

### 3.4.2 Beaufort

#### 3.4.2.1 Context

Beaufort is a small residential village located off the N72 within easy commuting distance of Killarney and Killorglin, which are 11km and 13km respectively from the settlement. Beaufort is set within an attractive rural character landscape, with the majestic MacGillycuddy Reeks set as its backdrop to the south. Beaufort's proximity to the economic centres of Killarney and Killorglin, its landscape and its setting adjacent to the River Laune makes it a very desirable location to reside. The village has primarily a residential function characterised by a number of housing developments of large individual plots with treatment systems and some linear type of ribbon development on approach roads.

Beaufort provides a number of facilities and services to serve the local community. These include a local convenience shop with post office, several public houses, a community centre and G.A.A sports grounds. The local national school (Kilgobnet) and R.C. Church is located outside the development boundary to the south-west. The primary school opened a new playground in 2022 which was developed through funding received under the CLÁR programme. A new social housing unit was delivered in Cullenagh Upper, Beaufort in 2021.

Despite its proximity to the Gap of Dunloe, its position adjacent to the River Laune and Ring of Kerry route, the village has not developed as a tourist destination. Nevertheless, it benefits from some passing trade. There is no major employer in the area with agricultural and tourism remaining an important sector locally.

#### 3.4.2.2 Planning Considerations and Proposals

Beaufort is a small rural village and local service centre for its hinterland. The retention and improvement of local services and facilities is encouraged. All development shall be designed and carried out in a manner that contributes towards the consolidation

of the settlement and improvement in its streetscape character and structure, while respecting the natural environment. Beaufort is situated in the heart of a major tourist area and therefore has the potential to develop employment in the ecotourism and niche tourist markets. The Planning Authority will continue to support the existing role and function of the village as a rural service centre whilst also seeking to support proposals for tourist and employment related uses that provide local employment and sustainable growth at appropriate locations.

#### 3.4.2.3 Population and Sustainable Land-Use Development

The population of Beaufort increased by 10.1% from 228 in 2011 to 251 in the 2016. The population of Beaufort in Census 2022 is 273. The settlement is located in the ED of Dunloe where the population increased from 758 in 2011 to 846 in 2016, and to 862 in 2022. The housing stock of the ED was recorded at 401 with 10% of these being vacant and a further 10% being classed as un-occupied holiday homes.

|           | 2006 | 2011 | 2016 | 2022 |
|-----------|------|------|------|------|
| Beaufort  | 240  | 228  | 251  | 273  |
| Dunloe ED | 790  | 758  | 846  | 862  |

**Table 3.12: Population Change 2006-2022**

#### 3.4.2.3.1 Residential Development

The development pattern of Beaufort consists of a number of single site housing estate developments and a fragmented building line of single site depth development, along the radial routes into the village. Beaufort has not been given a specific population growth and housing target under the Core Strategy of the KCDP; consequently, lands have not been zoned for R1 (Proposed Residential). However, to ensure the longer-term residential needs of the village can be met suitably located lands have been

identified and zoned as R4 (*Strategic Residential Reserve*). It is also an objective of KCDP to permit clusters of housing served by individual wastewater treatment systems in this settlement, along with the settlements outlined in Table 5.1 of the KCDP. The strategy for these clusters within these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around these focal points and utilise existing services in the area.

#### 3.4.2.4 Natural Environment

Beaufort's backdrop is dominated by the MacGillycuddy Reeks. The village sits on the southern banks of the River Laune, which is a designated European site of international importance, forming part of the Castlemaine Harbour SAC. The River Laune supports water dependent species and is sensitive to pollution. It is therefore important that land uses and development proposals including amenity proposals are designed & located in such a manner so as to ensure that adverse impacts on the ecological integrity of the SAC are avoided. As part of this, riparian vegetation along the River Laune should be protected and enhanced as part of any development proposal.

#### 3.4.2.5 Water & Wastewater Management



Beaufort is served by the Mid-Kerry Water Supply and Caragh Lake Water Supply. There is no wastewater infrastructure present in the settlement. The Local Authority actively supports the provision of wastewater treatment infrastructure in a timely manner to protect sensitive designated European sites and to ensure the long-term sustainable development of the area. In the meantime, the lack of public sewerage infrastructure will act as a limiting factor to the level of new development that is capable of being accommodated within the settlement.

#### 3.4.2.6 Connectivity

The village is located off a local road that connects to the Gap of Dunloe Road. Despite this the village does not suffer from traffic congestion or high volumes of through traffic. It is an objective of this Plan to seek the improvement and provision of footpaths where necessary to improve pedestrian safety, connectivity and permeability in around the village settlement.



**Figure 3.82: View of the Gap of Dunloe**

| Overall Development Objectives   |  |
|--|--|
| Objective No.  | It is an objective of the Council to:  |
| <b>KENMD-BT-1</b>  | Promote attractive approaches into the village (including the protection of stone walls) and ensure that any new developments are of a high architectural standard and contribute to the public realm.   |
| <b>KENMD-BT-2</b><br> | Ensure that development shall be compatible with the conservation objectives of Natura 2000 sites and shall not have significant detrimental impact on the quality of the natural environment.   |
| <b>KENMD-BT-3</b><br> | Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area, subject to environmental assessments. The council will work with Uisce Éireann in this regard. |
| <b>KENMD-BT-4</b>  | Facilitate and support the provision of pedestrian footpaths within the village.   |