Protect amenity of existing residential development and provide new residential development – medium density
-  R2 – Protect amenity of existing residential development and provide new residential development – low density (clustered housing, serviced sites, large plot size).
-  R3 – Reserved for future sustainable residential development 2017- 2023
-  Village Centre
-  Open Space and Amenity
-  Green Belt
-  Institutional, Educational & Community Development
-  Light Industry
-  Harbour related activities
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Scenic view
-  Scenic Route