

# Scott Tallon Walker Architects

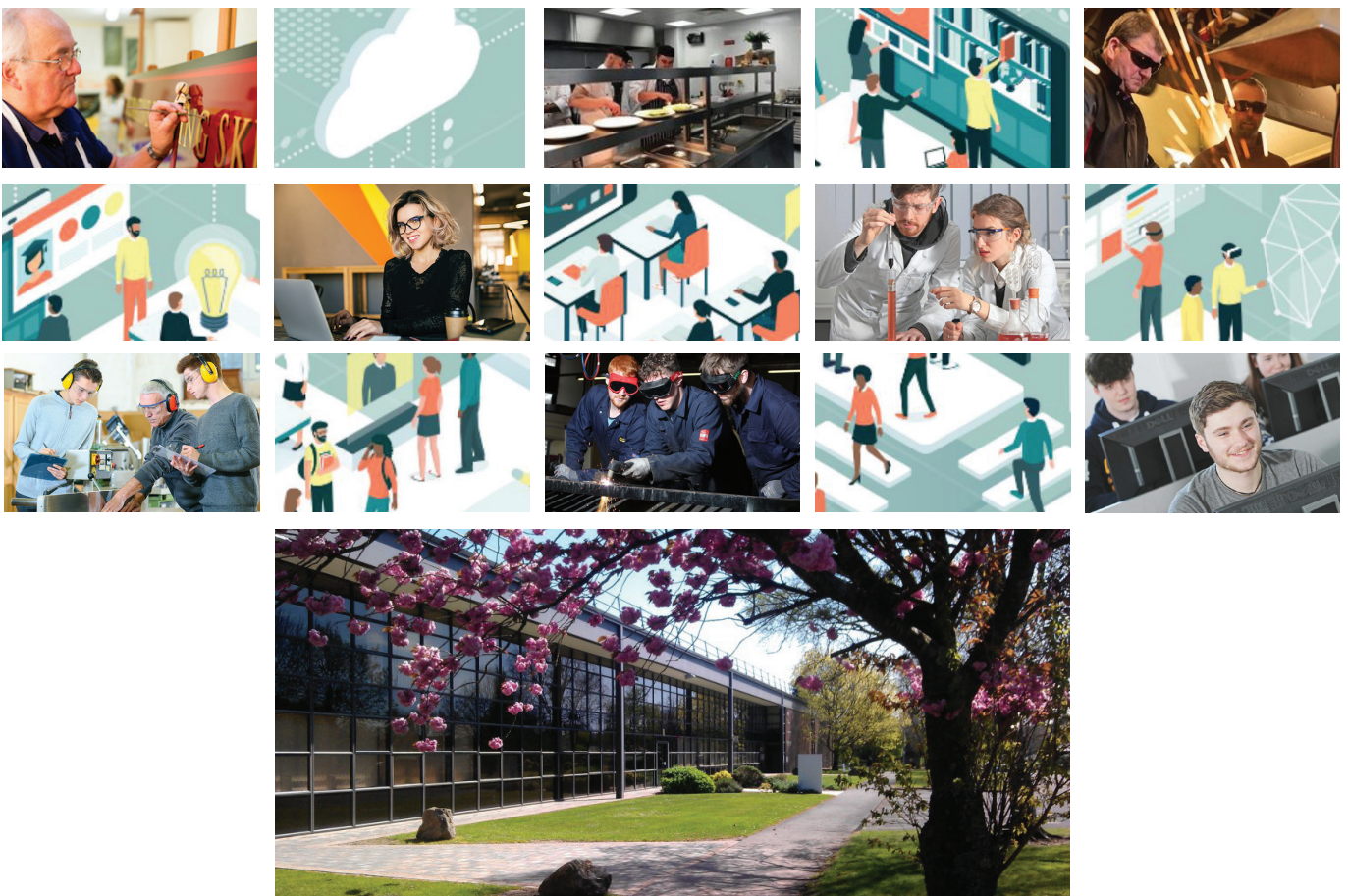
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SUBMISSION  
to the  
**Draft Cork City Development Plan 2022-2028**

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

**CORK TRAINING CENTRE, ROSSA AVENUE and MODEL FARM ROAD**

04 October 2021



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

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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 the CETB Cork Training Centre Campus at Rossa Avenue and Model Farm Road, Cork.

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.

The purpose of the submission is to seek Cork City Council's support in the Development Plan to make specific reference to the CETB's ambition to create a world class Further Education and Training Centre and Campus at the CTC site on Rossa Avenue and Model Farm Road, through strategic support of improved public realm, transport connections, site accessibility, boundary permeability, sustainability measures to existing building stock, and finally to ensure the proposed LRT route in CMATS does not negatively affect the CETB's ability to realise their ambition of the development of a central Further Education and Training Centre and Campus at the CTC Campus, to be the focal point for all FET services in Cork.



Cork Training Centre, Rossa Avenue and Model Farm Road, Cork

## 1.2 Submission Context

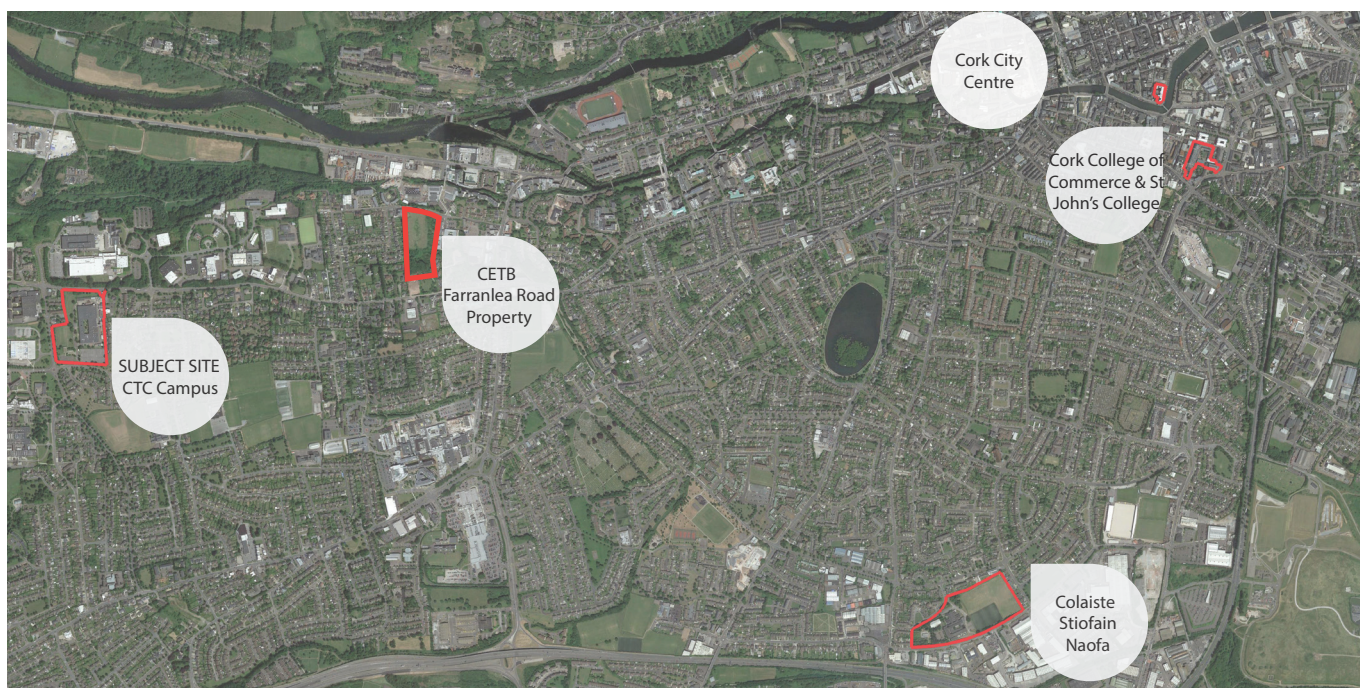
The CETB was established under the Education and Training Boards Act, 2013 and is responsible and accountable for the proper direction and control of its functions in the Cork City and Cork County Councils' local authority areas. CETB plans, provides, supports and co-ordinates education, training and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

CETB's target clients are learners in our schools, colleges, training centres and community settings, applicants under the various learner support schemes administered directly by CETB, 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. The future development potential of the CTC site is paramount to this.

The CETB has undertaken assessments of various sites and properties in its ownership to establish the potential and suitability for future expansion of their provision of Further Education and Training (FET) services and in particular the selection of the most suitable site for a central CETB FET Centre and Campus. In consideration of future expansion of FET services at the Cork Training Centre (subject site of this submission) its excellent potential for future development is key. In developing the re-development and expansion strategy for the site, it is apparent that the route of the LRT identified in CMATS is naturally hugely beneficial. However, the detail of the route of the LRT as it connects MTU, CTC and onwards to CUH must be carefully considered so as not to adversely impact the future expansion potential at CTC.



## 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 the Cork City Development Plan 2022-2028 is amended to make specific reference to the CETB's ambition to create a world class Further Education and Training Centre and Campus at the CTC site on Rossa Avenue and Model Farm Road.

The CTC site has been chosen following a detailed multi-criteria analysis of all potential CETB sites in Cork CETB's portfolio, not least because it is the location best placed to provide proximity to the other third level education providers in the city located centrally on the **Innovation Corridor** identified in the Draft Plan, and has the best potential for creating an excellent FET campus environment with very strong public transport, pedestrian and cycle access having linkage and proximity to key transport routes, both existing and planned.

CETB is progressing with a detailed feasibility study and masterplan outlining the planning and design responses to key constraints and opportunities associated with the CTC site.

An ambitious and timely vision is crystallising of an integrated FET Centre and Campus that will provide for the delivery of substantial additional Apprenticeship and other Further Education and Training courses, along with the associated requirements for management, administration and support of these and all other FET services delivered in the region by CETB.

Redevelopment and Expansion proposals will make carefully considered and well-founded proposals for increased pedestrian, cycle, public transport and vehicular access to and through the CTC site.



Map of 'Identified Opportunity Areas' in Cork City Council's Cork City Urban Density, Building Height and Tall Building Study, Sept. 2021 (CTC indicated with red dot, Note Innovation Corridor)

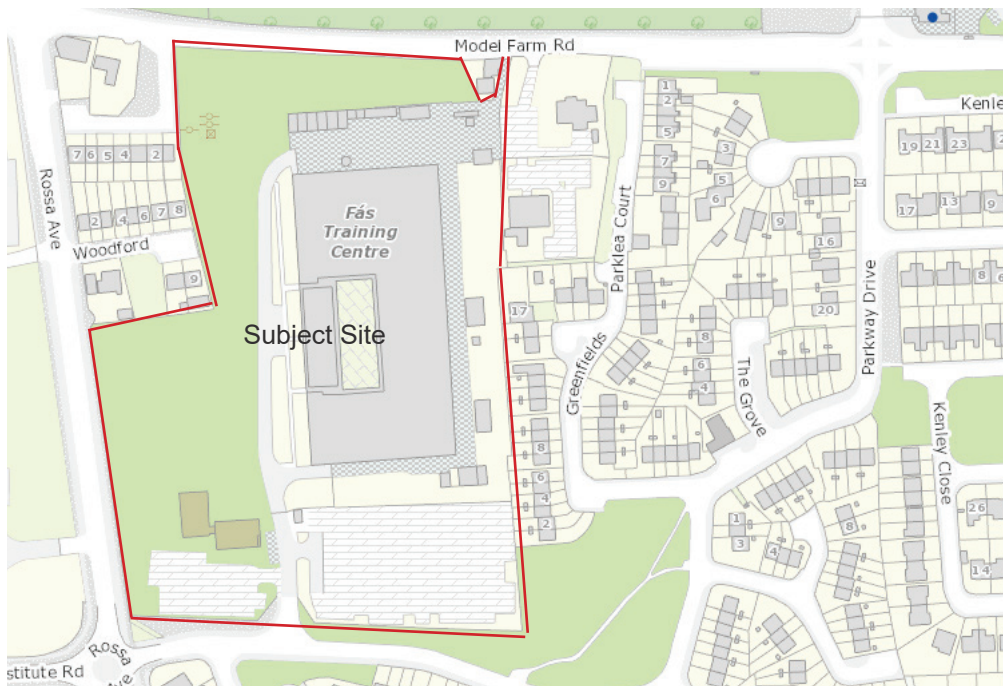
Furthermore, in relation to **Sections 4.65 - 4.67** and **Figure 4.7 'Indicative LRT Route'** included in the **Draft Plan** which refer to the Proposed Route of the Light Rail Transit (LRT) element of the published Cork Metropolitan Area Transport Strategy (CMATS), the CETB notes that the detailed planning of the LRT route as it connects MTU, CTC and onwards to CUH must be carefully considered so as not to adversely impact future expansion potential at the Cork Training Centre.

## 2.0 SUBJECT SITE

Cork Training Centre was constructed in 1982 and occupies a site of 5.11 hectares fronting onto Model Farm Road on its northern boundary, Rossa Avenue on its western boundary and Leesdale on its southern boundary.

There is substantial potential for the future expansion of CETB's Further Education, Training and Apprenticeship provision at the site. The CETB is currently assessing options for development of a new Further Education and Training Centre and Campus at the site.

Development of a new FET Campus at the site brings excellent opportunities for symbiotic relationships through adjacencies with MTU and the Business & Tech. Cluster on Model Farm Road, and for improving public realm, transport and mobility connections, permeability through the site, sustainability improvements to the existing buildings and so on.





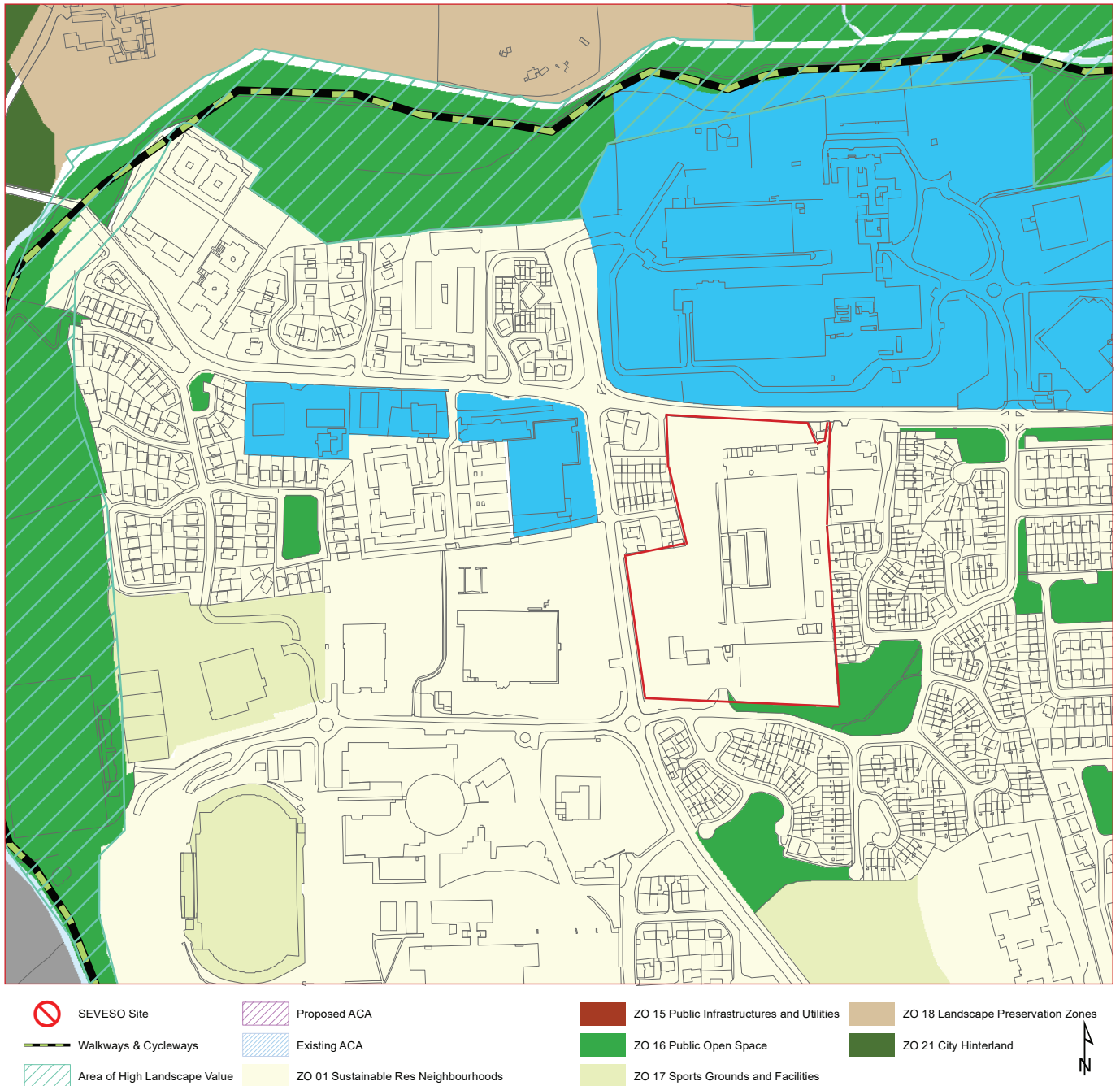
## 3.0 PLANNING POLICY CONTEXT

### 3.1 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 designated Land Use Zoning Objective 1 - 'Sustainable Residential Neighbourhoods' which is compatible with the requested amendment.

#### 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)

## 3.2 Draft Development Plan - Relevant Policy Context

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 immediate adjacency to MTU on Rossa Avenue, and also the Business and Technological Industry cluster on Model Farm Road. 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.

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 immediate adjacency to the MTU Campus on Rossa Avenue, and also the Business and Technological Industry cluster on Model Farm Road, This specifically allows for the strategic promotion of synergies between education, industry and entrepreneurship as identified in the objective.

## 4.0 TRANSPORT AND MOBILITY

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



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### Cork Training Centre

The Cork Training Centre (CTC) campus spans Model Farm Road and Rossa Avenue with its main vehicular access located on Leesdale Road, which also serves surrounding residential developments. The roundabout junction of Rossa Avenue/Melbourne Road/MTU Campus and Leesdale provides access to the wider roads network although there is an option of traversing Leesdale and Kenley housing developments to access onto Model Farm Road by means of a traffic signal-controlled junction.

It is noted in the published CMATS (Cork Metropolitan Area Transport Strategy) that a Light Rail Transport system is proposed to front the main access to the CTC campus on Leesdale Road. The route is shown as indicative at present with little detail other than the goal of linking the MTU campus with the UCC campus via CUH (Cork University Hospital). The following extract from CMATS shows the indicative route as it relates to CTC.

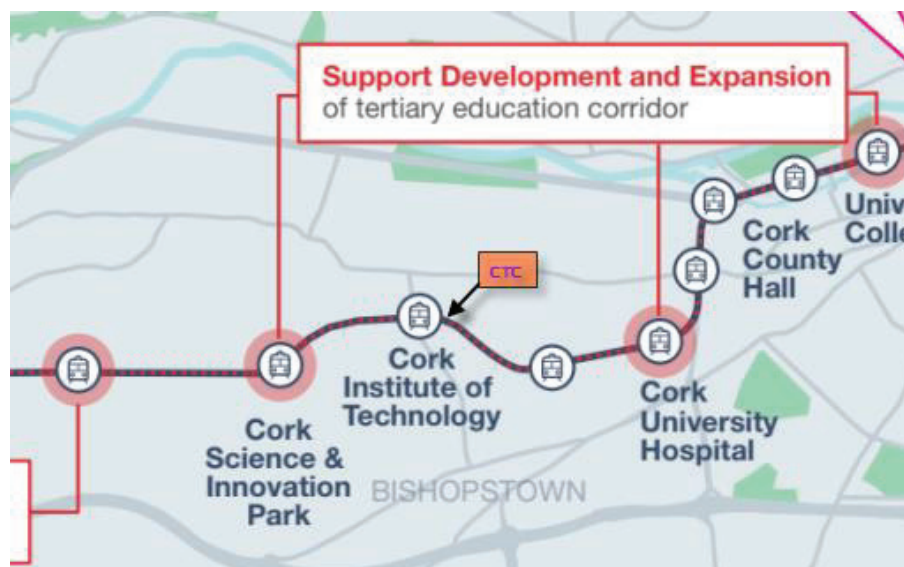


Figure 1. Proposed Innovation Transport Corridor (CMATS)

The Cork Education Training Board (CETB) have a concern that the LRT route shown will prevent the proper development of this important training centre to meet their future demands. The existing roundabout junction has limited capacity and does not cater for pedestrians/cyclists. As part of developing a masterplan for the site, MHL Consulting Engineers were commissioned to provide a preliminary design of an upgraded junction that would account for current and future transport proposals in the area. The following figure presents a traffic signal-controlled junction with provision for an LRT/Bus Route exiting the MTU campus and using Melbourne Road to link to CUH.





## 5.0 Conclusion and Recommendation

The CETB welcomes this timely opportunity to make a submission to 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 at the Cork Training Centre 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:

**Cork City Council Development Plan 2022-2028 notes the CETB's ambition to create a world class Further Education and Training Centre and Campus at the Cork Training Centre on Rossa Avenue and Model Farm Road through strategic support of increased density and height, improved public realm, existing and proposed new transport connections, site accessibility, boundary permeability, in and around the site, along with sustainability retro-fit measures and redevelopment works necessary to the existing building stock.**

In recognition of this ambition, CETB also requests that the Cork City Development Plan 2022-2028 notes that:

**The detailed planning of the LRT route as it connects MTU, CTC and onwards to CUH must be carefully considered so as not to adversely impact future expansion potential at the Cork Training Centre (CTC).**

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

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