

October 2021

Draft Cork City Development Plan 2022 to 2028 Strategic Submission by University College Cork



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Attachments: UCC Masterplan Review 2021

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1. Introduction

As a key stakeholder of Cork City, University College Cork (UCC) remains committed to the development of the draft City Development Plan and welcomes this opportunity to further inform the strategic planning of the city.

UCC acknowledges the designation of Cork as a University City, recognising the University's commitment to the facilitation and delivery of lifelong and lifewide learning across the city and the important role it plays in the city's social, economic, and cultural fabric. The University will play a critical part in enabling the strategic vision for the city's role as the economic driver for the region in the creation of a strong, resilient, diverse, and innovative economy.

The University is committed to playing an important role in the continued regeneration, expansion and development of the city and looks forward to working with Cork City Council as a partner in education and innovation, delivering the ambitious growth targets and sustainable development objectives set for the city to everyone's advantage. UCC is ranked among the best universities in the world for sustainable development (assessed against the UN's Sustainable Development Goals). The SDGs are a critical part of the UCC mission and academic strategy.

UCC made a comprehensive submission to the Issues Paper of the City Development Plan review process, which detailed its role as a global university and a significant contributor to the economy and societal structures of Cork. A copy of this submission is attached as Appendix A, as it provides information on the context and vision of UCC and its contribution to Cork's academic, innovation, cultural, diversity, amenity, and environmental structures.

UCC also made a comprehensive submission to the draft Cork Metropolitan Area Transport Strategy, which put forward several measures to help increase sustainable transport use among its staff and students. A copy of the submission to the draft CMATS is attached as Appendix B.

We welcome recognition in the draft City Development Plan of the following:

- The designation of Cork as a University City, recognising the University's commitment to the facilitation and delivery of lifelong and lifewide learning across the city and the important role it plays in the city's social, economic, and cultural fabric. The University will play a critical part in enabling the strategic vision for the city's role as the economic driver for the region in the creation of a strong, resilient, diverse, and innovative economy.
- The recognition of UCC as one of Cork City's key employment locations. UCC directly employs around 3,200 staff, making it one of the largest employers in the city.
- Provision of objective 3.24, which supports the ongoing development and provisions of third level education and provides a policy context the extension of education opportunities to representatives from socially and economically disadvantaged backgrounds, and to facilitating and promoting synergies between education, industry, and entrepreneurship.
- The need for continued support for the development of purpose-built student accommodation within the city to address the shortage in suitable and affordable accommodation in the city.
- Support for development at Cork Science and Innovation Park (CSIP), which will support the creation and expansion of office and laboratory-based enterprise in the areas of innovation / research and development, healthcare, and training. UCC is committed to delivering the Cork University Dental School and Hospital, and the Health Innovation Hub Ireland building within the CSIP. The continued support for this key development area is therefore welcomed.
- The identification of an emerging Innovation Corridor, connecting new development opportunities in the Docklands, with UCC's City Centre, main campus locations, Cork University Hospital and the CSIP. The

Tyndall Institute forms an important part of this Innovation Corridor. The extension of the Tyndall Institute is identified as a strategic investment priority of the National Development Plan 2018 to 2027, in line with the strategy of the NPF (Project Ireland 2040). A planning application has been lodged for the extension of the Tyndall and UCC is committed to delivering this new facility within the North Mall Campus to embed the benefits of the world class research centre within Cork City centre.

- Prioritisation for the delivery of CMATS to provide for substantial improvements in the use of public transport and active travel modes in Cork City.

This submission is focused on amendments sought to the draft Cork City Development Plan (draft CCDP) to further support the role of UCC in delivering the ambitious policy objectives for Cork. The submission is structured as follows:

1. Introduction
2. Submission Request
3. Rationale
4. Appendix A: Copy of Submission to Issue Paper
5. Appendix B: Copy of Submission to draft Cork Metropolitan Area Transport Strategy

UCC would welcome the opportunity to meet with Cork City Council to further outline its strategic plans and objectives and discussion how it might work with the Council to progress these plans for the betterment of Cork.

The submission points put forward by UCC to the draft CCDP have been informed by its recently adopted Masterplan Review 2021. The Masterplan examines how the institution will develop, grow, and evolve physically over the next period and it provides a framework for the development of the physical environment of the campus to support the learning, research and academic ambitious of UCC. A copy of the Masterplan Review is attached to this submission for information.

2. Submission Request

University College Cork (UCC) request that the Cork City Development Plan 2022 – 2028:

- 1 Amend Objective 3.24 '*Third-Level Education & Further Education*' to provide explicit support in principle for the implementation of **UCC's Masterplan Review 2021** which provides a framework for the development of the physical environment of the campus that will support the learning, research, and academic ambitions of the university.
- 2 Consider whether it would be more appropriate to zone UCC's main campus area as '**Institutions and Community**', to reflect the role of UCC and strengthen the policy context to provide for its expansion. UCC welcome the flexibility to permit educational uses within other appropriately zoned lands.
- 3 In the context of Table 2.5 of the Core Strategy expand on the **Objectives for City Growth** 'City Centre Area' to include the identification of the **Business Education Quarter** as a key site.
- 4 Amend objective 2.23 '**Quality of Life**' to include reference to third level education opportunities as a factor that contributes to quality of life in Cork.
- 5 Amend section 3.40 of the draft to remove the reference to the development of a scheme to apply **Part V requirements** to student housing developments and amend section 3.26 to highlight the need to provide affordable rental housing to address rising student accommodation cost.
- 6 Amend elements of Chapter 4, **Transport and Mobility** to support objectives for promoting public transport and active travel modes.
- 7 Develop an **implementation strategy** for the delivery of the **CMATS** targets and modal shift to public transport and active travel modes. As part of the implementation strategy a stakeholder consultation group should be established to develop concepts and share experiences in promoting a transport modal shift. UCC would welcome the opportunity to be an active member of a stakeholder consultation group. An additional objective should be provided in Chapter 4 focused on implementation and consultation with stakeholders.
- 8 Revise the **Density and Building Heights Strategy** to include UCC's Campus area from College Road to Western Road and the North Mall Campus lands within the 'Primary urban Corridor' category. The categorisation of these lands as 'Inner Urban Suburban' is inappropriate given the scale of existing institutional buildings in this area and the future development capacity to delivery compact growth.
- 9 Amend Objective 7.10 'New Strategic Employment Sites' to designate the **North Mall Campus as a Strategic Employment Site**, suitable for the development of higher education, health, and research, employment opportunities.
- 10 Include in chapter 7, under the heading 'Support Innovation, Research and Development – An Innovation City', additional text to **support the development of the North Mall Campus for Health, Higher Education and Research uses, as part of a joint development between the University College Cork and Mercy University Hospital**, in line with an agreed masterplan.
- 11 Define a specific objective to promote and deliver **enhanced Sports facilities, participation and promotion**.
- 12 Amend Objective 7.11a to reference support for the **relocation of UCC's existing sporting facilities** at Curraheen.
- 13 Amend Objective 8.11 '**Strategic Arts and Cultural Objective**' to recognise the role of third level education institutions in the development and support of Arts and Culture in Cork.
- 14 Provide an expanded Chapter 13 detailing how the objectives of the City Development Plan will be **implemented** and referencing third level education institutions as one of the **key stakeholders** to support the delivery of the objectives.

3. Rationale

3.1 Masterplan Review

UCC request that the draft Cork City Development Plan 2022-2028:

Amends Objective 3.24 'Third-Level Education & Further Education' to provide explicit support in principle for the implementation **of UCC's Masterplan Review 2021** which provides a framework for the development of the physical environment of the campus that will support the learning, research, and academic ambitions of the university

Objective 3.24 of the draft CCDP provides support for the ongoing development and provision of third level education and gives a commitment to work with education providers to ensure their facilities can be upgraded and expanded. However, there is no specific reference to the strategic plans of UCC, or MTU or CETB in the objective. Section 3.75 of the draft identifies UCC, MTU and CETB as the key third-level education facilities in Cork and the strategic significance of these institutions would be best supported by specific reference to any relevant strategic plans within the context of Objective 3.24.

In the 2015 CDP, section 14.48 references UCC's Strategic Plan 'Sustaining Excellence 2013 – 2017', which sets out the strategies, projects, and targets for the future. Objective 14.12 of the 2015 CDP provides a specific objective to support the sustainable development and expansion of UCC as an education facility of regional and national importance. It is considered that the context in the 2015 CDP provides a stronger policy framework for the support of UCC's future development.

UCC's Masterplan Review 2021 has been informed by the University's Strategic Plan 2017-2022 and examines how the institution will develop, grow, and evolve physically over the next period and provides a framework for the development of the physical environment of the campus to support the learning, research, and academic ambitions of UCC.

The Regional Spatial and Economic Strategy for the Southern Region (RSES) identifies that the main campus areas of Higher Education Institutions are existing strategic employment locations from a regional perspective. **Implementation of University Masterplans** is identified as an 'Infrastructure Priority' in section 8.3 of the RSES. To be consistent with the objectives for Economic Growth detailed in the RSES, it is requested that the draft CCDP is amended to provide explicit support in principle for the implementation of UCC's Masterplan Review 2021.

3.2 UCC Campus - Zoning Objective

UCC request that the draft Cork City Development Plan 2022-2028:

Consider whether it would be more appropriate to zone UCC's main campus area as '**Institutions and Community**', to reflect the role of UCC and strengthen the policy context to provide for its expansion. UCC welcome the flexibility to permit educational uses within other appropriately zoned lands.

The draft CCDP has introduced a new zoning provision of Institutions and Community, which is generally to apply to:

...large educational, healthcare, and other institutions and community facilities. These are generally locally or national important, long-established uses with a variety of characteristics and built forms, and they play an important role in providing key strategic services for communities across the City and often much further afield.

It is noted that the primary uses within this zoned include healthcare, **education**, civic, cultural, and other major community uses.

Notwithstanding the designation of the new targeted zoning category, UCC's main campus continues to be zoned within the category of ZO 1 '*Sustainable Residential Neighbourhoods*'. It is appreciated that ZO 1 includes educational uses in its zoning provisions, however, the discussion of the zoning objective notes that the provision and protection of residential uses and residential amenity is a central objective of ZO 1 lands, and that other development is acceptable in principle "...provided they do not detract from the primary objective of protecting residential amenity...".

UCC's main campus has a distinct character with the city. The Regional Spatial and Economic Strategy for the Southern Region (RSES)¹ identifies that the main campus areas of Higher Education Institutions as existing strategic employment locations from a regional perspective and that their development is a priority for the Economic growth of the region.

UCC consider that there may be merit in revising the zoning of UCC's main campus to Institutions and Community would provide a strong planning policy framework for its development and ask that this is considered. The objective notes that development in this zone would benefit from a masterplan-led approach, to which UCC is already committed, having recently completed its Masterplan review.

It is appropriate that the ZO 1 '*Sustainable Residential Neighbourhoods*' continues to allow for educational uses as suitable category of development, as there are many satellite developments by UCC and other third level education institutions. UCC welcome the flexibility within zoning objectives to allow potential future development in other appropriately zoned areas within the city, including residential, mixed use, urban town centre and district centre areas. This flexibility is necessary if the full extent of UCC's development objectives is to be achieved. Nonetheless, given the significance of UCC's main campus to the city in terms of education, the economy, and its cultural heritage, it may be more appropriately zoned under the new provision of ZO 14 '*Institutions and Community*', where the priority is to protect these uses and facilitate their appropriate sustainable development.

¹ Table 2, Cork Metropolitan Area Strategic Plan, page. 262 of the RSES

3.3 Business Education Quarter

UCC request that the draft Cork City Development Plan 2022-2028:

In the context of Table 2.5 of the Core Strategy expand on the **Objectives for City Growth** 'City Centre Area' to include the identification of the **Business Education Quarter** as a key site.

Strategic Objective 6 – Economy and Employment, of the Cork City Development Plan is a commitment to “focus new employment in strategic areas across the city” and to “enhance Cork’s role as a city of learning, using knowledge and talent as a key enabler for city and economic growth”. The proposed Cork University Business School (CUBS) building at Copley Street, directly aligns with this objective, representing a significant advance in the University’s city centre presence and further consolidating Cork’s position as a learning city. With a projected capital outlay of €106 million, the new business school building will bring over 4,000 students and 225 staff into the city centre every day, providing an injection of economic activity and vibrancy to an otherwise under-developed quarter.

Bringing the Business School into the centre of the city in a publicly available building will increase the visibility and accessibility of business education and research collaboration. It will establish a new business education district at the heart of the city.

In addition to the contribution of the CUBS Building project to regional economic development, the location of the CUBS building also delivers significant contributions to the more general objectives of Government policy that include generating significant new activity within Cork City Centre and contributing to urban re-generation. The National Planning Framework acknowledges Cork City’s performance as a major urban centre in Ireland and notes that building on this potential is critical to ‘enhancing Ireland’s metropolitan profile’ (NPF p.48).

The building will provide an injection of economic activity and vibrancy to an otherwise under-developed quarter. It will provide an anchor to a new business education district at the heart of the city, with UCC’s Centre for Executive Education and the College of Commerce nearby.

The Business Education Quarter will be integral to the regeneration of the city centre and critical in enabling visibility of access to education. Furthermore, an identified business education quarter will enable the delivery of the city’s strategic objectives, underpinning the vision for the creation of a strong, resilient, diverse, and innovative economy.

It is requested that table 2.5 is amended to include the identification of the Business Education Quarter as a key site, in recognition of the transformative nature of the proposed development for the City Centre.

3.4 Quality of Life Objective

UCC request that the draft Cork City Development Plan 2022-2028:

Amend objective 2.23 **'Quality of Life'** to include reference to third level education opportunities as factor that contributes to quality of life in Cork

Access to third level education opportunities is widely recognised as key criterion for high quality of life, in terms of:

- Promoting social inclusion and supporting cultural diversity. UCC promotes diversity and inclusion through its commitment to:
 - Universal Design, creating environments that meet people's needs,
 - Ensuring that students and staff are not discriminated on the grounds of gender, marital status, family status, sexual orientation, religion, age, disability, or race.
 - Supporting access to third level education by people of all economic backgrounds.
- Providing opportunities for access to high quality employment opportunities/

Objective 2.23 references the need to monitor quality of life factors that can increase the numbers of people seeking to live, work, study and experience the city. The role of third level education opportunities is implicit in this objective, but minor rewording is requested to make this role explicit. The following revised wording is suggested:

*In planning for future population growth, Cork City Council will assess and monitor quality of life factors including improvements in the urban environment, community infrastructure, **access to third level education** and cultural experiences that can increase the numbers of people seeking to live, work, study, visit and experience the city.*

3.5 Student Housing

UCC request that the draft Cork City Development Plan 2022-2028:

Amend section 3.40 of the draft to remove the reference to the development of a scheme to apply **Part V requirements** to student housing developments and amend section 3.26 to highlight the need to provide **affordable private rented housing** to address rising student accommodation cost.

Purpose-built student housing offers the most appropriate form of accommodation for students needing to live away from home, because:

- It is professionally managed and offers excellent quality for students, enhancing their safety and study environment.
- It relieves pressure on the private rental market, improving housing supply in the city.

The National Student Accommodation Strategy 2017 estimated that in 2019 there would be a supply of 4,352 purpose-built student bed spaces in Cork. This figure was based on existing units and those on-site with planning permission granted. The Strategy estimated the demand for purpose-built student bed spaces in 2019 at 6,463, resulting in a deficit in supply of 2,111 bed spaces. The project demand for bed spaces in 2024 is 7,391 based on projected increase in student numbers. Taking account of the number of purpose-built student accommodation units at an advance stage of planning.

The National Student Accommodation Strategy estimates that there will be a remaining deficit of almost 2,000 bed spaces in 2024. The Strategy estimates that for every 4 student bed spaces provided an additional house will be freed up in the private rented sector. Delivering purpose-built student accommodation therefore has a direct positive effect on the availability of housing for general housing needs.

Rental costs for student accommodation are one of the main financial burdens in terms of access to third level education. UCC seeks to keep the rental costs of its accommodation as low as practical. However, the viability of student accommodation is already challenging. It would be a retrograde step to apply an additional development cost on the provision of purpose-built student accommodation which would either have the effect of:

- a) Reducing the viability of purpose-built student accommodation, which would result in a lower output and higher use of the private rental market to meet student housing needs.
- b) Increased rental costs for student accommodation, which would have a disproportionate effect on students from rural areas (with no viable public transport options to UCC), and lower income households.

UCC welcome that the draft CCDP provides continued policy support for the development of purpose-built student accommodation in the city. However, the proposal in section 3.40 to develop a scheme to apply Part V requirements to student housing development is of concern and conflicts with national planning legislation. We request that the proposal to develop a scheme to apply Part V requirements to student housing is removed from the draft CCDP.

UCC also welcome the proposals in the draft CCDP to increase the supply of social and affordable to tackle housing needs. It is important to recognise the need for affordable private rented sector housing to provide housing choice for students. It is suggested that section 3.26 of the draft CCDP is amended as follows:

*The Joint Housing Strategy / Housing Need and Demand Assessment provides an analysis of the need for below-market priced housing for new households. Within Cork City the target is provide housing for new households at a ratio of 79.5% market homes to 20.5% below market priced homes. In addition to meeting this housing need the existing housing waiting list will also need to be housed. **Access to affordable private rented housing is also needed to provide housing choice in the market and provide housing options for students who are unable to secure a place in purpose-built student accommodation.***

3.6 Transport & Mobility

UCC request that the draft Cork City Development Plan 2022-2028:

- Amend the following elements of Chapter 4, **Transport and Mobility**:
 - Provide target figures for the modal share for 2028 for the City Centre area, to ensure that there are clear targets to reduce private vehicle use in the city in favour of public transport and active travel modes.
 - Increase the mode share targets for cycling to be in line with national cycle policy framework.
 - Support increased sustainable travel of UCCs staff and students by recognising the link between commuting and ‘the school run’. An objective to promote public transport / active travel by school children would have a positive impact on sustainable travel by UCCs staff and students.
 - Prioritise the provision of a Park and Ride location in the north of Cork City (Blarney / Stoneview) which is a key catchment area for UCC staff and students.
 - Amend Objective 4.3 to include education related development is focused in areas with good access to the planned high frequency public transport network and well connected to active travel routes.

As noted in our submission to the Issues Paper, UCC is fully committed to promoting sustainable travel modes among its staff and students and to developing connectivity between its satellite campus locations. The University’s Sustainability Strategy and Commuter Plan formulate its goals regarding sustainable travel for all campus related travel. Sustainable access to UCC’s proposed new developments, such as the Tyndall extension, new Dental Hospital, Health Innovation Hub, and Business School are all reliant on a city-wide transport scheme that facilitates public transport and active travel. The ongoing expansion of pedestrian and cycle links between main campus and these developments is critical to the University’s sustainability commitments. We therefore welcome the aims in the draft CCDP of significantly improving the City’s active travel infrastructure and drastically enhancing the public transport system, while reducing the disproportional reliance on the private car.

UCC considers itself as the “World’s first Green Campus”, with an ambitious Sustainability Strategy in place. We have undertaken considerable research into how to effectively implement sustainable travel modes. As part of our experience, we have identified that it is important to be specific and ambitious in respect of detailed mode share targets. Accordingly, we recommend that the draft CCDP is amended to:

- Provide target figures for the modal share for 2028 for the City Centre area, and
- Increase the mode share targets for cycling to be in line with national cycle policy framework.

Our research has also identified that a major impediment to staff and students using public transport is combination of commuting with the school run. Addressing safe active travel, or public transport options for school children will be essential if there is to be an effective modal shift in commuting patterns away from the private car.

Our staff and student surveys have also identified a lack of public transport connective from the north side of the city to UCC’s campus. Bus-connect improvements will help to address these, but the provision of a Park and Ride location in the north of the city will also be a key enabler to the shift to public transport modes.

Objective 4.3 notes that all new residential, employment and commercial development should be focused in areas with good access to planned high frequency public transport. We submit that this objective would be strengthened with the inclusion of reference to ‘education related development’.

3.7 Implementation Strategy for CMATS

UCC request that the draft Cork City Development Plan 2022-2028:

Develop an **implementation strategy** for the delivery of the **CMATS** targets and modal shift to public transport and active travel modes. As part of the implementation strategy a stakeholder consultation group should be established to develop concepts and share experiences in promoting a transport modal shift. UCC would welcome the opportunity to be an active member of a stakeholder consultation group. An additional objective should be provided in Chapter 4 focused on implementation and consultation with stakeholders.

As noted in our submission to the Issues Paper, UCC support the implementation of CMATS and welcomes the enhancement of proposed bus service and the LRT. The LRT will provide excellent connectivity to the University's existing and developing facilities at Curraheen, including the permitted Dental Hospital within the CSIP. The LRT will also provide connectivity to the Docklands and opens the opportunity for the University to consider further sustainable development in that area.

The CMATS is a comprehensive strategy, which will support fundamental change in the City's travel patterns to maintain and improve accessibility, emissions targets, and public health (noise, air quality and physical activity levels).

Successful implementation of the CMATS strategy will be the key enabler for the sustainable growth targets of Cork City and will directly support UCC's growth objectives and develop connectivity between its satellite campus locations. While the draft CCDDP provides an objective to work in cooperation with the NTA, TII and Cork County Council to fully implement the CMATS, no clear implementation strategy is detailed in the draft CCDDP.

As one of the city's largest employers and educators of 22,000 students, UCC is a key stakeholder in the delivery of the CMATS strategy and would welcome the opportunity to be an active member of a stakeholder consultation group focused on the implementation of CMATS. Through its academic knowledge and practical experience in developing sustainable travel modes for its students and staff, UCC can make an effective contribution to the CMATS implementation strategy.

3.8 Density & Building Heights Strategy

UCC request that the draft Cork City Development Plan 2022-2028:

Revise the **Density and Building Heights Strategy** to include UCC's Campus area from College Road to Western Road and the North Mall Campus lands within the 'Primary urban Corridor' category. The categorisation of these lands as 'Inner Urban Suburban' is inappropriate given the scale of existing institutional buildings in this area and the future development capacity to delivery compact growth.

The draft 2022 CDP identifies the UCC Campus area from College Road to Western Road and the North Mall Campus lands as falling with the 'Inner Urban Suburban' category in terms of the Density and Building Heights Strategy. The target building height for lands within this category is in the range of 3 to 5 storeys.

The categorisation of 'Inner Urban Suburban' is provided even though:

- The Campus lands are centrally located, within the emerging Innovation Corridor and on the route of the proposed Light Rail System. National Policy requires that compact development and buildings of height should be encourage on the route of high capacity public transit corridors.
- The Campus lands and adjacent areas accommodate several buildings of scale including:
 - In the context UCC's Campus at College Road to Western Road, many of UCC's existing buildings are at 5 storeys or higher. The Bon Secours Hospital is also a significant building of scale in this area.
 - In the context of the North Mall Campus the Lee Maltings, built directly opposite on the south bank of the River Lee, and MUH's existing campus, with a strong building line, high plot ratio and ranging in height up to 7 storeys. The North Mall Campus also has a cliff escarpment to the north of the lands provides a strong backdrop, which allows the site to accommodate buildings of scale.

The NPF is clear that for growth objectives to be achieved there is a need for **significant accelerated and urban focused growth**. It states that to accommodate the level of growth required there will have to be a more **dynamic approach to urban land use** and that the existing character of land in urban areas may be subject to change.

The target building height for Inner Urban Suburbs at 3 to 5 storeys is very conservative and we would submit that it is not in keeping with national and regional objectives for compact growth, a dynamic approach to urban land use and National Guidelines that building heights should be assessed on performance-based criteria, rather than generic limits.

The categorisation of the UCC's Campus area from College Road to Western Road and North Mall Campus lands as 'Inner Urban Suburban' area is inappropriate given their development potential and existing urban context. It is therefore submitted that the lands should be included within the 'Primary Urban Corridor and Principle Towns' category.

3.9 Strategic Employment Site

UCC request that the draft Cork City Development Plan 2022-2028:

Amend Objective 7.10 'New Strategic Employment Sites' to designate the **North Mall Campus as a Strategic Employment Site**, suitable for the development of education, health, research, and innovation employment opportunities.

UCC and the Mercy University Hospital (MUH) have made a joint submission regarding the North Mall Campus lands. In summary the North Mall Campus provides the potential to develop a world-class University and Hospital campus, which supports and reinforces the outstanding reputation of the two institutions and delivers quality modern and functional services and facilities that will benefit Cork City and the wider region.

It is estimated that the North Mall Campus has capacity to accommodate in the region of 1,250² high quality education, health, and research related jobs. The lands are located proximate to the heart of Cork City Centre, along the emerging innovation corridor, with excellent connections to the future light rail transit system. Both UCC and MUH are committed to the development of the lands and finance has already been allocated under the National Development Programme Strategic Investment Priorities for 2018 – 2027 for the expansion of the Tyndall Institute. The Tyndall Institute is a global leader in research and its expansion in the city centre will have significant economic benefits for Cork City.

The designation of the North Mall Campus as a Strategic Employment Site would be entirely consistent with Objective 7.10 to support the sustainable delivery of high-quality employment facilities. The first phase of employment facilities could be delivered in the short term, in the context of UCC's live planning application for the extension of the Tyndall Institute.

² Reference the UK Homes & Communities Agency 'Employment Density Guide'. Assumption of 1 FTE job per 50sqm of space. Floor area capacity of the North Mall Campus is demonstrated to be in the region of 62,620 sqm for new further education, health and research space.

3.10 North Mall Campus

UCC request that the draft Cork City Development Plan 2022-2028:

Include in chapter 7, under the heading 'Support Innovation, Research and Development – An Innovation City', additional text to **support the development of the North Mall Campus for Health, Higher Education and Research uses, as part of a joint development between the University College Cork and Mercy University Hospital**, in line with an agreed masterplan.

As noted in section 3.8 of this submission, UCC and MUH are committed to the development of the North Mall Campus as a joint venture to deliver a world-class University and Hospital campus. Our joint submission with MUH notes that the 2015 CDP provides explicit support for development on the North Mall Campus as part of a joint development between the University College Cork and Mercy University Hospital. However, the draft 2022 CDP removes any specific reference to the development of the North Mall Campus, despite its clear potential to deliver high quality employment in the city core and strengthen the health, higher education, and research sectors of Cork.

As noted in our joint submission, there is a statutory requirement under s. 10 (1A) of the Planning and Development Act 2000 (as amended) that Development Plans are consistent, where practicable, with National and Regional Planning Policy Objectives. Cork MASP Policy Objective 2 provides to:

*k. Support investment in strategic national innovation enabling assets within the city, **specifically the expansion of Tyndall National Institute to the North Mall** and the development of UCC's new Cork University Business School in the city centre. (Emphasis added).*

The upgrade of the Tyndall Institute is also identified as a strategic investment priority of the National Development Plan 2018 to 2027, in line with the strategy of the NPF (Project Ireland 2040).

To be consistent with national planning policy objectives, strategic investment priorities and the provisions of Cork MASP Policy Objective 2, the draft 2022 CDP should be amended to provide explicit support to the development of the North Mall Campus.

3.11 Enhanced Sports Facilities, Participation and Promotion

UCC request that the draft Cork City Development Plan 2022-2028:

Define a specific objective to promote and deliver **enhanced Sports facilities, participation, and promotion**.

UCC support the direction of the draft CCDP in respect of the enhanced provision of Sports and Recreation facilities and the recognition of their importance in terms of Quality of Life and the health and well-being of Cork's residents. UCC also welcome reference in Chapter 6 to support for enhanced recreation and sports infrastructure, including the development of an Active Recreational Infrastructure Study, Facilities and Pitch Strategy, provision of artificial pitches and the development of a Multi-Use Hub Sports Model. UCC's proposal to develop the Curraheen Sports Park provides potential opportunity for a Multi-Use Sports Model and the university would welcome discussions with Cork City Council on how this could be progressed.

Notwithstanding our general support for the Sports and Recreation strategy in the draft CCDP, we submit that it would be beneficial to provide a more specific objective, specifically aimed at enhancing Sports facilities, participation, and promotion. Participation in sport and physical activity have been estimated by Sport Ireland to prevent nearly 100,000 cases of disease annual. In addition to these inherent benefits Sports and Recreation are also significant contributors to the local economy. Sports Ireland have estimated that:

- Sports related jobs accounted for 2.8% of all Irish employment in 2019
- Sports volunteering in Ireland was valued at €1.5 bn.
- Consumers spent €3.3 bn on sports related goods and services in 2018.

Objective 6.20 addresses active Recreational Infrastructure and sports facilities are referenced with the context of the objective. However, this does not fully reflect the importance of Sport in terms of its social and economic impacts. It is submitted that an addition objective should be defined which specifically references:

- Enhancing indoor and outdoor sporting facilities.
- Seeking to promote participation of broad spectrum of people, including across all age groups in Sport.
- Developing the economic benefits of Sports – in terms of direct employment, and delivery of goods and services.
- Promoting sporting events in Cork for the benefit of residents and tourist alike.

3.12 Relocation of Curraheen Sports Facilities

UCC request that the draft Cork City Development Plan 2022-2028:

Amend Objective 7.11a to reference support for the **relocation of UCC's existing sporting facilities** at Curraheen.

The delivery of the Cork Science and Innovation Park (CSIP) at Curraheen is recognised in the draft CCDP as a key enabler for the future economic growth of the City. The development of the CSIP is an ambitious long term development project for UCC, with potential to deliver significant job creation and an opportunity to bring together researchers, entrepreneurs, academics, and technology intensive enterprises and drive the innovation agenda regionally and nationally.

The CSIP lands at Curraheen are currently home to UCC's Sports Park and provide a major contribution to the University's overall sports offering, along with the major indoor sports centre of the Mardyke Arena.

The development of the CSIP will require the relocation of the existing sports facilities and the construction of new facilities in a nearby location. It is proposed to establish a major regional Centre of Excellence for Sport as part of the new development, with new indoor and outdoor facilities, including grass and all-weather playing surfaces, stand and changing facilities.

Given the importance of the delivery of both the CSIP and the proposed Centre of Excellence for Sport it is requested that Objective 7.11 a is amended to reference support for the relocation of UCC's existing facilities at Curraheen. The following proposed wording is suggested:

Cork Science & Innovation Park – Objective 7.11

- a. *To support the delivery of the Cork Science and Innovation Park (CSIP) to provide for the creation and expansion of office and laboratory-based enterprise in the areas of innovation / research and development, science, academic research and development, healthcare research and training. The relocation of UCC's existing sport's facilities at Curraheen to establish a Centre of Excellence for Sport is supported as part of the delivery of the CSIP.*

3.13 Strategic Arts & Cultural Objective

UCC request that the draft Cork City Development Plan 2022-2028:

Amend Objective 8.11 '**Strategic Arts and Cultural Objective**' to recognise the role of third level education institutions in the development and support of Arts and Culture in Cork.

As noted in our submission to the Issues Paper, UCC contributes to the cultural identity and diversity of Cork City. Its city centre campus adds to the heritage of Cork, which is recognised by the City's exiting cultural walking trails and provides a significant cultural attraction for residents and visitors to Cork. Through Cork University Press, the Glucksman Gallery, the Jennings Gallery, the Granary Theatre and its partnership with Cork Opera House, UCC has built on its contributions to culture and artistic life by strengthening research, practice and learning in the creative arts.

The University has been supporting and leading cultural activity in Cork through its FUAIM music programme and its artists in residents' programmes in creative writing, film, traditional music, and classical music.

UCC is currently developing an Arts and Cultural Strategy, to formalise, support and celebrate its creative talent, cultural assets, and achievements. The University recognises that creative thinking is inspired by culture and will continue to forge developments in performance, literature, music, heritage, history, language, visual arts, theatre, film, and dance.

We request that Objective 8.11 is amended to recognise the role of third level institutions in the development and support of Arts and Culture in Cork. The following additional wording is suggested:

To support the role of third level education institutions, including UCC and MTU, in the promotion and development of arts and cultural projects.

3.14 Implementation

UCC request that the draft Cork City Development Plan 2022-2028:

Provide an expanded Chapter 13 detailing how the objectives of the City Development Plan will be **implemented** and referencing third level education institutions as one of the **key stakeholders** to support the delivery of the objectives.

The draft CCDDP sets out ambitious growth targets for Cork City to achieve by 2028. Achieving these growth targets is necessary to support the vision of the National Planning Framework, Project Ireland 2040. The draft CCDDP is, however, light on how the objectives set out in the plan are to be implemented.

Chapter 13 sets out some high-level principles related to monitoring and delivery of the plan, but there is no detail on target timelines, investment programmes, implementation units, or consultation working groups that might be put in place to ensure delivery. It is requested that the draft CCDDP expands on the implementation proposal.

As part of the implementation process, UCC would welcome the opportunity to be an active partner in relevant working and stakeholder groups. It is requested that as part of an expanded Chapter 13, the CCDDP references the role of third level education institutions as key stakeholders and proposes their involvement in active working groups to support the implementation of the City Development Plan.

4. Appendix A – Issues Paper Submission

Strategic Submission by UCC to the Issues Paper of
Cork City Development Plan 2022 to 2028

5. Appendix B – CMATS Submission

Strategic Submission by UCC to the
Draft Cork Metropolitan Area Transport Strategy (CMATS)

6. Appendix C – Traffic Comments

Additional Traffic Comments

In respect of chapter 4 'Transport and Mobility' chapter, we would like to refer to a few aspects in more detail. As noted in our submission point 3.7, UCC would welcome the opportunity to be an active member of a stakeholder consultation group focused on the implementation of CMATS.

UCC welcome and support the overall objectives of the Transport and Mobility Chapter to provide sustainable transport options for the future growth of Cork, including the following elements detailed in Chapter 4:

Light Rail

That the emerging Innovation Corridor will be served by a light rail in the long term (4.63), and that a **pre-LUAS enhanced bus service** is planned along the corridor in the short term before the light rail can be built (see 4.62)

Lee to Sea Greenway

In relation to Objective 4.4 (Active Travel), we are fully supportive particularly of the proposed **Lee to Sea (L2S) Greenway** (see table 4.3) and hope for a timely delivery (4.30), particularly for its missing City Centre and western sections. The L2S would directly serve UCC's Main and Western Campuses and connect it to numerous trip attractors and key residential areas across the city. Together with a spur along the existing Curraheen Greenway it would follow the proposed "Innovation Corridor" with a highest quality active travel route.

We also welcome the aims in the draft CCDP of significantly improving the City's active travel infrastructure and drastically enhancing the public transport system, while the existing disproportional reliance on the private car will be reduced. This is essential to maintain access to the city at all times (esp. in peak hours), given the predicted growth in population and jobs, and to meet Ireland's reduction targets for carbon emissions (climate protection).

In the Transport and Mobility chapter, strong reference is made to CMATS 2020, which shall be the basis for the future development of the city's transport sector.

The projected modal share figures for 2040 in CMATS seem under ambitious to achieve the two overarching goals of accessibility and reducing carbon emissions. While the figures quoted in CMATS apply for the entire CMA, there are no projection or target figures given for the City itself, neither in CMATS, nor in the CDP. It is therefore submitted that the CDP provide target figures for the modal share for 2028 for the City Centre area, to ensure that there are clear targets to reduce private vehicle use in the city in favour of public transport and active travel modes.

Extrapolation from figures in CMATS suggest that despite a reduction of the modal share to under 50%, the absolute figure of car journeys in the CMA will still see a substantial increase, given population and employment growth.

If accessibility to the city should be maintained and more room be given to public transport and active travel, it is hard to imagine how car travel in the city should still grow beyond present levels (in absolute figures), while a decrease of the absolute number of car journeys appears inevitable.

We note that the figures given always relate to the number of journeys, but not to the related mileage driven. If a relatively high number of private car journeys is expected to persist, their mileage, i.e. distance driven on these journeys, must be reduced, e.g. by multi-modal travel in combination with public transport (P+R), so that car traffic load in the City still gets reduced. This would be essential to maintain accessibility to key city areas, like e.g., UCC Campus, also for those who would need to drive.

It would be beneficial if the CDP would provide target figures for the modal share for 2028 in relation to the City itself (not the CMA).

The development of **Safe Routes to School (4.42)** finds our full support, and the programme should be rolled out with high priority. This must also include a re-distribution of street space and measures of traffic calming on such routes.

For many employees, so for many of our staff members the school run is part of their daily travel routine. The aim must be to reduce the number of pupils and students who are driven to school each morning by car, as the school traffic represents a high proportion of motorised traffic in the morning peak.

The goal must be that – depending on age – children should be able to walk or cycle to school (or take the bus) independently. If the parents' commute does not have to include the school run, they will have far greater flexibility to use sustainable modes for their commute to work, which would alleviate motor traffic load and parking pressure. Addressing the school run can be seen as one important key to a change in overall travel patterns.

We hence would suggest including the goal of an increasing number of children getting to school independently into the CDP.

In connection with 'Safe Routes to School' (4.42) and promotion of walking and cycling, i.e. Active Travel, we are missing information regarding **traffic calming measures** in the city.

We ask that a statement is included in the CDP (chapter 4) that calls for traffic calming measures, including lowered speed limits, on school access routes and primary walking and cycling routes to UCC's various campus parts (the latter particularly where there is no segregated cycling infrastructure available) to improve safety and the overall experience of active travel.