

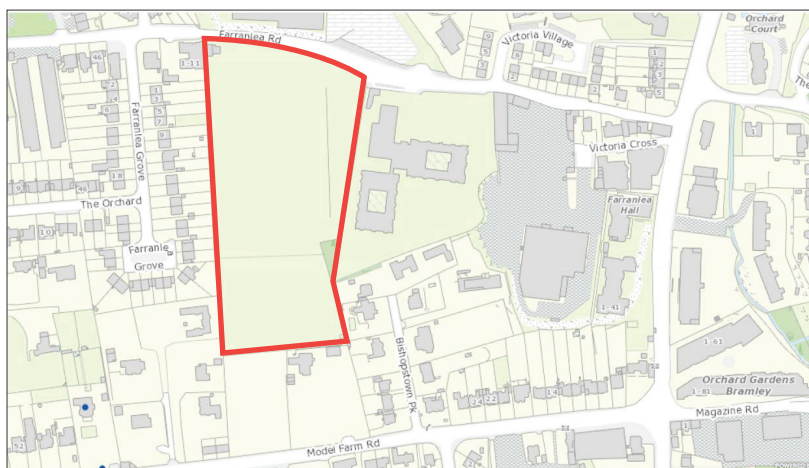
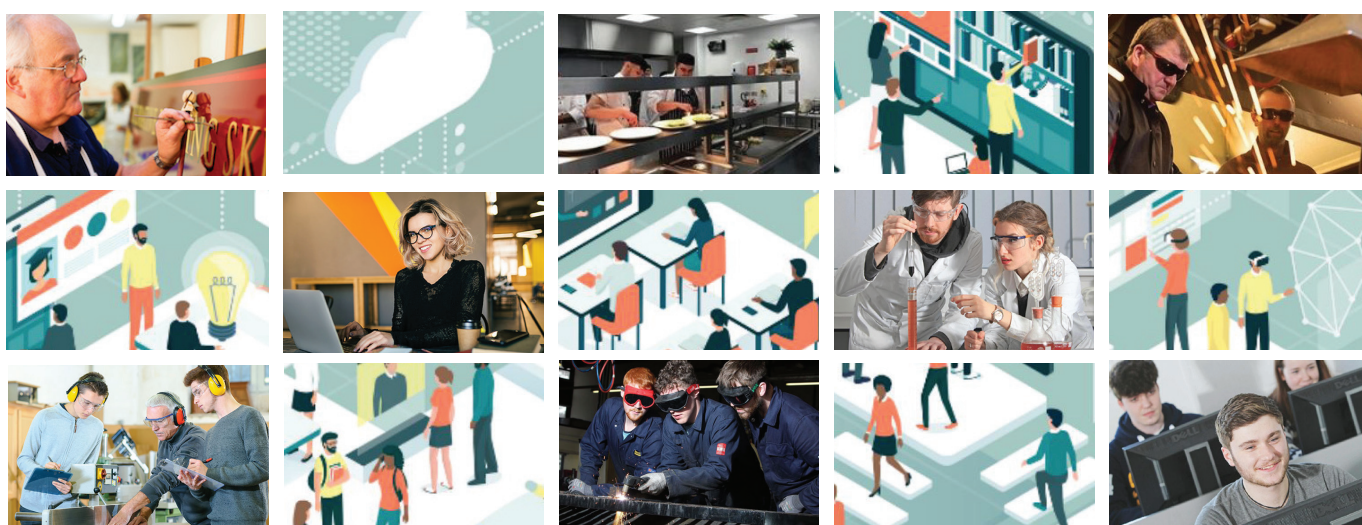
# Scott Tallon Walker Architects

SUBMISSION  
to the  
**Draft Cork City Development Plan 2022-2028**

on behalf of the  
Cork Education and Training Board (CETB)

**CETB's LAND AT FARRANLEA ROAD**

04 October 2021



**cetb**  
Bord Oideachais agus  
Oiliúna Chorcaí  
Cork Education and  
Training Board

## Document Control

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Project No.	21053
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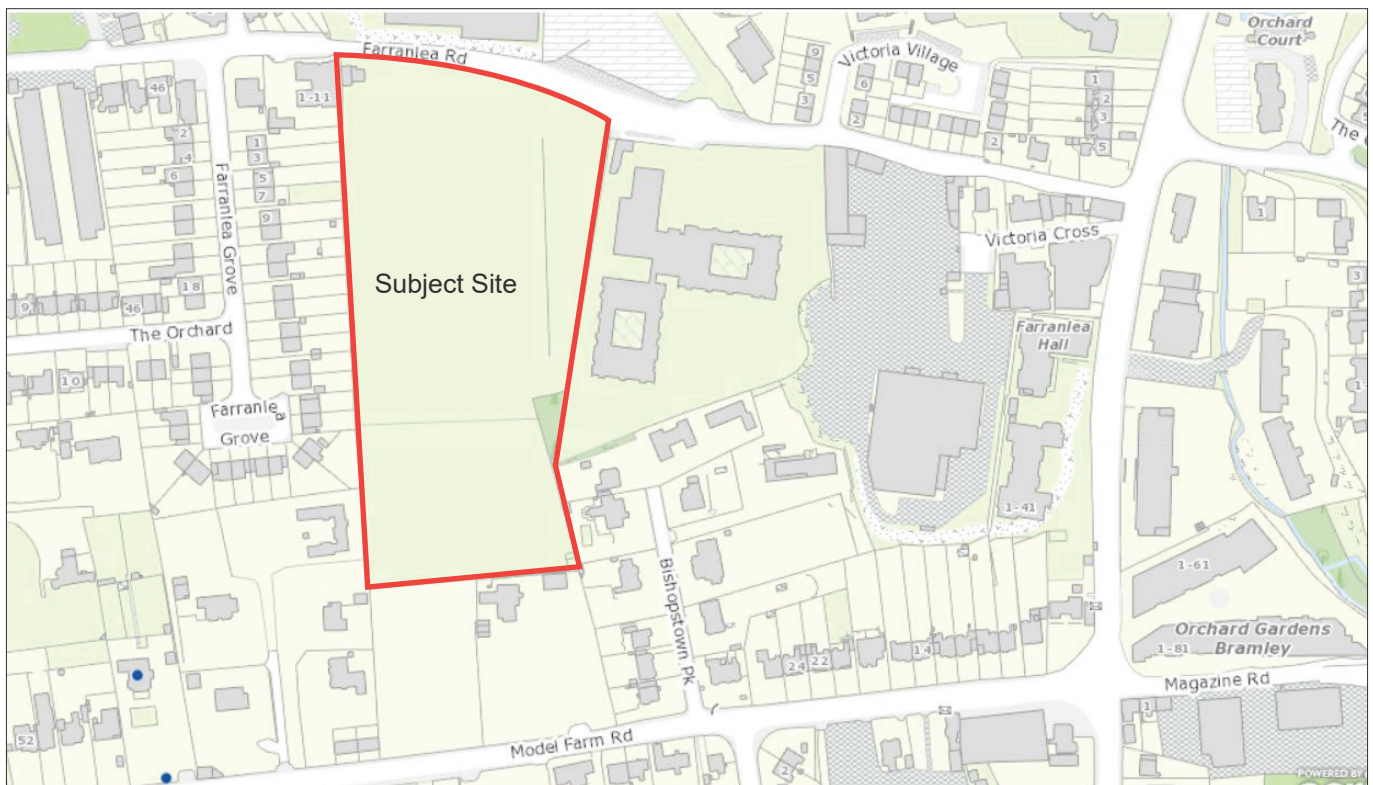
# 1.0 INTRODUCTION

## 1.1 Executive Summary

This is a submission to the Draft Cork City Development Plan public consultation with regard to a c. 2.58 ha site on the south side of Farranlea Road, Cork City, identified in the map below.

It has been prepared by Scott Tallon Walker Architects, on behalf of the Cork Education & Training Board (CETB), owner of the subject site, in response to public notices inviting submissions from third parties and interested parties on the Cork City Development Plan review in accordance with the relevant sections of the Planning and Development Act 2000.

This submission is specifically in response to the land use zoning objectives on Zoning and Development Objectives 'Map 08' which will form part of the Cork City Development Plan 2022-2028. The purpose of the submission is to request an amendment to the land use zoning objective of the subject site, as currently proposed in the Draft Development Plan to better suit the needs of the CETB.





## 1.2 Submission Context

The CETB was established under the Education and Training Boards Act, 2013 and is responsible and accountable for the proper direction and control of its functions in the Cork City and Cork County Councils' local authority areas. CETB plans, provides, supports and co-ordinates education, training and youth services in Cork which are recognised internationally as a model of excellence.

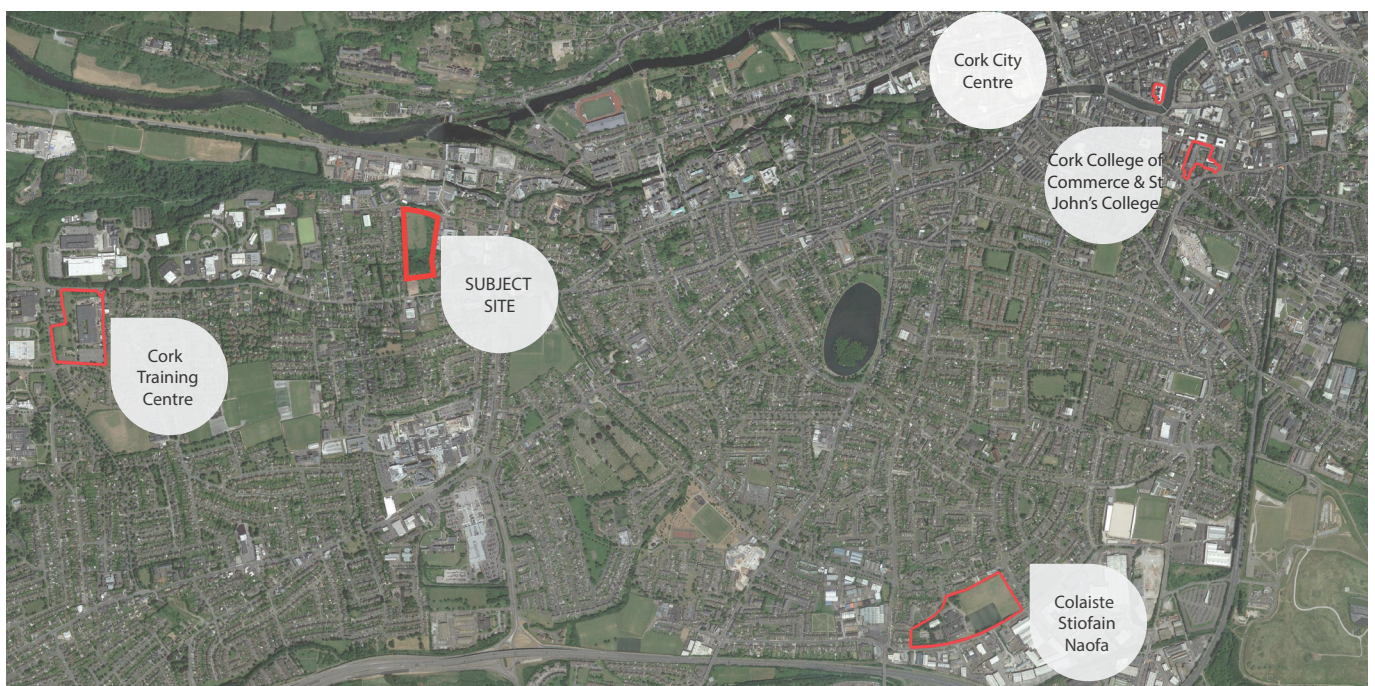
Cork ETB's target clients are learners in our schools, colleges, training centres and community settings, applicants under the various learner support schemes administered directly by Cork ETB, Youth Service Providers, Community Education and Training Groups, Voluntary Community Organisations and Communities throughout the City and County.

CETB welcomes the City development plan and the consideration given to the future development and redevelopment of educational facilities across the City. The development plan should also take account of the future needs of the education sector to develop fully property estates and that of the sector through education patrons and the Department of Education.

Forecasted increasing demographics indicate that the educational sector particularly in the post second level will require increased physical infrastructure to cater for this need, for example Apprenticeships and Adult Further Education. CETB wish to see the development of future housing developments within the City Boundaries to cater for the increasing housing needs, particularly for those seeking to transition from apartment living to family sized homes in the locality of existing educational facilities, and naturally, also the well documented need to Purpose Built Student Accommodation

The CETB has engaged Scott Tallon Walker Architects to carry out site assessments on various sites and properties in its ownership to establish the potential and suitability for future development.

In consideration of the Farranlea Road Site (subject site of this submission) it is apparent that the first step to establishing the development potential of the site to meet the CETB's future needs is to request an amendment to the currently proposed land use zoning objective in the Draft Development Plan 2022-2028.



## 1.3 Subject Site Owner - The CETB

The Cork Education and Training Board (CETB), established in 2013, is the statutory provider of Further Education and Training (FET) in Cork. It delivers education and training programmes through its FET services to over 24,000 learners, both full-time and part-time. FET programmes are delivered in a range of centres, some are CETB owned, others leased, with additional delivery occurring in premises provided by community and other agencies in order to meet local need. The main full-time programmes delivered by CETB are:

- Apprenticeships
- Post Leaving Certificate (PLC) programmes.

Apprenticeship programmes are delivered by Cork Training Centre at Rossa Avenue in Cork City, with PLC courses being delivered by the following standalone colleges:

- Cork College of Commerce (Morrison Island, Cork City)
- St John College (Sawmill Street, Cork City)
- Colaiste Stiofain Naofa (Tramore Road, Cork City)
- Mallow College of Further Education
- Kinsale College Further Education

The first national FET strategy for 2014-2019 set out a number of strategic aims and objectives for the emergent integrated Further Education and Training sector nationally, and this ambition is further expanded and supported by the objectives for the next FET strategy for 2020-2024. The ambition of both strategies is to develop a world class sector, that offers learners, employers and communities a range of quality, appropriate education and training programmes that:

- prepare them for entry into the world of work
- support and develop those in employment to enhance their skills and competencies
- prepare them to progress to further studies.

Associated with these ambitions and strategic aims, are two main supporting/enabling mechanisms:

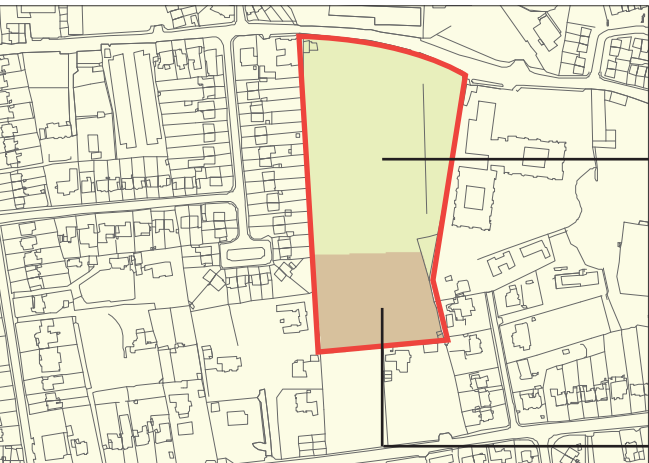
- Removal/reduction of duplication of provision
- Development of high-quality appropriate education and training facilities



# 1.4 Submission Request

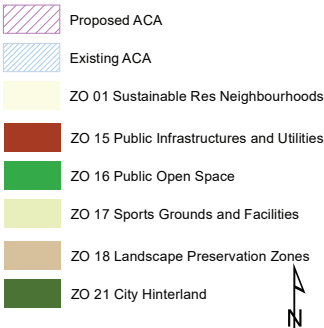
The CETB requests that Cork City Council amend Zoning Objective Map 08 of the Draft Cork City Development Plan 2022-2028 to extend the adjoining zoning objective ‘ZO 01 Sustainable Residential Neighbourhoods’ to include the area of the subject site currently zoned ‘ZO 17’ in the Draft Plan.

The CETB requests that the area at the southern end of the site, currently indicated with zoning objective ‘ZO 18 Landscape Preservation Zones’ remains as such.



## Submission Request

To amend Map 08 as follows:  
Change the Land Use Zoning Objective of this area of the Subject Site from  
ZO 17 ‘Sports Grounds and Facilities’  
to  
ZO 01 ‘Sustainable Residential Neighbourhoods’  
(Area of ZO 18 Landscape Preservation Zone to remain as is.)





## 2.0 SUBJECT SITE

### 2.1 Site Location

The CETB are the owners of this 2.58 hectare former playing field with frontage on to the south side of Farranlea Road, immediately west of the Farranlea Road Community Nursing Unit.

It is a greenfield site separated from the road by a rendered stone and blockwork wall. There is no verge or footpath on the road for the full extent of the northern site boundary. The site is currently unused.





## 3.0 PLANNING POLICY CONTEXT

### 3.1 Current Development Plan - Zoning

In Map 08 of the Cork City Development Plan 2015-2021, see extract below, the land is surrounded on all sides by suburban residential areas with Land Use Zoning Objective 4 - 'Residential, Local Services and Institutional Uses'.

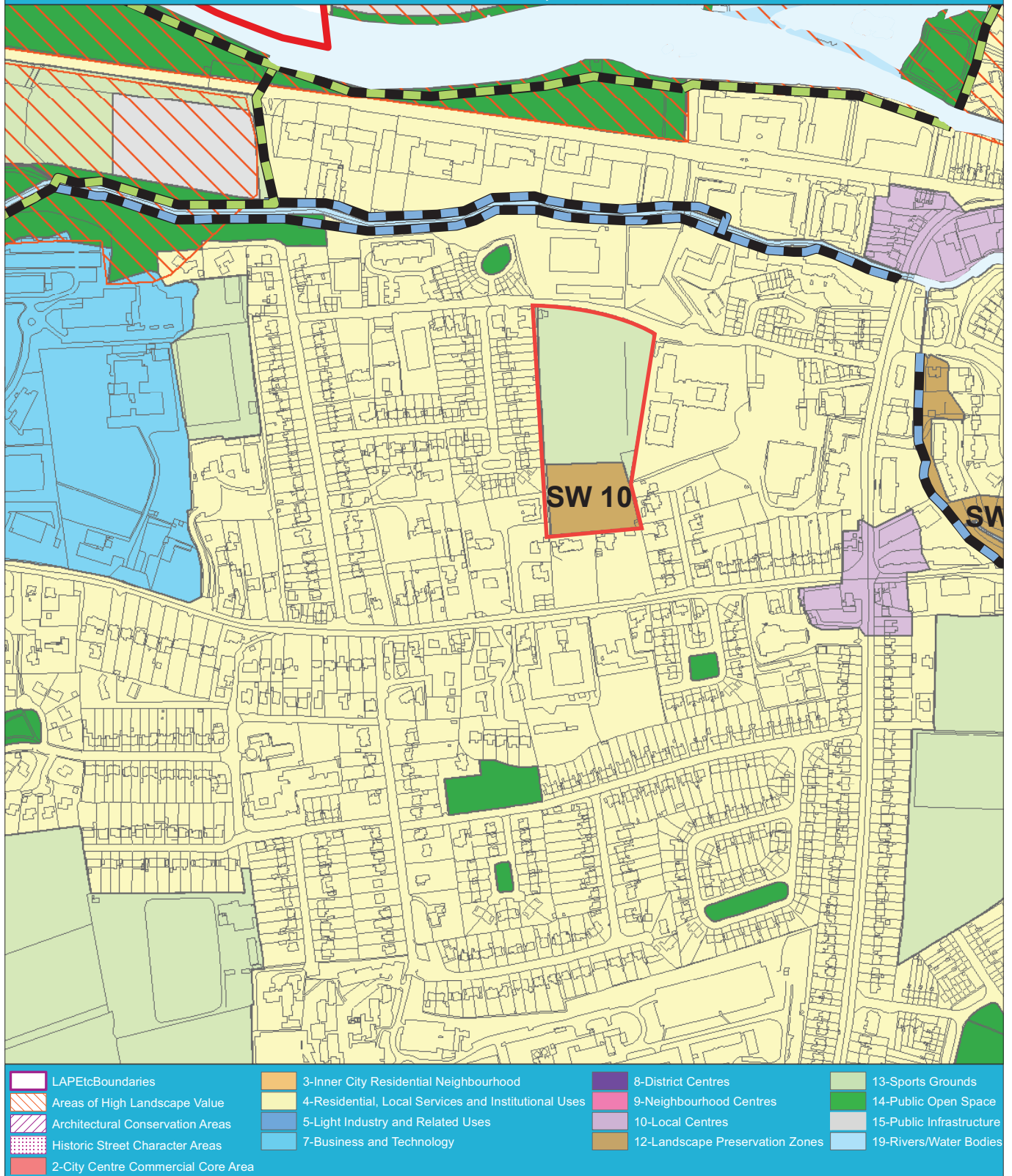
The subject site has two zoning designations - the northern two-thirds is designated Land Use Zoning Objective 13 - 'Sports Grounds' and the remaining southern third is designated Land Use Zoning Objective 12 - 'Landscape Preservation Zones', and is specifically noted SW10.

The SW10 refers to 'Model Farm Road / Wilton AFC', and specifically identifies the landscape assets to be protected as 'Tree Canopy - Areas with existing woodlands or significant tree groups, or areas with potential for new woodlands.'

### 3.2 Current Use

The playing field was previously used by Wilton United Football Club but that club relocated to new grounds on the Lee Road in 2018. It is currently not in regular use as playing fields. It is private property and closed to public access.

## MAP 8 - South Western Suburbs Objectives



Extract - Map 08 'South Western Suburbs Objectives' of the Cork City Development Plan 2015-2021  
(Subject Site outlined in red)

### 3.3 Draft CCDP 2022-2028 - Proposed Zoning

In Map 08 of the Draft Cork City Development Plan 2022-2028, see extract below, the subject site is surrounded on all sides by suburban residential areas with Land Use Zoning Objective 1 - 'Sustainable Residential Neighbourhoods'.

The Subject Site is designated with two land use zoning objectives:

- the northern two-thirds of the site is designated **Zoning Objective 17 - 'Sports Grounds and Facilities'**
- the southern third of the site is designated **Zoning Objective 18 - 'Landscape Preservation Zones'**

**Zoning Objective 17** is described as follows in the Draft Plan:

*'To protect, retain and enhance the range and quality of sports facilities and grounds. This zone includes a wide range of sports grounds and facilities. The primary purpose of this zone is to preserve all land in this zone for sports facilities and grounds. There is a presumption against the loss of land zoned Sports Grounds and Facilities to other forms of development. Only development that is ancillary to the principle use of the site for sports and which will only affect lands incapable of forming part of the playing pitches, courts, tracks, courses or similar, will be considered in these areas. Ancillary uses include other sport and leisure facilities such as clubhouses, changing rooms, meeting rooms, gyms, sports training halls, catering facilities, caretaker accommodation and appropriate car parking facilities. Crèches and community uses are open for consideration, provided they are linked to the sports use.'*

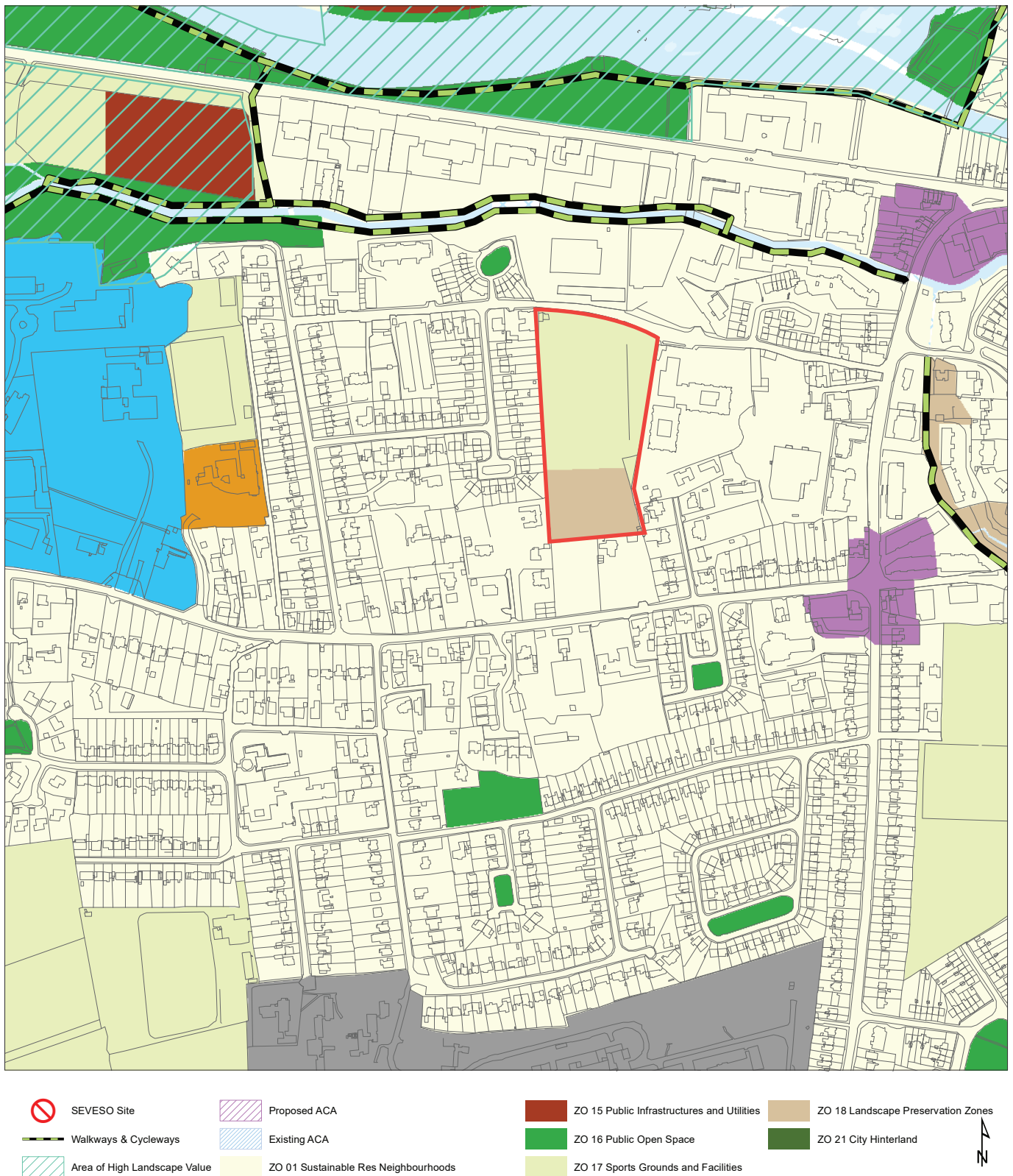
**Zoning Objective 18** is described as follows in the Draft Plan:

*'To preserve and enhance the special landscape and visual character of Landscape Preservation Zones. These areas have been identified due to their sensitive landscape character and are protected due to their special amenity value, which derives from their distinct topography, tree cover, setting to historic structures or other landscape character. Many of these sites have limited or no development potential due to their landscape character. There is a presumption against development within this zone, with development only open for consideration where it achieves the specific objectives set out in Chapter 6 Green and Blue Infrastructure, Open Space and Biodiversity.'*



# MAP 08

## Draft Cork City Development Plan 2022 - 2028



Extract - Map 08 of the  
DRAFT Cork City Development Plan 2022-2028. (Subject Site outlined in red)

## 3.4 Draft Development Plan - Relevant Policy

Relevant extracts of the Draft Development Plan are identified below and the compatibility of this Submission Request with those policies and objectives are highlighted.

### 3.4.1 Further Education Strategic Objectives

#### **STRATEGIC OBJECTIVE 3.24 - Third-Level Education and Further Education**

- a. To support the ongoing development and provision of third level education, further education and lifelong learning in the City.*
- b. To work with the education providers to ensure their facilities can be upgraded and expanded to meet their requirements.*
- c. To work with the education providers in promoting and facilitating measures (such as the Higher Education Access Route and ACCESS+) which seek to extend education opportunities to representatives from socially and economically disadvantaged backgrounds.*
- d. To facilitate and promote synergies between education, industry and entrepreneurship with an emphasis on retaining talent in the City, facilitating the expansion of existing economic clusters and the establishment of new clusters, and increasing participation in the City's labour force.*

The requested amendment is consistent with key strategic objective 3.24 as identified in the Draft Development Plan (above), and in particular parts (a), (b) and (d).

The requested amendment aligns with strategic objective 3.24 (a) and (b) by enabling CETB as the subject site landowner and established further education and training provider in the city, to provide new educational use and/or residential facilities in support of that educational use, on their own land to meet their established needs for expansion of their further education and lifelong learning services in the future.

It is furthermore aligned with objective 3.24 (d), by virtue of its favourable location in terms of established and planned transport links, in relation to the identified Innovation Corridor (**Refer DCCDP Objective 7.3 Economic Cluster and Innovation Corridor**), and by its adjacency to the CETB's campus at Cork Training Centre on Model Farm Road and MTU on Rossa Avenue, and also the Business and Technological Industry cluster on Model Farm Road, all of which are within a 5 min cycling / 20 min walking distance from the subject site. This allows for the promotion of synergies between education, industry and entrepreneurship as identified in the objective.

### 3.4.2 Sustainable Expansion of Further Education Facilities

#### **CHAPTER 3 DELIVERING HOMES AND COMMUNITIES**

##### **Third-Level Education and Further Education**

*3.75 Cork City is a twin-university city that hosts a range of further and third-level education facilities of the highest quality including University College Cork, Munster Technological University, Cork Education and Training Board. These institutions provide a diverse range of educational, research and innovation options that support the social and economic development of the region. Cork City Council supports the continued development, upgrade and expansion of Further Education and Higher-Level Education facilities in a sustainable manner. The importance of third level education and further education in facilitating economic innovation and reliance is addressed in Chapter 7 of the Development Plan.*

This section of the Draft Development Plan specifically references the Subject Site Owner on whose behalf this submission is made. The requested amendment is clearly compatible with the Development Plan's

objective to support the continued development, upgrade and expansion of Further Education and Higher-Level Education facilities in a sustainable manner.

### 3.4.3 Economic Goals

#### CHAPTER 7 ECONOMY AND EMPLOYMENT

##### *Cork City Economic Goals*

##### *Support Innovation, Research and Development – An Innovation City*

*7.26 Cork is a UNESCO City of Learning, using knowledge and talent as a key enabler for city and economic growth. In addition to University College Cork and Munster Technological University, Cork City has four Colleges of Further Education (City North College, Coláiste Stiofáin Naofa, St John's Central College and Cork College of Commerce) and benefits from the work of the Cork Education and Training Board (CETB), Regional Skills Forum for the South West, SOLAS and other stakeholders in strengthening an expanding the education and training ecosystem in Cork City.*

This section of the Draft Development Plan specifically references the landowner on whose behalf this submission is made. The requested amendment is clearly compatible with the Development Plan's objective to support the continued development, upgrade and expansion of Further Education and Higher-Level Education facilities in a sustainable manner.

### 3.4.4 Education and Skills Objectives

#### CHAPTER 7 ECONOMY AND EMPLOYMENT

##### **OBJECTIVE 7.7 - Education and Skills**

*To continue supporting education, health, research, training and employment support organisations to facilitate higher levels of education attainment, research and innovation and skills development. This will be addressed by:*

- a. Supporting the continued operation and, where appropriate, expansion of existing or new higher education; further education; research and development institutions; incubator facilities and health institutions in the City. This includes seeking investment in infrastructure that will drive the roles of these institutions.*
- b. Working with employers and their representative organisations, education, training and other stakeholder organisations to ensure that Cork's education and skills base is aligned with the needs of existing businesses, potential new businesses and new evolving sectors.*
- c. Support synergies between our universities and businesses to help create and foster innovation and sectors of the future.*
- d. Working with agencies such as SOLAS and the CETB to provide support to those who are unemployed, from communities with low education participation levels or in need of re-training/re-skilling.*

This section of the Draft Development Plan specifically references the Subject Site Owner on whose behalf this submission is made. The requested amendment is consistent with objective 7.7 above, identified in the Draft Development Plan.

Specifically by enabling CETB as the subject site landowner and established further education and training provider in the city, to provide new educational use and/or residential facilities in support of that educational use, on their own land to meet their established needs for expansion of their further education and lifelong learning services in the future.



It is furthermore aligned with objective 7.7 by virtue of its favourable location in terms of established and planned transport links, in relation to the identified Innovation Corridor (**Refer DCCDP Objective 7.3 Economic Cluster and Innovation Corridor**), and by its adjacency to the CETB's existing campus at Cork Training Centre on Model Farm Road and also to MTU on Rossa Avenue, and also the Business and Technological Industry cluster on Model Farm Road, all of which are within a 5 min cycling / 20 min walking distance from the subject site. This specifically allows for the strategic promotion of synergies between education, industry and entrepreneurship as identified in the objective.

## 3.5 Draft Development Plan - Supporting Documents

### **CORK JOINT HOUSING STRATEGY and HNDA APRIL 2021**

#### **In Section 5, Analysis of Housing Requirements in Cork**

##### **5.4.4.4 South-West Suburbs**

*The South-West Suburbs include the areas of Togher, Ballyphehane, Bishopstown, and Wilton and had a population of 40,237 in 2016 (19% of the total City population). The Cork City Development Plan 2022-2028 sets a population target of 42,543 by 2028 for the area, an increase of 2,316 or 6%, and a housing target of approximately 926 units. The South-West Suburbs are also targeted for significant transport investment, particularly the proposed light rail line to Ballincollig. The South-West Suburbs also contain a broad social mix. Given the amount of land available, the area will be important in delivering a range of housing types and tenures to meet overall demand in the City, including social housing delivered through Part V and direct delivery. The South-West Suburbs contain both of Cork's major third-level institutions, UCC and MTU, as well as other major public institutions such as Cork University Hospital. There will therefore likely be continued demand for private rented accommodation in particular in the area as well as for purpose-built student accommodation. Delivery of this housing will be important to meet this demand, provided it is delivered in accordance with the policies of the Cork City Development Plan to ensure appropriate housing quality and tenure mix.*

The above outlines the clear opportunity for the subject site to contribute to meeting the demand for residential development in the South West Suburbs, further justification for the submission request to change the Land Use Zoning Objective for the site to ZO 01 'Sustainable Residential Neighbourhood.'

## 4.0 Transport and Mobility Considerations

- 4.1 MHL Consulting Engineers have produced the following report in support of this submission to the Draft Cork City Development Plan 2022-2028.



**M.H.L. & Associates Ltd.**  
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10 High Street,  
Douglas Road,  
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Fax: 021-4840215  
E-Mail: [info@mhl.ie](mailto:info@mhl.ie)

### Farranlea Road CETB Lands

The Cork Education Training Board (CETB) property portfolio includes lands on Farranlea Road Cork. These lands are currently a greenfield site. The CETB wish to apply for the rezoning of these lands to facilitate development for educational and /or residential use. The lands are located approximately 10-minutes' walk from the R608 Model Farm Road and the bus stop of the 205, 220 and 220X high frequency bus services. Figure 1 shows the route of the 205 which links MTU to Kent Station (train) via the city centre.

### 205 bus Route Map

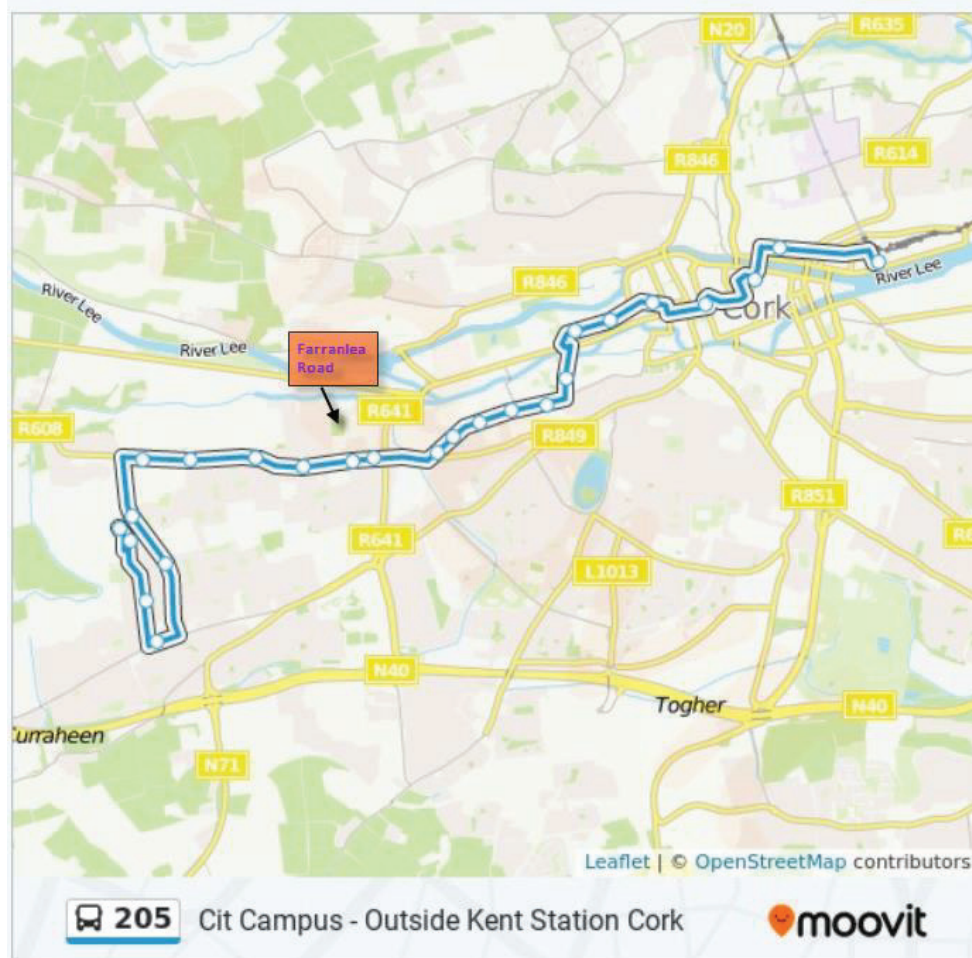


Figure 1. Existing High Frequency Bus Services (205)



Figure 2 shows the areas of the city within 30min walking time with Figure 3 indicating the areas accessible by cycle based on current infrastructure.

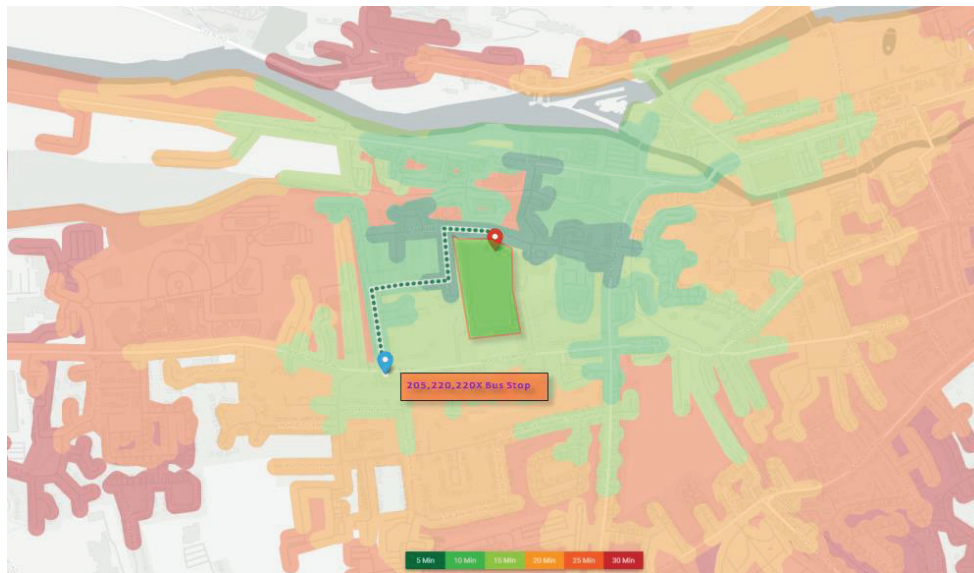


Figure 2. Isochrone Map showing site in terms of walking times.

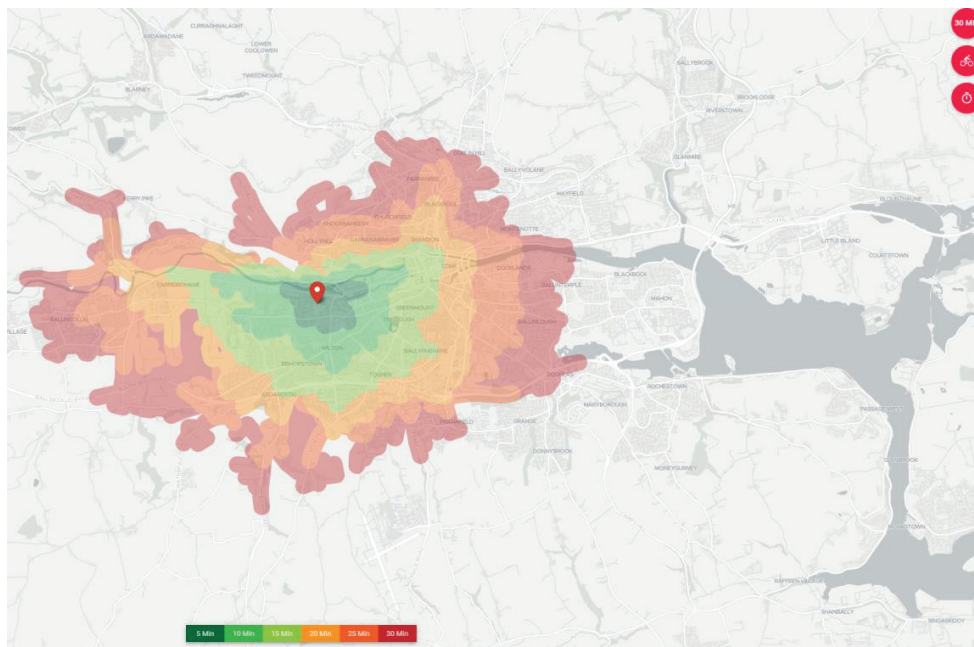


Figure 3. Isochrone Map showing site in terms of cycle times.



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Evident from the above figures is that the site is suitably located to avail of current sustainable transport infrastructure in the surrounding area. This is set to significantly improve with the implementation of CMATS (Cork Metropolitan Area Transport Strategy). The following extract from CMATS shows the indicative route for the Innovation Transport Corridor proposing a station at the junction of Model Farm Road and Victoria Cross Road which is within the 5min walking range from the site (Ref. Figure 4)

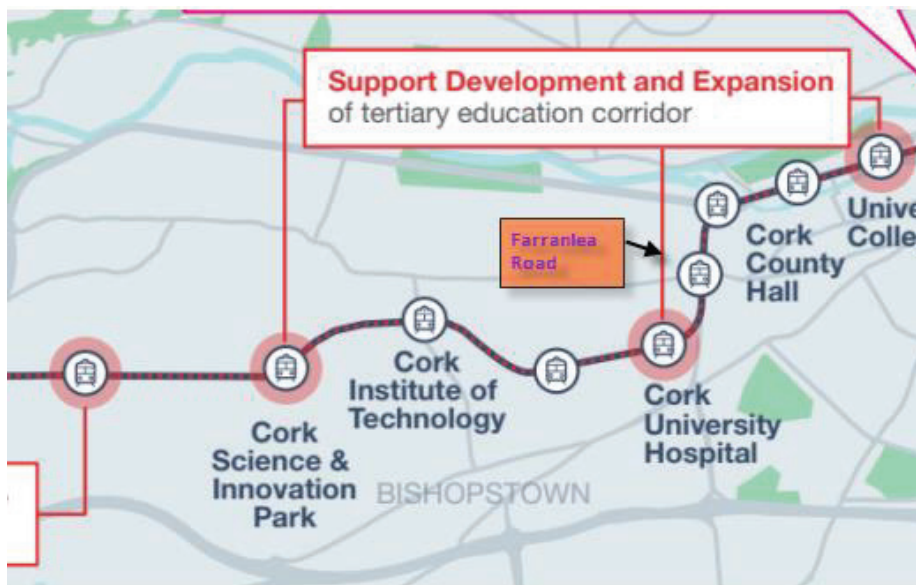


Figure 4. Future Innovation Transport Corridor (CMATS)

In conclusion it has been demonstrated that the site is ideally located to avail of sustainable transport solutions. Coupled with the availability of student accommodation in the immediate area the zoning of these lands for educational use and/or residential use would be in line with the City's land use strategy.

## 5.0 Conclusion and Recommendation

The CETB welcomes this timely opportunity to make a submission on the zoning objectives contained within the Draft Cork City Development Plan 2022-2028.

In consideration of the CETB's objectives and ambitious aspirations for increased provision of Further Education and Training in the city and in response to the current and evolving national policies in support of increased provision of apprenticeship, further education and training courses they wish to request that the zoning of the subject site at Farranlea Road, is amended to facilitate CETB's future requirements in both educational and residential use.

The extension of the surrounding Land Use Zoning Objective 'ZO 01 Sustainable Residential Neighbourhoods' to include the subject site would be compatible with the predominant zoning designation in the general Farranlea Road area, and puts the subject site on a par in Planning and Development terms with the CETB's Existing Cork Training Centre Campus nearby at Rossa Avenue and Model Farm Road.

This amended zoning designation will enable the CETB to continue to develop their ambitious plans for future expansion of Further Education and Training provision in the city.

National, regional and local policy all support the increased provision of educational and residential facilities in accessible city centre locations. The subject site benefits from immediate adjacency to existing sustainable transport infrastructure and also strategically well located to benefit with the implementation of CMATS and the further development of the City Innovation Corridor identified in the Development Plan.

The proposed rezoning of the subject site will contribute to the following planning outcomes:

- Compact Growth
- Increased Population and Density
- Regeneration of underutilised land
- Expansion of Further Education Facilities

In conclusion, on behalf of the CETB, Scott Tallon and Walker Architects, in collaboration with MHL Consulting Engineers, recommend and respectfully request that Cork City Council amend the Zoning Objective Map 08 to extend the adjoining zoning objective 'ZO 01 Sustainable Residential Neighbourhoods' to include the area of the subject site currently zoned 'ZO 17' in the Draft Plan.

We recommend that the area at the southern end of the site, currently indicated with zoning objective 'ZO 18 Landscape Preservation Zones' remains as such, which we consider to be to the benefit of the subject site and the surrounding context.

Please refer all related correspondence to Will Walsh MRIAI, Scott Tallon Walker Architects, 72 South Mall, Cork.

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