

BEAUFORT

CONTEXT

Location

The village of Beaufort is located, adjacent to the N72 National Secondary Route, on the southern banks of the River Laune approximately 10km west of Killarney, and 14km east of Killorglin. Its proximity to these economic centres, its landscape and its setting adjacent to the river make it a very desirable location and creates pressure for new dormitory development within and around Beaufort.



Demographics

The population of Beaufort village was recorded as 159 persons in 2002 (CSO). The geographic area to which the census figures relate is smaller than that of the plan area and the actual population of the plan area is higher.

The Dunloe District Area of which Beaufort is a part has experienced 17.4% inter-censal population growth between 1996 and 2002. As 22% of the Dunloe DED population resided in Beaufort it can be assumed that this rate of population growth applies to the village.

Functions

As well as being a service centre for the locality, the village functions as a dormitory town for the towns of Killarney and Killorglin both of which are within a 15 minute radius of Beaufort. The Gap of Dunloe Industries and St. John's Mill are among the most significant home-based industries within the immediate environs of the town. Although the village has not developed as a tourist destination, its proximity to the Gap of Dunloe and the Ring of Kerry ensures that local businesses benefit from tourist activity.

Facilities

Three public houses and a post office/shop constitute the main commercial activities within the village and are located centrally within the village core. The town's national school is located in Cullina and its Catholic Church to the south of the village in Coolmagort. Within the plan area itself, community facilities include a GAA clubhouse and playing field, and a community centre.

Infrastructure

There is no existing wastewater treatment plant serving the village. Construction of treatment facilities is planned to start in 2007. Proposals for the pipe network within the plan area have a design capacity of 1,205 population equivalent. There is adequate capacity in the existing water supply scheme to meet future anticipated demands.

DEVELOPMENT ANALYSIS

Urban form

Beaufort village has formed in a liner fashion around the axis of a T-junction. Recently, in addition to dwellings being constructed fronting onto the main road, larger in-depth developments are occurring. This is consolidating the village core and providing a more compact and sustainable pattern of development and will be encouraged.

Historically the village has developed an orientation that is almost exclusively towards the main road and away from the scenic aspect of the River Laune which lies adjacent to it. This is a lost opportunity both for residents and for tourists. While it is important to conserve the natural character of the waterfront, orientating new development

so it can enjoy views of the river and providing some public access to the waterfront area would enhance the village considerably.

Much of the streetscape within the core area of the village is fragmented, with a lack of continuity and enclosure evident along significant portions of its length. A number of new developments have contributed to the streetscape recently, and there is opportunity for additional developments to further improve the streetscape by respecting the streetscape building lines, providing for landmark developments at corner sites and respecting traditional streetscape proportions.

There is extensive ribbon development to the west of the village which diminishes the urban edge and the sense of having arrived. This ribboning detracts from its character and compact urban form. On the other hand, on the main approach from the N72 this urban edge is very well defined and contributes largely to the attractive entrance and the character of the village. Further development along the western approach outside the proposed urban boundary will further diminish the urban edge and compact form and will detract from the character of the village.



Natural Environment

The road to the village from the N72 travels over Beaufort Bridge, crossing the River Laune, and along a heavily wooded area creating an appealing entrance. This is replicated in the other tree-lined

approach roads to the village. The River Laune and the surrounding mountains create a sense of enclosure while the scenic landscape provides an attractive natural setting. Much of the surrounding landscape, and the village itself, are zoned as Secondary Special Amenity in the current Kerry County Development Plan.

As a designated Secondary Special Amenity area it is necessary to ensure that development does not impact significantly on the landscape value of the village and surrounding area. Siting and design of new development shall be cognisant of the need to preserve the character and amenity value of the landscape. Mature trees are an important part of this landscape and should be preserved where possible.

Vehicular and Pedestrian Traffic

The N72 National Secondary Route lies to the north of the village providing access to Killarney and Killorglin and to the national road network. There is significant traffic movement throughout the year, but particularly, during the tourist season. For the pedestrian, movement is made difficult by the lack of pavements in parts of the plan area.

The traditional linear pattern of development consisting largely of single site depth residential development has in many villages created difficulty in accessing backland areas. Though this situation is not widely evident in Beaufort new developments do raise concern about the need to protect access points to serve future development. It is necessary therefore to identify indicative access points to facilitate in-depth development and a compact urban form.

Pedestrian access to the river and walkways through the attractive setting surrounding the village should be provided where possible. These walkways should also function to connect residential areas to the service centres and amenities within the village, thereby promoting activity, vibrancy and an efficiently functioning settlement.

Growth and Residential Development

Given the town's future infrastructural capacity, its proximity to Killarney and Killorglin and the scale of permitted and pending development, residential growth will be significant over the plan period.

It is important that while functioning as a dormitory town that Beaufort develops the social and economic infrastructure to function as a sustainable community in its own right. Increased local retail and commercial uses within the village core adjacent to existing uses would serve to achieve this. The development of a central public area such as a village square or green would contribute to a sense of village identity and provide a focus for community life.



Employment

There is an opportunity to develop employment in the tourism sector as Beaufort is in the heart of a major tourist area that includes the town of Killarney and Lough Leane, centres for golfing, fishing, walking and pony trekking. Prime tourist routes such as the Ring of Kerry route and the Gap of Dunloe are in close proximity. Uses such as tourist accommodation, crafts and leisure may develop. Such uses will therefore be encouraged in appropriate locations to strengthen the indigenous economy.

DEVELOPMENT STRATEGY

Beaufort is an attractive village and ideally placed for future residential and tourist related growth. The development strategy for this growth is as follows:

- Residential development shall be accompanied by an increase in the level of social and retail facilities necessary to support a growing population and create a viable community.
- Development shall be in-depth and compact to create a strong urban structure and reduce demand for development in outlying rural areas.
- New development to the north of the town shall be orientated and sited to allow river frontages to be enjoyed and provide for public access.
- Tourist and employment uses shall be encouraged at appropriate locations to provide local employment and sustainable growth.
- Development shall be designed and located so as to provide a high quality urban environment consistent with the existing character of the village. It will not have a detrimental impact on the natural environment or on the visual or physical character of the area.
- The urban form shall be reinforced by the design of high quality streetscapes providing for a range of uses.

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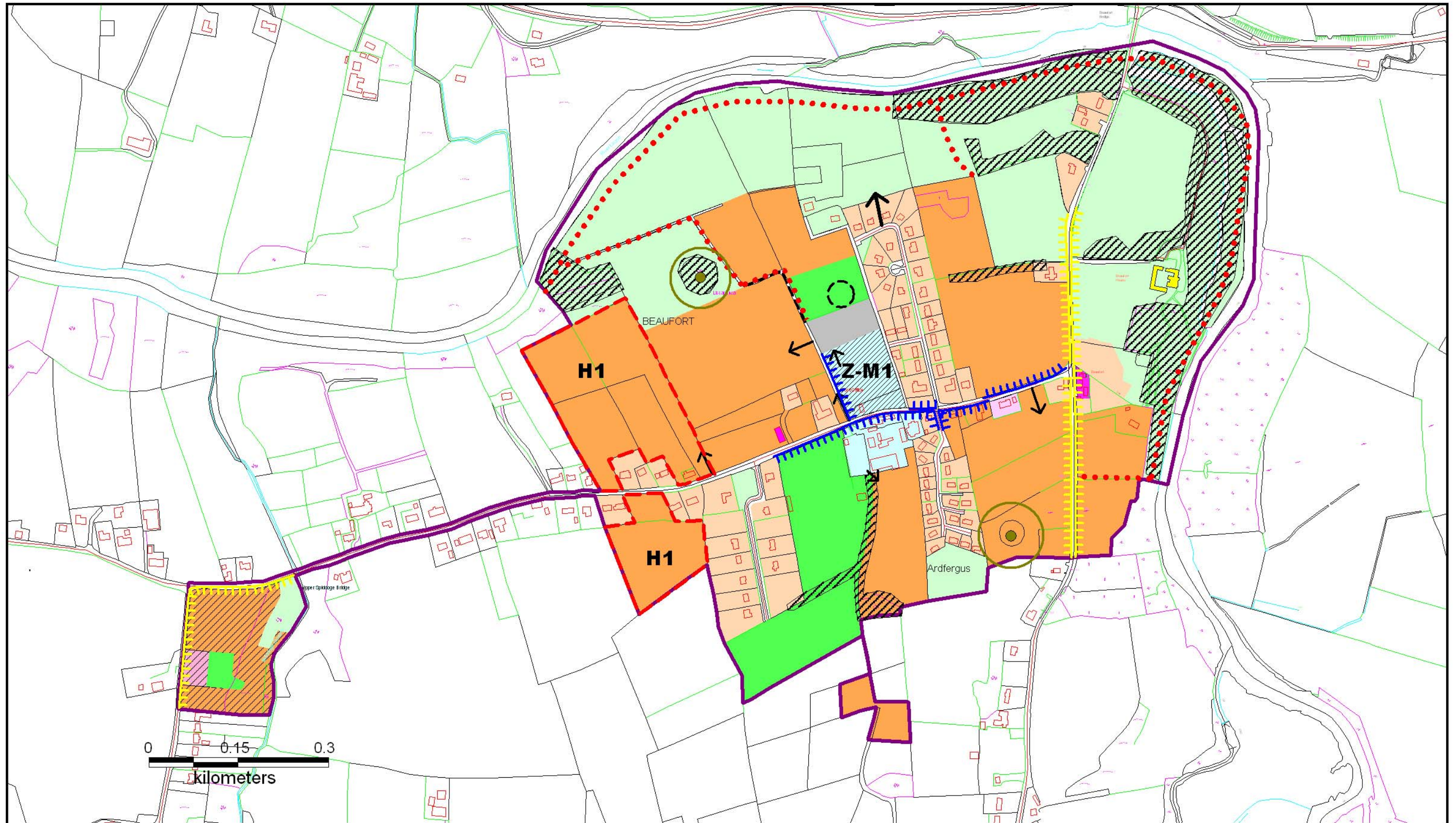
SPECIFIC OBJECTIVES

Objectives No.	Specific Zoning Objectives
	It is an objective of the Council that:-
Commercial	
Z – M1	These lands as indicated on the map are reserved for a mix of public open space, retail, commercial, office uses, and ancillary car parking to support the development of a sustainable community.
Car parking	
Z- CP	These lands as indicated on the zoning map are reserved for a car-park to serve the village and visitors to the proposed riverfront walk.
Natural Environment	
Z – N1	No development shall be permitted within the plan area which through siting scale or bulk would have a significant impact on the amenities or natural beauty of the area.
Z –N2	Tree preservation orders should be made for the wooded areas shown on the zoning map, in order to ensure that their contribution to the amenity and environment, due to their scale and extent, is protected and maintained. This objective shall apply to the deciduous trees adjacent to the River Laune west of the bridge and not to the conifers at this location

Objectives No.	Specific Zoning Objectives
	It is an objective of the Council to:-
Vehicular and Pedestrian Traffic	
T-1	Facilitate the development of a riverside walk and associated ancillary development to the north of the study area as indicated on the map.
T-2	Facilitate the development of a road to provide access to the proposed riverside walk as shown on the map (indicative route).
T-3	Reserve new access points to facilitate orderly in-depth development.
T-4	To extend the pedestrian routes and cycle ways throughout the plan area as part of future development.

Objectives No.	Specific Zoning Objectives
	It is an objective of the Council to:-
Open space	
Z-O1	These lands are reserved for natural amenity use.
Z-O2	These lands are reserved for active recreational uses such as Playing pitches, basketball courts, playgrounds and other similar uses. Non-creational uses, such as shops and houses will not be permitted

Objectives No.	Specific Zoning Objectives
	It is an objective of the Council to:-
Residential	
H1	The development of these lands (labelled H1 on the zoning map), zoned residential, is subject to the provision of adequate pedestrian access to the village.



Beaufort

Map

Zoning Provisions

Dec. 2006

Kerry County Council
Planning Policy Unit



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|--------------------------------------------------------|---------------------------------------|--------------------------------|-------------------------------------|
| Residential (existing) | Childcare Education Facility | Existing Recorded Structure | River Walk (T-1) |
| Residential (proposed) | Commercial / Retail | Recorded Monuments | Streetscape Improvement Area (ZS-1) |
| Residential (proposed) Low Density
2-3 units / acre | Carpark (Z-CP) | Indicative Playground | Mixed Use Streetscape Frontage |
| Mixed Use | Active Recreational Open Space (Z-02) | Access Points(T-3)(indicative) | Proposed New Road (T-2) |
| Mixed Use (Z-M1) | Amenity (Z-01) | Development Boundary | |
| Institutional / Community Facilities | Tree Preservation Area (Z-N2) | | |