

### 3.4.5 Glenbeigh

#### 3.4.5.1 Context

The picturesque village of Glenbeigh is located on the N70, in the shadow of Seefin Mountain. The village is located c.10km south-west of Killorglin and 27km northeast of Cahersiveen. Rossbeigh Strand is located 4km to the north-west of the village. As well as servicing its rural hinterland, Glenbeigh's attractive setting is the focus of its appeal as an international visitor destination in itself and as a stop on the Ring of Kerry driving route.

Glenbeigh has typical services that would normally be associated with a settlement of its size, including a school, Garda Station, church, post office, neighbourhood retail, café, public houses as well as childcare and local GAA club facilities. Visitors are accommodated for with two hotels and associated restaurants as well as other types of guest accommodation.

Glenbeigh/Glencar GAA received funding in 2022 for the upgrading of facilities towards a lighted walking track and training pitch. Rossbeigh Beach also received funding in 2022 for the upgrading of facilities, provided by the Department of Children, Equality, Disability, Integration and Youth with KCC providing 25% of the project cost.

#### 3.4.5.2 Planning Considerations and Proposals

The aim of this Plan is to strengthen Glenbeigh's position as an attractive tourist destination, by focusing on its unique sense of place and by embracing and respecting its rich built heritage and surrounding natural heritage and encouraging continued expansion of its employment and service function. To ensure Glenbeigh continues to optimise its function as a village serving the local hinterland and tourism market, investment and action in key infrastructure is required.

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


The overall trend for the population of Glenbeigh in the early part of this century was one of decline [2002-2011] but there has been substantial growth over the past ten years, with the population of the village in 2022 at 426.

	2006	2011	2016	2022
Glenbeigh	280	285	308	426

**Table 3.15: Population Change 2006-2022**

Glenbeigh is located within the Glenbeigh ED, with a population increase of 5 persons in the 2006-2011 period. However, it increased by 7.4 % during the 2011-2016 period. This ED again increased by 17.5% between 2016 and 2022, to 1,269 people. The high level of holiday homes in the village increases the population significantly in the summer months. There has been some return to activity in terms of permission being sought for both holiday home and permanent residential developments within the town, however deficiencies in the wastewater treatment system is impacting on multiple development proposals.

Overall Development Objectives	
Objective No.	It is an objective of the Council to:
<b>KENMD-GH-1</b>	Promote the sustainable development of Glenbeigh as an attractive location for residential and community life, tourism and business.
<b>KENMD-GH-2</b>	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.

 <b>KENMD-GH-3</b>	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
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### 3.4.5.3.1 Residential Development

Glenbeigh 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). The village has adequate lands (including backlands) within its boundary to accommodate additional residential development should it be required in the future. Suitably located lands have been designated as R4 (*Strategic Residential Reserve*), to ensure the longer-term residential needs of the village can be met. The development of these lands is dependent on the availability of adequate wastewater infrastructure and compliance with the KCDP amongst other issues. Infill development that helps to consolidate the village form, to reflect the more compact character of the settlement and provides for a more sustainable living model will be encouraged.

Residential Development Objectives	
Objective No.	It is an objective of the Council to:
<b>KENMD-GH-4</b>	Promote the development of high quality, attractive, residential developments for permanent residences in the village, at appropriate locations.
<b>KENMD-GH-5</b>	Ensure that the development of lands as indicated on the zoning map shall make provision for access to adjacent lands, at appropriate locations, & endeavour to maintain a vista from the Main Street to the North.

<b>KENMD-GH-6</b>	Ensure future development integrates in a coherent and sustainable manner, producing consistency and visual continuity/harmony and avoiding haphazard piecemeal development on a field-by-field basis. Existing and potential access routes should be preserved where feasible to ensure ease of movement particularly for pedestrians & cyclists.
<b>KENMD-GH-7</b>	Prohibit holiday homes on lands zoned for R4 ( <i>Strategic Residential Reserve</i> ). Residential development on lands zoned R4, shall be restricted to developments proposed for permanent places of residences only.

### 3.4.5.4 Heritage

#### 3.4.5.4.1 Built Environment & Heritage

The village has a small but strongly defined urban core centred on a staggered junction. A streetscape, although broken in parts, features along both sides of the N70 from the village petrol station and shop to the Garda station on the Killorglin Road. Village architecture is largely comprised of traditional 19<sup>th</sup> century two storey structures. The village is largely linear in nature with extensive areas of undeveloped land to the rear of roadside development. The opportunity therefore exists for some in-fill/backland development to provide a more compact and sustainable urban form. Tourism is a significant part of the local economy and the traditional character of the village is an important part of the village's tourist appeal. New development will need to reflect the traditional character of existing built form in order to maintain & enhance this tourist asset.

#### 3.4.5.4.2 Built Heritage & Archaeology

There are six structures included in the RPS in and around this settlement. The Glenbeigh Tower, benefiting from a dominant, elevated position, in an attractive open landscape setting, is an imposing feature in the landscape. Viewed from the N70 National Secondary Road this 18<sup>th</sup> century Tower and its natural setting is particularly powerful and resonates with the history of its time. The rising ground, which forms the foreground to the Tower, is in an area of undeveloped grassland enhanced by groups of mature trees. In addition to its heritage value, the ruins are closely associated with the character and identity of the village. In order to safeguard the full heritage values to the Tower, it is essential to protect its landscape setting. In addition to the architectural and social value found in individual buildings, existing streetscapes present an attractive traditional aspect which is important to the community and in its contribution to tourism. While it is not intended to designate any particular street as an ACA, it is necessary to ensure that the local character and sense of place are enhanced, and a coherent urban structure is created. It is important therefore that new development reflects the traditional elements of the existing streetscape. Old red sandstone blockwork is a common feature in Glenbeigh and the use of such material will be encouraged in order to enhance the built environment. There are no recorded archaeological monuments within settlement boundary. However, there is one monument KE063-009 (Standing Stone) immediately to the southeast of the settlement boundary.

#### 3.4.5.5 Economic Development

Glenbeigh's local economy opportunities are largely within the local service sector, agriculture and tourist related services. The village has developed its tourism reputation around its surrounding natural environment of mountains, sea and associated recreation, and scenic characteristics. The village's attractive setting in the shadow of Seefin Mountain and its close proximity to Rossbeigh Strand and attractive streetscape provides it with the opportunity to market

Glenbeigh as a destination itself rather than just a stop on the Ring of Kerry.



**Figure 3.88: View of Glenbeigh Village**

Glenbeigh is on the route of the South Kerry Greenway which follows the line of the former railway line from Renard to Glenbeigh, approximately 32km in length. The South Kerry Greenway is a welcomed addition to the village and surrounding area. Business opportunities associated with this recreational activity are likely to arise once this infrastructure is completed.

In this Plan, established development/employment areas are zoned M4 (*Built Up Area*) or M2 (*Village Centre*). These zonings are flexible to allow a mix of development proposals to be considered. To ensure Glenbeigh continues to optimise its function as a village serving the local hinterland and tourism market, investment in key infrastructure is required.

**3.4.5.6 Tourism & Outdoor Recreation**

Glenbeigh's attractive streetscape and surrounding natural environment forms the foundations of the village's tourism market. It is a very popular stop on the Ring of Kerry driving route. The proximity of Rossbeigh beach which is a blue flag beach and discovery point on the WAW is an integral part of Glenbeigh's attraction. Rossbeigh is a very popular local and visitor attraction providing year-round leisure walking opportunities and playground facilities. The Kerry Way long distance walking trail passes through Glenbeigh, bringing walkers into the settlement, many of whom stay overnight and enjoy the amenities on offer.

Glenbeigh is well served by two hotels, bed and breakfasts, some holiday homes, in addition to two caravan sites, (one located outside the development boundary) which are well integrated into the landscape. This Plan supports the further expansion of a variety of guest facilities where they contribute positively to the streetscape and respect the sensitive environment in which they are located.

Future development of holiday accommodation should focus on short-term lettings, rather than second homes because of the greater contribution to the local economy. The aim of this plan is to further enhance the existing tourism product to ensure that it develops in a sustainable manner and benefits not only the visitor but also the local population.

**3.4.5.6.1 Natural Environment and Recreational Amenity**

Glenbeigh is set within an attractive and varied landscape ranging from the Rossbeigh Beach and mudflats with spectacular views across the bay, to Seefin Mountain. The River Behy traverses the western village boundary meeting Rossbeigh Creek, the lakes of Coomaglaslan and Coomasaharn. The Castlemaine Harbour SPA and SAC are in close vicinity of the LAP area to the north, while the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment River SAC is located to the south of the Plan area.

Significant areas of surrounding lands have been designated as *visually sensitive areas*.

Tourism Objectives	
Objective No.	It is an objective of the Council to:
<b>KENMD-GH-8</b>	Promote Glenbeigh as a destination with high quality natural setting of coastal and mountainous landscape.
<b>KENMD-GH-9</b>	Facilitate the sustainable extension and diversification of tourist facilities within the village boundary and the surrounding hinterland at appropriate locations.

**3.4.5.7 Water & Wastewater Management**



Glenbeigh is currently served by a wastewater treatment plant which only provides primary treatment of wastewater and which does not have the capacity to treat all the wastewater from the village. The lack of adequate treatment has previously been identified as inhibiting the growth of the village. The village is served by a public water mains supply. This Plan supports the timely provision of adequate wastewater treatment facilities to ensure that the village can achieve its potential and realise its aims and objectives over the lifetime of this plan.

**3.4.5.8 Connectivity**

The village is dissected by the N70 with four local roads diverging from the Main Street. Footpaths are provided along the majority of the N70 but not on minor roads. It is an ongoing objective of this Plan to provide a more pedestrian and cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure. Parking is provided on-street, and at a roadside parking area outside the G.A.A grounds and

adjoining the recycling bank. This is considered adequate to meet existing demand.

Public transport to and from the town is very limited and provided by Bus Éireann, connecting with Killarney, Killorglin and Cahersiveen twice daily. An additional bus circles the Ring of Kerry tourist route daily during the summer months only. Local Link Kerry provides a bus service linking Cahersiveen, Glenbeigh and Killorglin.

Transport and Movement Objectives	
Objective No.	It is an objective of the Council to:
<b>KENMD-GH-10</b> 	Promote a more pedestrian and cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure, at appropriate locations.
<b>KENMD-GH-11</b> 	Sustainably improve pedestrian/cycleway links from Glenbeigh to Rossbeigh.
<b>KENMD-GH-12</b>	Reserve new access points to facilitate orderly in-depth development.



**Figure 3.89: View of Rossbeigh Beach**