

CROOKE**Context**

Crooke is located on the coastline in the southeast of the County, 12kms from Waterford City and is identified in the County Development Plan as a Local Service Centre.

Infrastructure











Water supply: There are intermittent water supply difficulties in Crooke, upgrading works may be required to accommodate new developments.

Wastewater: The wastewater treatment plant has limited spare capacity and limited scope to accommodate new development. It is likely that an upgrade would be required.

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 Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, public lighting and cycle-paths.
- DO₃ As opportunities arise, the Council shall provide a new footpath/cyclepath through the village.
- DO₄ The Council shall facilitate the development of low density clustered housing. Intersite boundaries shall be densely landscaped, to provide a semi-rural nature to the development. The sites shall be so designed so as to preserve integrity of the adjoining Scenic Route.
- DO₅ This site can accommodate low density residential development. Development on the site shall not detract from the residential amenity of existing dwellings and shall be sympathetic in design, when viewed from the public road.
- DO₆ This site can accommodate infill medium density residential development. Development on the site shall not detract from the visual setting of the coastline.
- DO₇ The Council shall facilitate the development of low density residential development on this site. The topography of the site should be taken into account in the layout of the development in order to avoid a road based design and the amount of cut and fill required shall be minimised.
- DO₈ The land to the immediate east of the GAA pitch shall be reserved for open space purposes.
- DO₉ It is an objective of the Council to facilitate the provision of a neighbourhood play area within Crooke village as the opportunity arises.

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).
-  Village Centre
-  Institutional, Educational & Community Development
-  Open Space and Amenity
-  Utility
-  Development Objectives
-  Protected Structure
-  Scenic view
-  Scenic Route