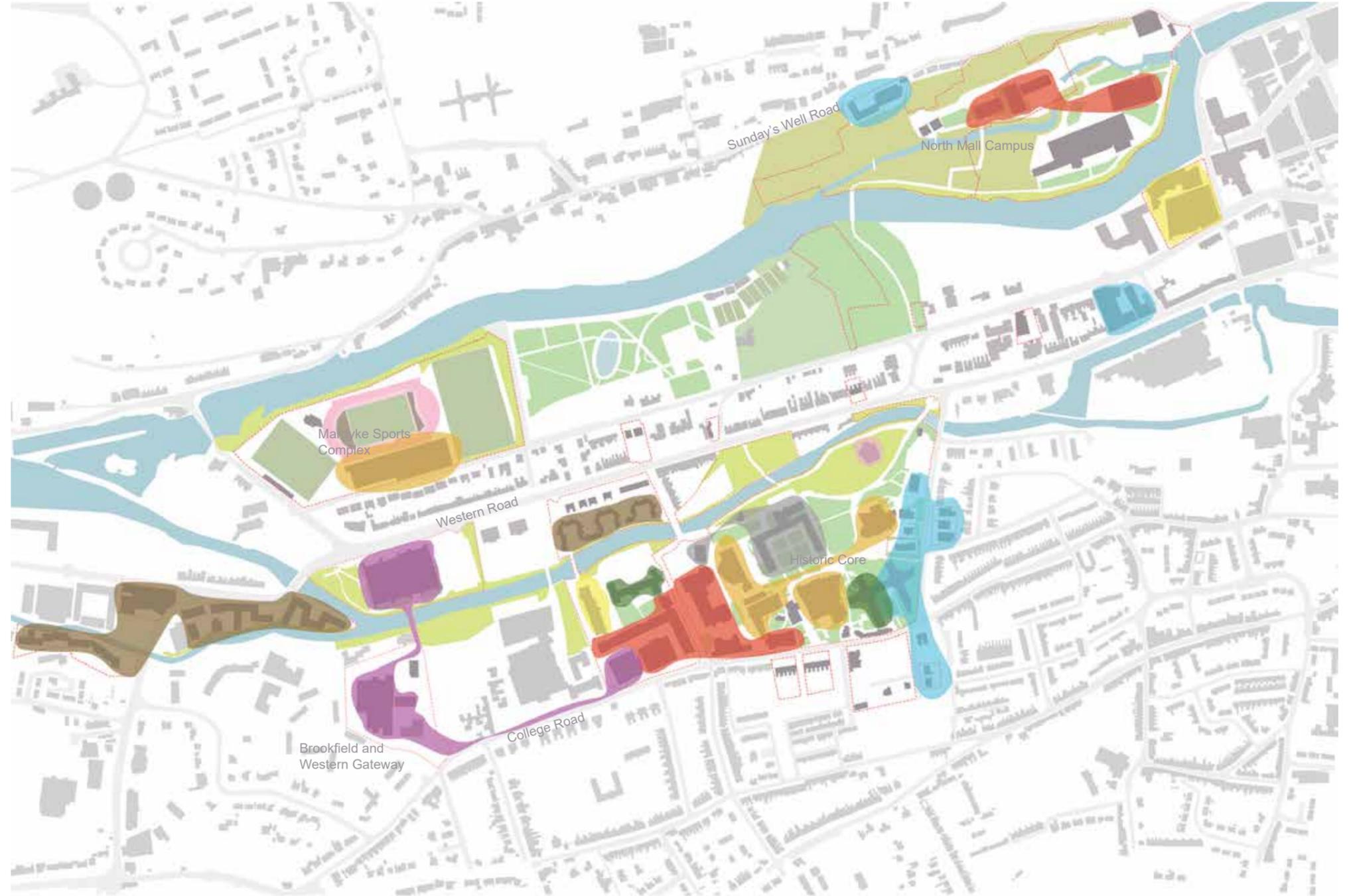




UCC Main Campus - Clusters of Use

The Medicine and Health Buildings are situated mainly in the Brookfield Health Sciences Complex and Western Gateway Buildings near the Bon Secours Hospital while the Science and Engineering Buildings are situated around the Kane Building and the Gaol Walk. The Arts and Business Buildings are mainly on the eastern side of the campus and on the North Mall Campus.



Visual connection between outside and inside in the Boole Library



Clusters of Use on Campus

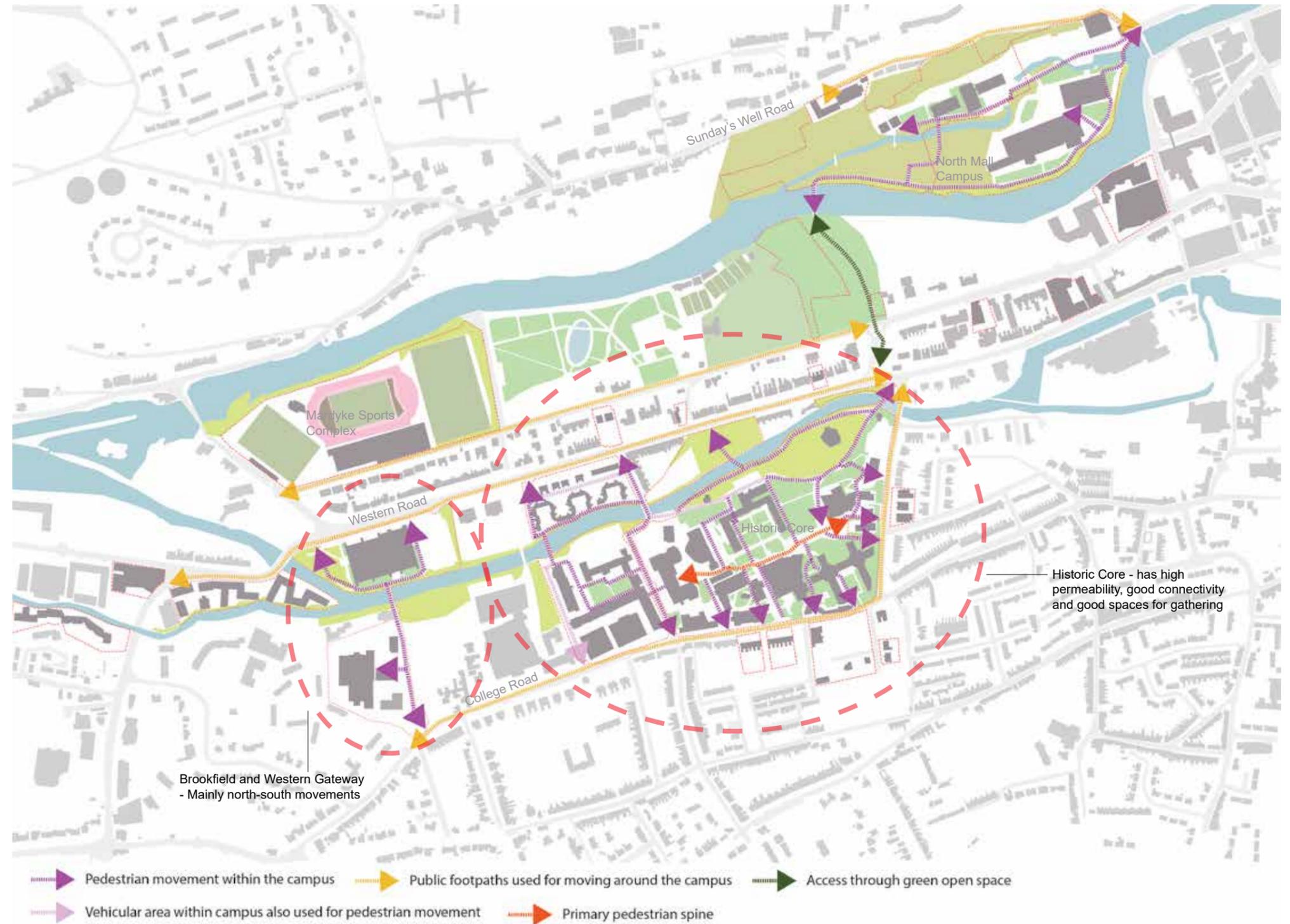


UCC Main Campus - Pedestrian Infrastructure

Campus pedestrian connectivity is mainly provided by:

- Internal campus paths
- River paths
- Public footpaths

The Historic Core has a particularly high quality pedestrian permeability.





WLCU
INDEPENDENT THINKING
SHARPO AMBITION
**A PLACE TO
INSPIRE**

WLCU
OIDÉACHAS

WLCU
MACHTAIN

WLCU
CREAITE



UCC Main Campus - Vehicular Access

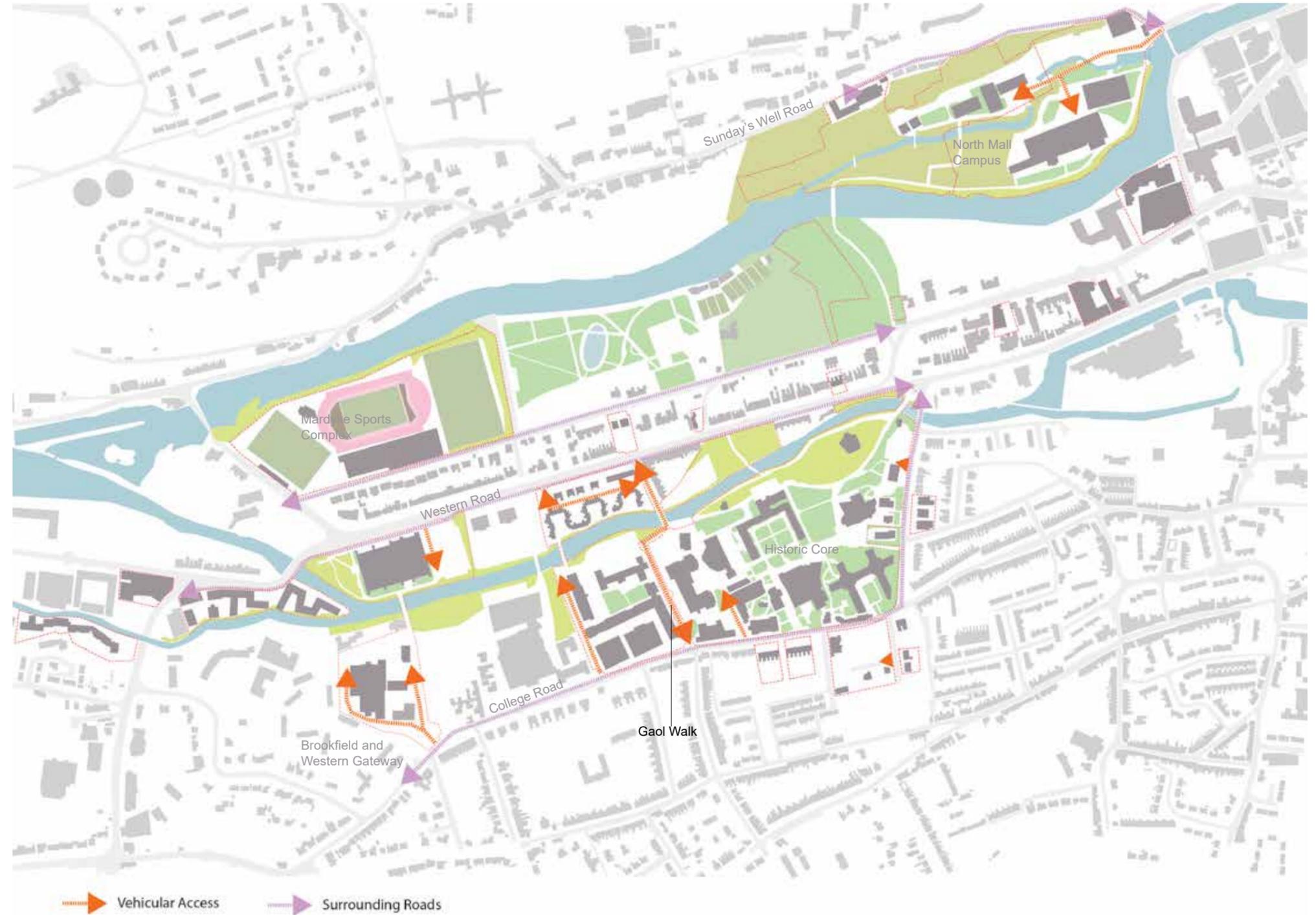
Vehicular movement within the campus is limited with service entrances from College Road and Western Road. Gaol Walk is the only vehicular road traversing the campus in the north-south direction. With its connection to the old Cork Gaol, the Gaol Walk has a significant historic character. Upgrading it with paving and planting would strengthen it as a historic feature.



UCC main entrance



Entrance gate to College Road



Vehicular Access



UCC Main Campus - Public Realm

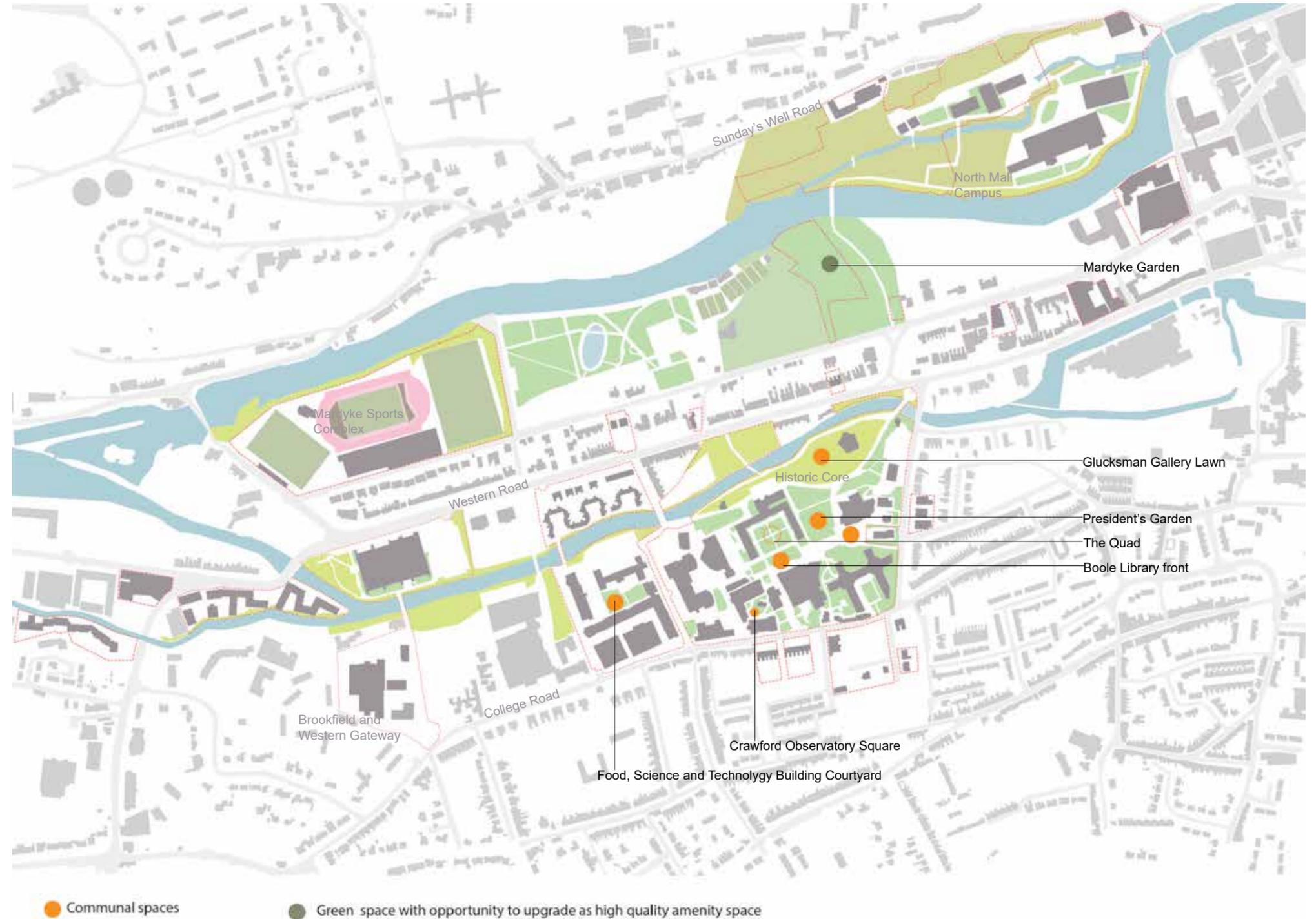
The Honan Plaza and the area in front of the Boole Library are the 'central plaza's' on the campus. The new public realm surrounding the Hub also provides an additional high-quality space on that spine.

Social Spaces

There are a number of central lawn areas that are popular for socialising including the Glucksman Gallery Lawn. The green open space in front of the O'Rahilly Building also has the potential to be further developed as a seating area for the Honan Plaza and the Amphitheatre.

Formal Spaces

The President's Garden adjacent the Main Quadrangle and the Mansion Squares within the Main Quadrangle create formal areas that has a sense of historical importance. The Mardyke Garden and the North Mall Campus have great potential to develop further high-quality communal spaces linking the campus.



Communal Spaces

9. UCC Masterplan Considerations

UCC Main Campus - Public Realm

The main Campus remains a very attractive and picturesque public realm and there are some opportunities to further improve the use of the river edge as an amenity space.

Equally there are opportunities to improve the central spine area with paving, planting, street furniture and general de-cluttering.

Opportunities

Attractive amenity spaces with the potential to become increasingly active and vibrant places, particularly along the river edge.

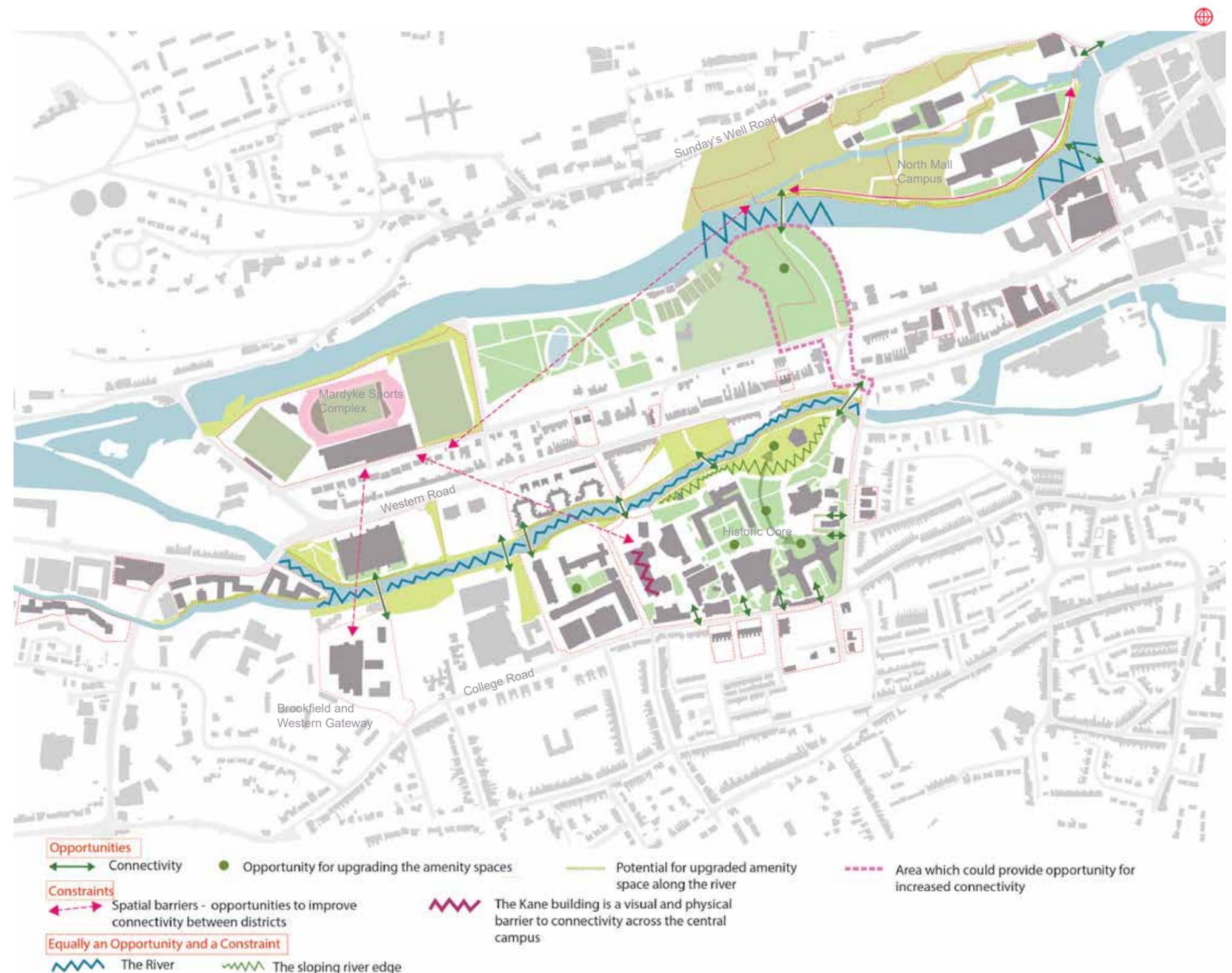
Removing on campus parking will facilitate expansion and reduce the impact of the car on the campus.

The Bon Secours Hospital is located between the Brookfield and Western Gateway Buildings. A shared pedestrian path along the river could improve connectivity.

Pedestrian links on the main Campus are strong and well laid out. The principle of further strengthening the 'spine' throughout the campus as a wayfinding device to link and serve the entire campus is a work in progress.

The paths along the river could also be an enabler to act as easy links for longer trips around the campus.

As with recent outdoor water stations, innovative devices provide opportunities to use outdoor areas in new ways. Also seating areas with shelter and solar panels could offer charging points and outdoor Wi-Fi.



Opportunity areas within the Public Realm of the Main Campus

UCC Main Campus - Landscape

The Main Campus has a very varied landscape. The large cedars in front of the Main Quadrangle are a central landscape feature. The Honan Plaza is bordered by The President's Garden and the mixed fir planting in front of the O'Rahilly building, creating a green enclosure for the space. The President's Garden links the Honan Plaza to the river and the Glucksman Gallery. This area is the largest green open space on the campus and provides the pedestrian connection from the main entrance gate and the path along the river. The lawn adjacent the Glucksman Gallery is designed to accommodate flooding in the event of rising river levels.

The other central landscape feature is the river edge. With green and lush banks offering a valuable biodiversity advantage, with great potential to become both a spectacular landscape corridor and a significant part of the infrastructure of the campus.

The river landscape is easily accessible in the Glucksman Gallery Area and at the Western Gateway building and has potential to become a strong corridor on both sides of the river over its entire length.

The landscape on the North Mall Campus is mostly wild with woodland planting, dry meadows and grassy edges.

Campus Trees

There are well in excess of 2,500 trees throughout the UCC campus. These exist as individual specimens and as riparian groups along both the northern and southern channels of the River Lee. The visual amenity provided by UCC's tree resource on all approaches to the campus is of immense benefit to visitors, staff, students as well as Cork City's residents. The corridor of trees can be followed through parks and walkways travelling east from the campus to the city and docklands and travelling west along the Lee Valley.

One of the most valued views is on approach to UCC along the Western Road through the main gates and following along towards Perrott's Inch where the magnificent Aula Maxima building is framed by large mature and veteran trees on either side.

UCC is host to two champion trees that are listed on the Champion Tree Register of Ireland (held by the Tree Council of Ireland). One is a Wing nut (*Pterocarya fraxinifolia*) located between the O'Rahilly building and the Boole Library. There are many other wonderful specimens under UCC's care, and their history is now available virtually on a Google earth tour of 'UCC's significant trees'.

The tree stock is predominantly mature and in good condition. An analysis provided by the tree management database also shows the excellent age profile structure UCC currently has, where frequent planting over the years has ensured a continual tree cover.

Trees and buildings can exist and complement one another. This is evidenced by the construction of the award-winning Glucksman gallery (2004) in the lower grounds, amongst some of the largest trees on campus. The approach taken to this project should be adopted for all future projects, large and small, if in close proximity to significant mature trees.

Biodiversity

The positive impact of biodiversity on the natural landscape is a great benefit to UCC. In the urban environment of Cork City, green spaces, such as those in UCC, add greatly to the mental and physical health of students, staff and the general public who spend time within the UCC grounds.

Biodiversity and its important function is under threat globally and locally. Over 20% of species are threatened with extinction in Ireland. The most recent assessment of

the status of EU protected habitats and species in Ireland showed that 91% of the 58 habitats assessed have unfavourable conservation status.

During recent UCC Habitat Surveys, 27 different habitats were recorded on UCC campuses.

The main habitats are:

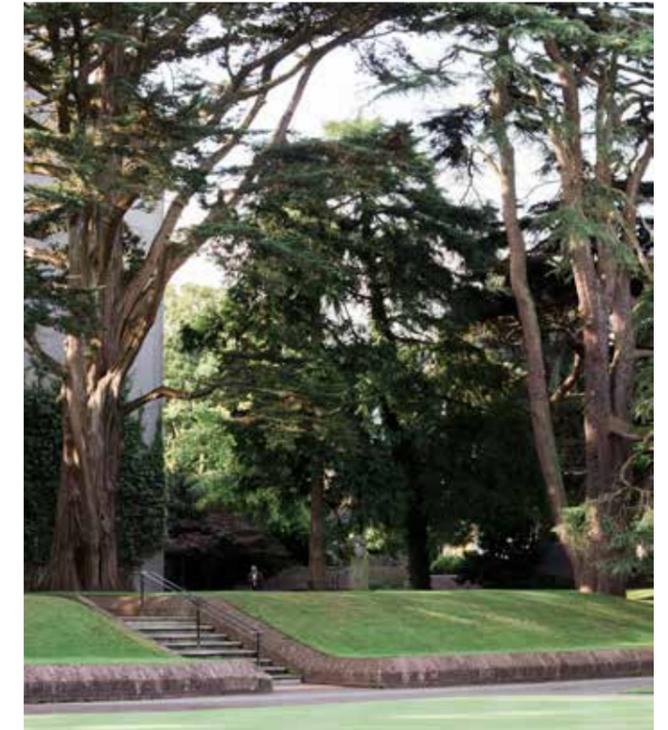
- Buildings and Artificial Surfaces
- Amenity Grassland
- Scattered trees and parkland
- Riparian Woodland
- Rivers: Eroding/upland rivers, depositing lowland rivers and tidal rivers
- Flowerbeds and borders
- Planted broadleaved woodland
- Treelines
- Hedgerows
- Stonewalls and other stonework

*UCC Biodiversity Action Plan 2018 – 2023

It is imperative that these habitats are protected and that anyone making changes to them understands the significant effects this can have for biodiversity on campus.

Good contouring in landscape works can help ensure that surface water from rainfall is directed where we want it to go to and also help avoid ingress into buildings, basements, and onto roads during flood events with overflowing rivers and lakes.

There are a number of low-lying green open spaces on the UCC campus lands that could be further developed as flood plains, to help absorb extensive rainfall. UCC recognises that biodiversity and natural landscapes are an important tool to negate the impact of climate change. It is important to identify and implement measures to enhance and protect biodiversity in UCC and ensure that biodiversity is integral to the planning and design process in all of UCC's future developments.



Cedar Trees in front of the Boole Library



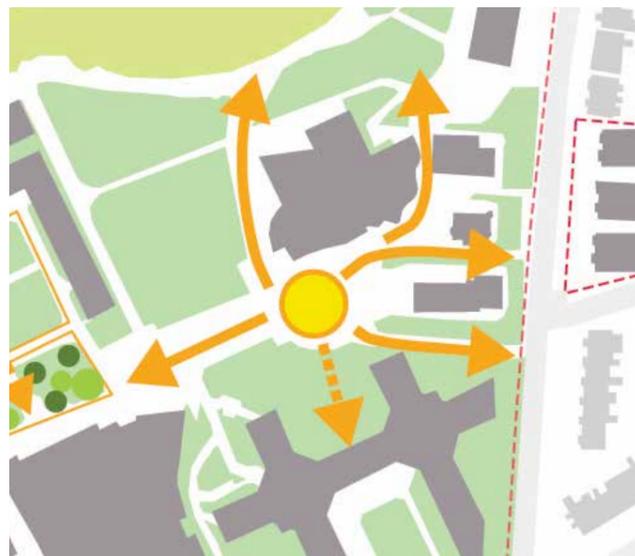
Cavanagh Bridge



UCC Main Campus - Landscape



The Quad and Boole Library forms a central space



Honan Plaza forms a central pedestrian distributor point



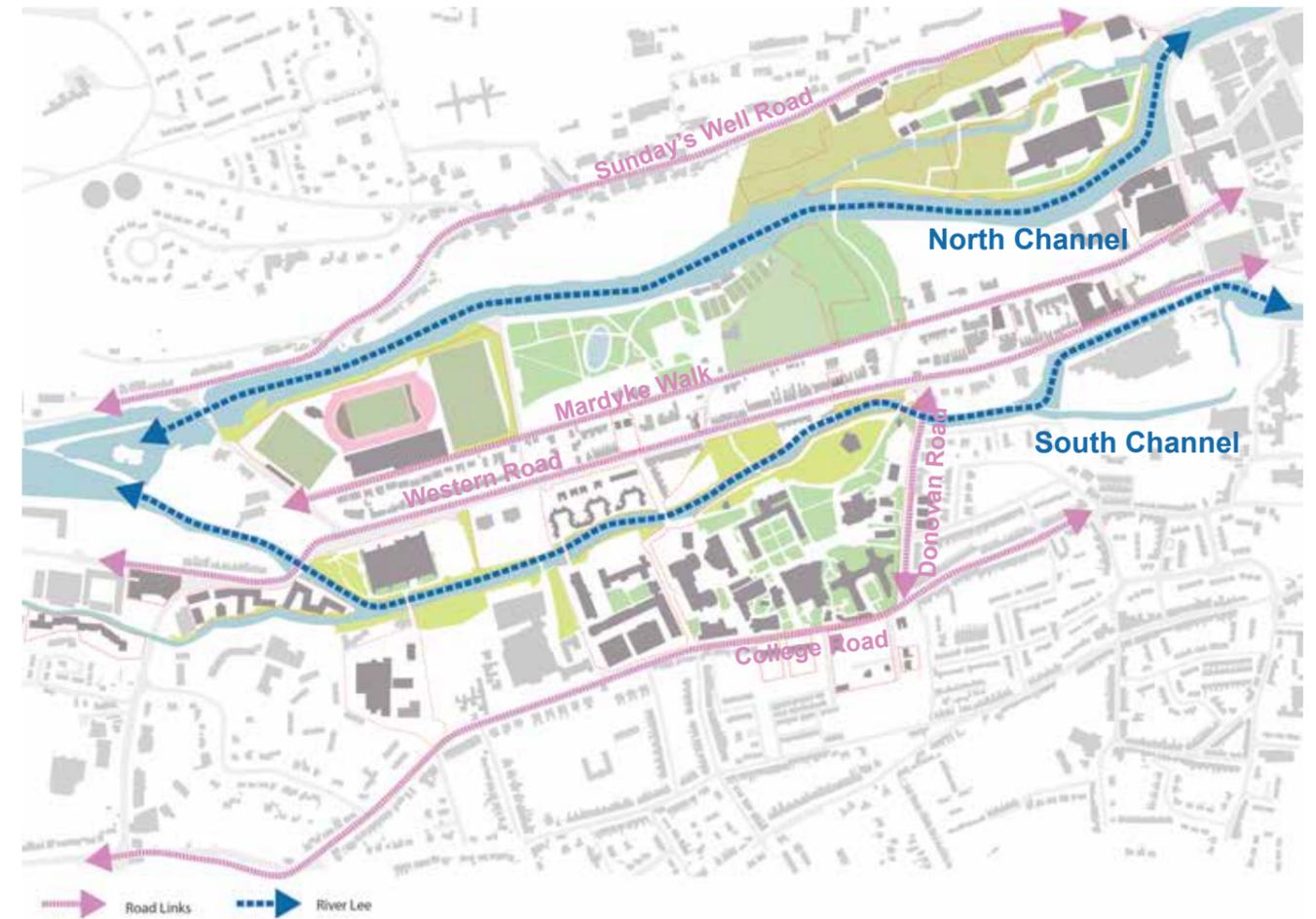
Main Quadrangle and The Quad



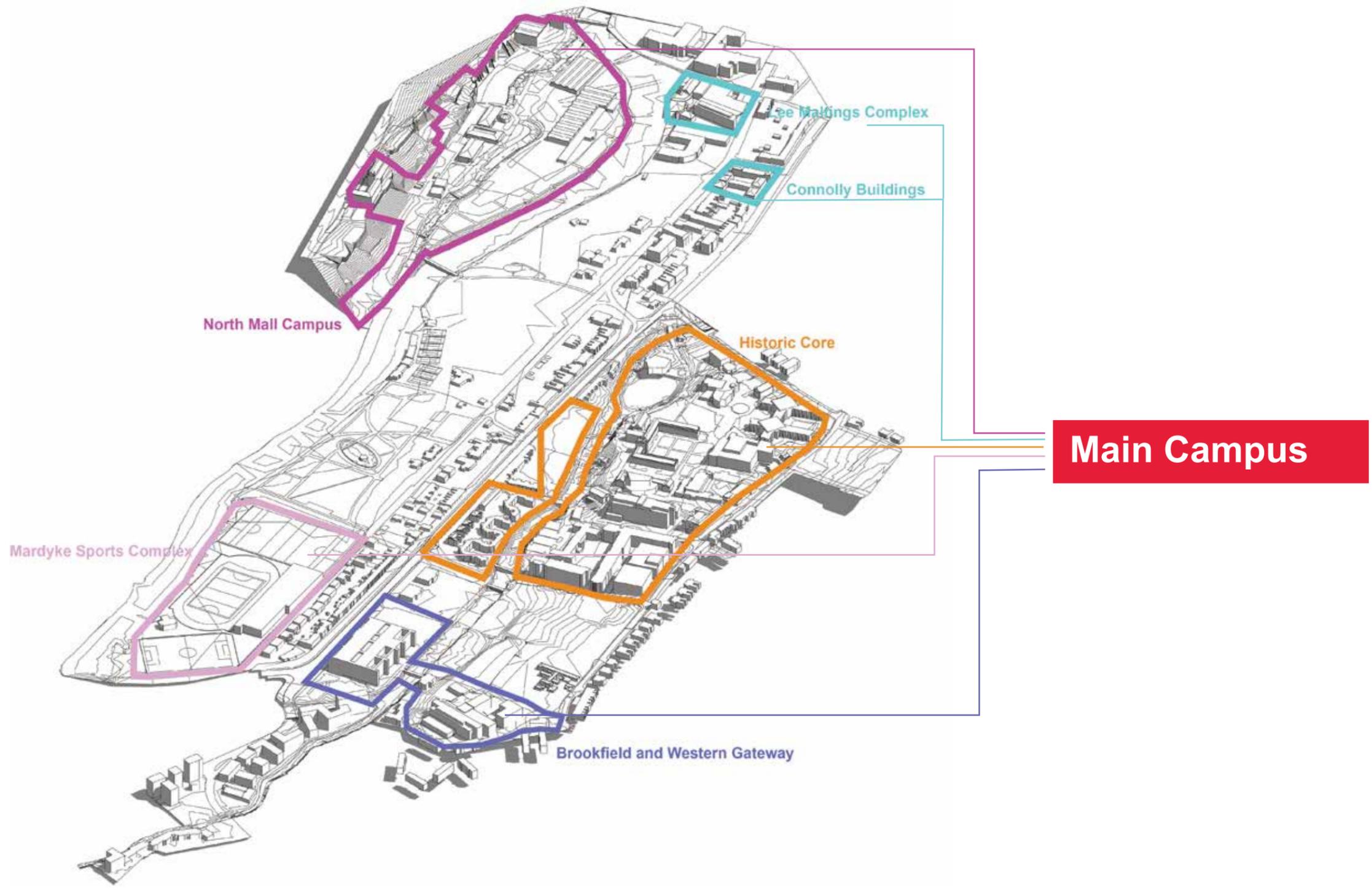
Honan Plaza Amphitheatre



The Kane Building



East-west River Lee and road structure



Main Campus areas



UCC Main Campus - Building Stock

There is great diversity in the main campus buildings, reflecting the various historical era's in which they were built. UCC's estate has grown significantly in the last 15 years and consists of purpose designed modern fit for purpose buildings and older buildings which are deteriorating in condition.

UCC Building Stock Condition:

- 25% are new buildings (Category A)
- 47% are buildings in good condition (Category B)
- 28 % of buildings require repair (Category C)

In addition, the University is faced with a growing suite of legislative requirements (Universal Access, Energy, Heritage, Health & Safety etc) which place an increasing burden on the University to respond in a proactive and planned manner. The buildings in poor condition and the associated aging site infrastructure require ongoing attention. UCC recognises that the percentage of buildings which require renovation/refurbishment is a significant element and that some activities are currently accommodated in poor quality space that is not fit for purpose. UCC recognises that it needs to invest in its Building Stock and continues to seek multi annual funding to enable retention, repair and refurbishment of building stock.

UCC recognises that the percentage of buildings which require renovation/refurbishment is a significant element of the available University. Some activities are currently accommodated in poor quality space that is not fit for purpose. This places an imperative on identifying alternative expansion areas to facilitate both the decanting of facilities to enable repurposing and the creation of swing space to facilitate on going studies and research.

There is also an opportunity to review the nature of spatial use within these buildings considering the future of work, learning from the experience of remote working during the Pandemic.



Building Stock Condition

- Key**
- Category A - New Building
 - Category B - Good Condition
 - Category C - Buildings requiring Repair

Main Campus - Building Stock

Quadrangle Building

The Quadrangle Building is the definitive building of the campus, given that it is the original College building and given its iconic value to the University. In addition to the Aula Maxima, the building currently houses the President's Offices, teaching spaces and a staff common room. It is noted that the North Wing uses are inappropriate given the status of the building and the relocation of the admin functions is a future objective of UCC.

Hub Building

This facility over 5 floors houses a range of facilities for students. A new public space is created between the Windle Building and the Quadrangle which benefits the campus and is a welcome addition at this location.

Geography Building

This building is included in the Group 1 category in the UCC Conservation Plan. This categorisation reflects its place in the history of UCC, as the first building to be developed on campus during the period of emergence of the Irish Free State. The building is in need of repair and maintenance is required on an ongoing basis.

Student Centre

The building is in a good state of repair, having been extended in 2006. The building plays a key role as a "bookend" at the eastern end on the campus spine, in addition to accommodating a range of student facilities. Its role is underpinned by the Honan Square which acts as a major external social space, linked functionally to the Student Centre.

The O'Rahilly Building

This building was developed in two phases with the second phase being completed in 2000. At the time, the building represented a significant addition to the quantum of space in UCC and completed the development of the southeast corner of the old Main Campus. Access to and visibility of the building has subsequently been greatly improved by the Honan Square and O'Rahilly Square development,

including the provision of student common room facilities at the College Road boundary of the O'Rahilly Square.

Kane (Science) Building

The Kane Building was opened in 1971. It was an important and substantial addition to the University building stock at that time. It will be a priority to engage in a major renovation project to improve its connectivity and upgrade its fabric. This upgrading would complement and enhance increased permeability of the Kane Building at ground level, as part of the westward expansion of the campus spine.

Lewis Glucksman Gallery

The completion of the Gallery in 2004 represented an important addition to the campus in architectural and cultural terms. The building's iconic quality underpins the role of the main campus as a focus for high quality architecture and placemaking. The restaurant in the building also adds to the range of catering facilities available on campus.

Aras na Laoi

Aras na Laoi was originally an independent hostel for women students at UCC but has been in academic use since acquisition by the University in 1977. It has undergone significant renovation which has facilitated ongoing academic use. The site and surrounds offers additional potential for expansion and sensitive development as part of a future phase of its natural campus integration.

Main Student Restaurant, Old College Bar and Staff Restaurant

Given the central location of this building within the Greater Campus, a redevelopment of this area could allow for a limited increase in building area at this location, at the western end of Observatory Square. However, given the central location of the staff restaurant, consideration should be given to the incorporation of a new facility in any replacement development at this location.



Quadrangle Building



Student Centre



Glucksman Gallery



The Hub/Windle



Key

■ Arts, Celtic Studies & Social Sciences	■ Administration & Services	■ Library
■ Science, Engineering & Food Science	■ Dedicated Research	
■ Business & Law	■ Accommodation	
■ Medicine & Health	■ Student Support	





Main Campus - Building Stock

Castlewhite Complex

The accommodation on the Castlewhite site on Western Road consists of purpose-built residential accommodation dating from 1991 in addition to a stock of detached houses (Lucan Place and Brighton Villas) and terraced houses (Bloomfield Terrace) which have been adapted for academic use. It is a natural development site for modern student accommodation and associated uses. New buildings forms opening up to the riverscape could provide amenity space between the buildings, and overlooking of the river, closely connecting it to the pedestrian infrastructure.

Biosciences Institute

The original building was completed in 2002 and was extended in 2006. Further extension or development at this location is not envisaged currently.

Pharmacy Building

As with the Biosciences Institute, the Pharmacy Building for the School of Pharmacy was completed in 2006. Further development or expansion is not contemplated at this location.

Block E

Block E was originally constructed as an extension to the Food Sciences and Technology Complex. The building lies directly on and forms part of the central pedestrian Campus route.

Connolly Building (Old Presentation School Complex)

This building is an important asset for the University in that it provides a significant level of lecture accommodation and related facilities for planning education and research, archaeology and conference facilities.

Ongoing investment in upgrading and refurbishment is required to allow for continued academic use. The lands afford some opportunity for additional expansion at this location.

Lee Maltings Complex

The Lee Malting complex is recognised for its iconic qualities, given its location on the banks of the North Channel and its history as a prominent part of the urban fabric of the city. The Tyndall Institute now occupies the entire Lee Maltings site, a world class state-of-the-art research facility.

School Of Music (St Vincent's)

As noted in the 2011 Masterplan Review, this building was adapted for use following acquisition in 1999. it is anticipated that it will continue to be occupied but will require significant ongoing maintenance and upgrading commensurate with a building of its age and condition. Significant improvements in connectivity to Main Campus, including stairs and lifts, are also required.

Environmental Research Institute

This facility, completed in 2005, is situated on the Lee Road some 2 km from the Western Gateway complex. The mission of the Institute is to support environmental research and education at UCC. There is some potential for further development on this site but any development would be related to the existing use of the building, possibly on the basis of a structure over the existing surface car park.

University Hall

This construction of the University Hall on a site adjacent to the Western Gateway development represents a significant provision of student residential accommodation on campus. Further development of the building is not foreseen at present.

Victoria Lodge

The Victoria Lodge development at Victoria Cross is another significant contribution to the quantum of student residential accommodation on or adjacent to the campus. Further development of this complex is not foreseen at present.



Pharmacy Building



Environmental Research Institute



Biosciences Building



School of Music - St Vincents

9. UCC Masterplan Considerations

Main Campus - Building Stock

Brookfield

The Brookfield Health Science Complex accommodates academic needs while conserving the original house which was identified through the campus Conservation Plan as a regionally significant building.

Its significance arises from the uniqueness of the house which was built using techniques more commonly found in industrial building of the time. The house forms an ordering device for the layout of the complex.

The development includes:

- The original Brookfield House
- Nursing School
- Medical School
- Therapies School
- Crèche

The complex consists of lecture theatres, clinical skills labs, computer labs, offices, a 200-seat restaurant, and other accommodation.

The crèche was located to the rear of the site in a separate two-storey purpose-built building. Significant elements of the original perimeter landscape were accommodated in the development.

Western Gateway Building

The Western Gateway Building defines the western corner of the campus. Originally the site of a greyhound track it comprises:

- Computer Science Department
- Mathematical Sciences
- Department of Physiology
- Department of Pharmacology

- Epidemiology and Public Health
- UCC Gateway / IGNITE
- Anatomy Department
- Department of Biochemistry
- Cork Cancer Research
- Biological Services Unit (BSU)
- Neuroscience
- National Suicide Research Foundation



The Western Gateway Building



Crèche Cois Laoí - Brookfield



Cooperage on the North Mall Campus



9. UCC Masterplan Considerations

Main Campus - Student Accommodation

Recent studies indicate that upwards of 50% of the student population of UCC live away from home, either in purpose-built student accommodation or in the private rented sector.

A substantial number of bed spaces have been added to the student accommodation provision on or adjacent to campus in the last 10 years. There are currently 1,279 beds of UCC on-campus accommodation. The principal centres of student accommodation under University control are as follows;

- Victoria Lodge
- Victoria Mills
- Castlewhite
- Mardyke Hall
- University Hall

A further 255-bed-space accommodation units are under construction at the site of the former Crow's Nest public house and restaurant in Victoria Cross.

Off-Campus purpose built Student Accommodation

The 2017 National Student Accommodation Strategy (NSAS) envisioned a need for more than 70,000 student beds nationally by 2024, propelled by a surge in enrolments in Irish universities.

In 2017, when the NSAS was issued, there were 3,788 student beds in Cork and some 33,441 nationwide. The strategy anticipated that supply would reach almost 55,000 by 2024, leaving a shortfall of some 21,000.

This included a situation in Cork City where there would be unmet demand for 1,901 student beds.

Currently it is estimated that there will still be a significant shortfall in the number of beds available, even if everything in the planning system that has permission (approx 1,619 bedspaces) is completed in full. It is noted

that there is still a significant unmet demand as far as the horizon year of 2024 as outlined in the strategy, with a projected shortfall in the best case scenario, where all extant permissions are constructed. UCC remains committed to the provision of accommodation where feasible. It is an objective of the University to increase its total bedspaces by an additional 500 in the short to medium term.

The UCC Office of Accommodation & Community Life is fully committed to the enhancement of the student experience in University College Cork and provides an information service to all students seeking any type of accommodation on campus, off campus purpose built and other types of rental housing and accommodation.



UCC's Crows Nest Accommodation currently under development



9. UCC Masterplan Considerations

UCC Main Campus - Catering

The University is keenly aware of the significant contribution of restaurants, cafes and other catering facilities in the educational and social life of the campus.

Provision will therefore be made in all developments for a range of catering facilities to encourage and foster social interactions between all campus users.

Furthermore, catering locations will generally be equipped with Wi-Fi to allow easy web access.

Catering spaces currently available on campus are as per table 4 (opposite). This represents a ratio of 1 dining place per 12 users (based on a student population of 21,000 and a staff compliment of 3,200).

An assessment in 2011 suggested that the ratio was circa 8 users per place.

Despite an ongoing disimprovement in the ratio in the interim, there does not appear to be a significant deficit in the catering provision on campus.

This can arguably be attributed to a number of factors:

- Possible higher usage levels per place, reflecting a change in eating habits, including the trend towards more casual dining and also a change in the nature of the food offers on campus
- Increase in the provision of automated food and beverage vending on campus
- Availability of convenient off-campus catering outlets, particularly in proximity to the Main Campus.

Specific policies for the long-term provision of catering on campus are as follows:

a) Restaurants (full service)

Continue the provision of full service catering at the existing student and staff restaurants at the main campus and other UCC locations in the region. It will also be an ambition to develop dining services associated with student residence clusters.

It is noted that the provision of such facilities helps to underpin the role of the university as a commercial and academic conference venue.

b) Snack and beverage service

The policy of providing snack and beverage catering as part of each new major development on campus will continue.

This policy will ensure that the provision of catering broadly matches any increase in student numbers on campus whilst also ensuring that catering is located in convenient proximity to the areas of greatest demand.

c) Vending:

In addition to the provision of full service and snack restaurants, automated vending is playing an increasingly important role in the provision of catering on campus, particularly outside of normal opening hours.

It is envisaged that the automated vending provision will continued to expand on campus, particularly in light of the improvements in recent years in the quality of the vending offer.

It is proposed to maintain a ratio of 1 dining place to c. 12 users. Additional catering facilities will be provided in larger new developments where these developments are intended to accommodate an increase in the campus population. However, in parallel with this strategy, provision will be also made for catering in locations which facilitate ease of use by students, staff and visitors alike. Ideally, these facilities will be related to the Campus Spine on a basis similar to the facilities provided to date.



Location	Capacity
Main Campus Restaurant (Main Rest)	342
Main Campus Restaurant (Mini)	332
Staff Centre Cafe Oasis	232
Student Centre Bar	100
Bio Cafe	60
Brookfield Cafe	150
Cafe Glucksman	50
Staff Restaurant	120
Western Gateway Cafe	140
Western Gateway Elements	40
The Still (North Mall cafe)	25
Mardyke Arena	50
Elements Cafe (Kane Science Building)	75
O Rahilly Building Coffee Dock	72
Lee Maltings/Tyndall National Institute	110
The Hub (Roots Coffee Shop)	20
Staff Common Room	80
TOTAL	1,998





Crawford Observatory - the courtyard adjacent Boole Library and the Main Restaurant forms a well defined and intimate space on the Central Campus.



10. DEVELOPMENT STRATEGIES AND IMPLEMENTATION

UCC Development Strategy Overview

The Development Strategies in this masterplan review reflect the key strategic goals outlined in the UCC Strategic Plan 2018 – 2022:

- Enhance UCC teaching and learning and the overall UCC student experience
- Enhance and increase UCC's innovation, commercialisation and research output to the highest quality
- Strengthen UCC's external engagement and the contribution to society
- Strengthen and diversify the UCC resource base
- Improve the UCC staff experience

The masterplan deals with the physical environment of the UCC campus.

It supports the goals of the UCC Strategic Plan in providing a campus environment which supports enhanced experiences of studying, working and living on campus for both UCC students and staff.

Key Elements of Development Strategy

In translating the strategic goals noted above into specific development objectives for UCC, a number of primary factors have been taken into consideration:

Sustainability

Meeting UCC's present needs without compromising the ability of future generations to meet their own needs.

Quality of the Environment

Recognising, sustaining and improving the quality of existing internal and external environments on UCC lands.

Implementing detailed facilities management strategies to ensure that the existing building stock is being utilised and maintained at an optimum level.

Adaptability and Diversity

Ability of the campus to accommodate UCC's evolving needs particularly where these needs cannot be accurately identified in advance.

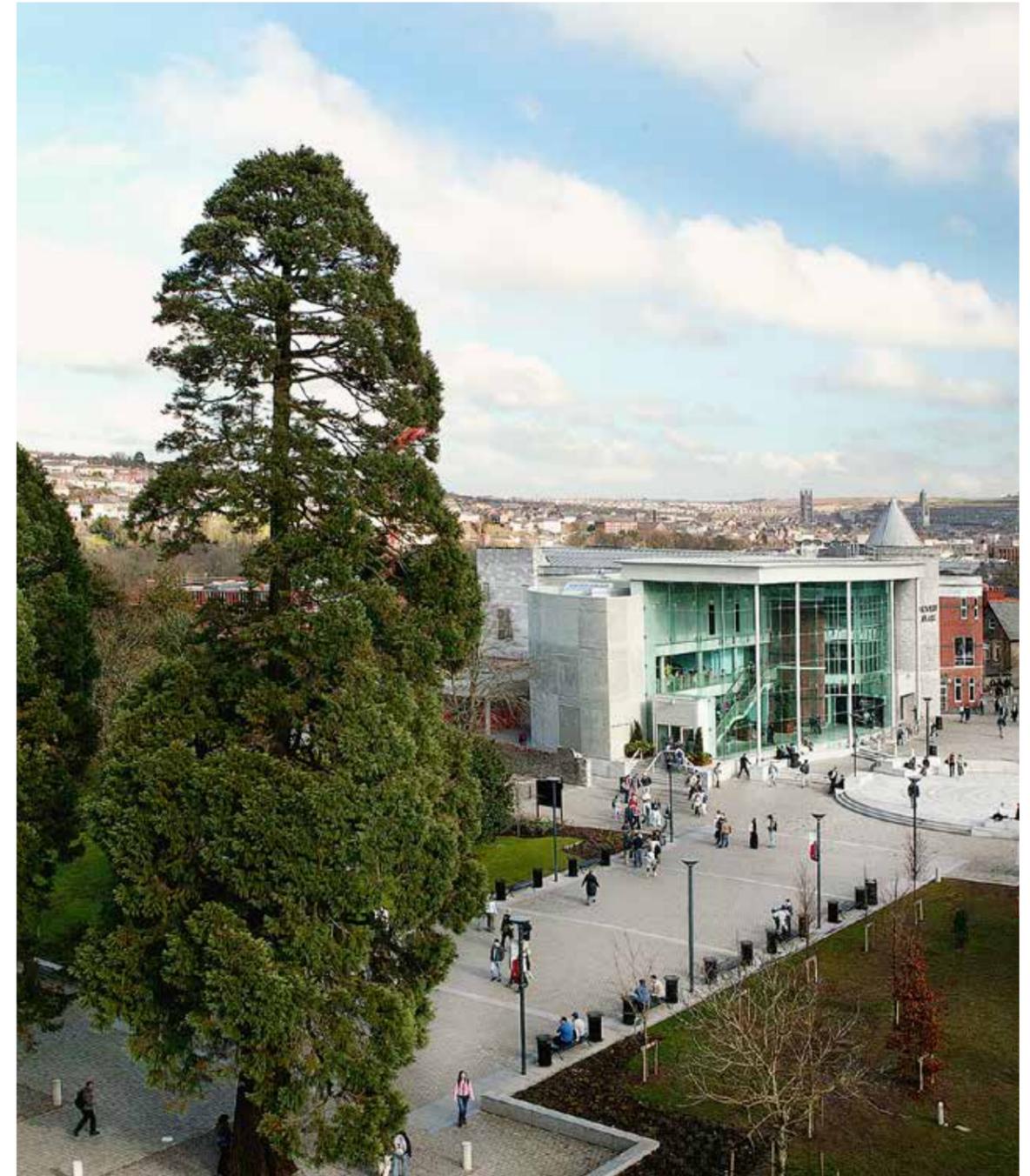
Character

Identifying and enhancing the unique identity of the UCC, particularly as a contributor to the overall image of the University.

Legibility

Clarity of UCC image and ease of understanding of place, as a contributor to the enjoyment of the UCC environment.

Recognising that UCC continues to evolve as a city centre/inner suburban campus, underpinning its position as a significant element in the civic fabric of the City.



Key Elements of Development Strategy

Forward Thinking

Acknowledging that the existing land bank within the Main Campus has limited development capacity and while arguably sufficient for short-to-medium accommodation needs, will be inadequate for the long term strategic needs of the University.

Consolidation of Main Campus

Continuing the policy which locates short-to-medium term development of the campus, insofar as possible, on lands on an east-west axis within the valley of the River Lee, on or in the vicinity of lands currently held by the University.

Clustering Use Types

Improving the coherence and usage of academic accommodation, by grouping accommodation, where benefits accrue. UCC remains committed to co locating Post Graduate, Undergraduate and Innovation where possible.

Expansion Opportunities

Giving consideration to the location of suitable developments outside the main campus at locations such as Curraheen, Cork Docklands and Ringaskiddy where the nature of the proposed development can potentially exist with some degree of independence of the Greater Campus.

Heritage and Identity

Emphasising the conservation of the character of the original campus and of the general sylvan character of the existing landscape and setting for University buildings.

Accessibility

Improving physical connections, principally to facilitate walking and cycling links, between the various campus locations and within each campus location.

Mobility Management

Implementing existing solutions for managed vehicle access and parking, allied to the policy of encouraging alternative means of travel to the University.

Energy Use

Ensuring that all development on campus including refurbishment of existing facilities has clear and ambitious green/sustainable goals when measured against internationally accepted norms such as BREAM standards.

Building Development

The University has strongly promoted the adoption of sustainable building design techniques throughout its building development programme.

As a result, the campus now contains some of Ireland's leading examples of sustainable education buildings.

The University will maintain its commitment to sustainability for all future new buildings developments and the redevelopment / refurbishment of its significant existing building stock.

In the case of new development, buildings will be designed to ensure that the attainment of comfortable internal environments is achieved through passive means as far as is practicable.

Therefore, the designs for new buildings will strive to maximise the number of hours in the year where daylight, natural ventilation and passive cooling can be utilised.

Good daylight levels should be achieved without incurring excessive thermal heat loss or solar gain and should not give rise to glare problems.

To maximise the energy savings potential of providing good daylight to internal spaces, artificial lighting installations will be provided with automatic controls which adjust the

level of artificial lighting in response to daylight levels and occupancy detection. In addition, low energy lamps and LED lighting will be used.

Natural ventilation strategies may utilise a combination of automatic and manual measures to introduce air to the building and should duly consider issues such as avoidance of excessive cold draughts building security and external noise.

Building security requires particular attention where natural ventilation is utilised during the night in conjunction with thermal mass to provide passive cooling. Thermal insulation and air tightness levels should exceed Building Regulation requirements.

In selecting materials to be used in the construction of new buildings, due consideration will be given to the resourceability and embodied energy of the proposed materials and whether these materials can be readily recycled.

Whilst every effort should be made to provide ventilation and cooling through passive means, it is accepted that this may not be possible for all building types or for all times throughout the year.

Where mechanical systems are required for ventilation, cooling and indeed heating of buildings they will be designed for maximum efficiency.

Mechanical and electrical services installations will include provisions for comprehensive monitoring of energy consumption and energy control systems that can be easily understood and operated by building users. Renewable technologies such as solar thermal and geothermal will be considered.

Mains water consumption will be minimised through the use of low-flow outlets. Rain water recovery will be considered for toilet flushing, particularly in student accommodation.

At the outset of each new development energy and environmental targets for the proposed building will be established. Such targets will reflect the best current practice.

10. Development Strategies and Implementation

UCC Main Campus - Opportunity Sites

A number of opportunity sites on the main campus have been reviewed to facilitate expansion space for the university.

Main Campus Historic Core:

Areas identified for potential expansion include:

- Kane Building extension
- Main Entrance site – Donovan Road
- Geography Building
- O’Rahilly Building extension
- Perrott Ave site
- Aras na Laoi
- Castlewhite Redevelopment
- Western Gateway Building
- ERI Building Expansion

As the Main Campus Historic Core develops it is considered a priority to preserve its original character.

Any proposed upgrading or extensions to the building stock and improvements the public realm are reviewed in this context.

The recent completion of the Hub, including the restoration of the old Windle Building, has created a significant new node on the campus for the entire university community.

Designed with informal and flexible learning spaces on each level it will support new ways of teaching and improve the support facilities for the students.

North Mall Campus

The former Distillery fields lands are jointly owned by University College Cork and Mercy University Hospital.

The Masterplan for the North Mall Campus manifests the opportunities for expanding substantially on this site including the new Tyndall Research Building and proposes redevelopment of the entire site into a combined campus for UCC and MUH.

UCC have a number of facilities on the site occupying the purpose-built Butler Building and Enterprise Centre and the converted Cooperage.

These buildings accommodate the School of Applied Psychology, the School of Biological, Earth and Environmental Sciences and associated research centres.

The main aspects of the plan are as follows:

The Distillery House building is a 2/3 storey protected structure (PS813), currently in use while the Butler Building is a purpose designed academic building and currently occupied by UCC.

Along the riverside walk are proposed a set of 6-7 storey buildings similar in height to the Mercy University Hospital and the Tyndall National Institute designed to mitigate against flooding risk. This development will incorporate a pedestrian bridge link to Grenville Place and to the MUH/Tyndall Institute in conjunction with the Lower Lee Flood Relief Scheme.

It is also proposed to create a pedestrian link to St Vincents (Music). This complements access from Sunday’s Well Road and the northside of the city to the North Mall Campus, the Mardyke and UCC.

The masterplan includes the removal of the former Bottling Plant, the retention of the Cooperage and proposals for the remediation of the former industrial site and the enhancement of the natural environment. The integration of the site into Cork’s movement network, providing safe and convenient pedestrian and cycle routes to and from destinations in the city centre.

UCC Other locations

Cork Science and Innovation Park
This has been reviewed previously in Section 9, page 38.

UCC Sports Park
This has been reviewed previously in Section 9, page 39.

Cork University Hospital
In addition to its existing facilities, the University has ambitious plans to develop clinical research/educational facilities on the site of the existing Dental School at CUH, following its relocation to Curraheen. In addition UCC has plans to improve the educational facilities at HSE South/Southwest hospital group sites.

UCC Lands at Sandyford, Dublin
The UCC lands at Sandyford Dublin where the IMI is based is subject to a separate masterplan, which is currently under development.

Beaufort Ringaskiddy
The Beaufort Building is adjacent to the CIT Maritime College. Further research/innovation related facilities are planned on the adjacent lands, which is subject to a separate masterplan.

Doughcloyne/Pouladouff
The lands are located in primarily industrial locations and provide storage and related facilities. UCC will evaluate the future potential of the lands in accordance with the Cork City Development plan.

UCC Satellite Locations
UCC has a number of field stations throughout Munster which provide various facilities for the University in terms of research and teaching/learning. These include Dun Chiomhain, Ballyferriter and Lough Hyne etc.

UCC City Centre

UCC is committed to developing city centre locations and expanding its existing presence in the city.

Cork City Council have identified the docklands for major future development. UCC are fully supportive of potential synergies/collaborations and will explore all opportunities as they arise.

UCC remain committed to expanding and developing facilities in the north side of Cork City, as opportunities arise in conjunction with Cork City Council and other higher education providers.

Nano Nagle Place
CCAIE is a joint venture between CIT and UCC which has optimised the potential of the available land.

Lapps Quay
No. 1 Lapps Quay and 16 Parnell Place house the Centre for Executive Education. 15 Parnell Place offers potential expansion which will be the subject of a future feasibility study.

Union Quay
The lands will house Cork University Business School, and additional UCC facilities subject to a future masterplan.



Main Campus - Opportunity Sites

- New Castlewhite buildings – Redeveloped student residences quarter facilitating access to the river
- Áras Na Laoi extension with amenity space fronting the river
- Courtyard adjacent the Food Science and Technology Building – potential for an “Urban Garden” food production and kitchen garden
- Proposed extension to the Kane Building – improving how pedestrians navigate the campus and cross the road network
- Proposed upgrade of Restaurant Building as a destination, connecting to the main pedestrian spine with entrance plaza
- Upgrade of public realm on the north and west side of the Boole Library
- Planted area to the front of O’Rahilly Building could facilitate additional seating as outdoor teaching spaces
- Extension to the O’Rahilly Building – improve legibility of the public realm at the main entrance
- Glucksman Gallery lawn
- Proposed extension to the Geography Building – further definition of entrance locations and passive surveillance of the public realm
- Proposed extension to the Boole Library – enhancing the connectivity of the library to the main spine of the campus
- Proposed building by Cavanagh Bridge – incorporating the locations for exercise and outdoor rooms

