



UNIVERSITY COLLEGE CORK & MERCY UNIVERSITY HOSPITAL
Preliminary North Mall Campus Masterplan - Volume 1 Main Document

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UNIVERSITY COLLEGE CORK & MERCY UNIVERSITY HOSPITAL

Preliminary North Mall Campus Masterplan

Client Name: UCC & MUH

Site Address: Distillery Fields, North Mall, Cork

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INTRODUCTION

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1.1 Purpose and Structure of Masterplan

University College Cork (UCC) and the Mercy University Hospital (MUH) have jointly prepared the North Mall Campus Masterplan to set out their shared vision for the redevelopment of these strategically located lands.

A preliminary masterplan was prepared on behalf of UCC and MUH by Reddy Architecture + Urbanism, in collaboration with Urban Initiatives and ARUP Consulting Engineers (the Reddy's Masterplan). The preliminary masterplan was based on a detailed analysis of the site and took cognisance of the Site Development Guidelines produced by the Planning and Development Directorate of Cork City Council at the time the site was acquired in 2004. The Reddy's Masterplan establishes the shared vision of UCC and MUH for the North Mall Campus site and is the foundation for this masterplan in terms of baseline analysis, development proposals and phasing. The Reddy's Masterplan is provided in Appendix A.

The purpose of this revised masterplan is to reflect the background context, analysis, and development of the shared vision of UCC and MUH as detailed in the preliminary masterplan, and to revise the proposals in response to the following areas:

- Site Context and Flood Risk
- Planning Policy Framework
- Urban Design Context
- Historic Context
- Visual & Landscaping context
- Traffic and Transport
- Ecology and Biodiversity

A planning application, reference 21/40068, for the extension of the Tyndall Institute was lodged with Cork City Council in April 2021. Through a request for further information, Cork City Council Planning Authority indicated that there was a need for more detailed consideration on how to integrate existing industrial heritage buildings in the site. Specifically, the City Council requested meaningful integration of the former Bottling Plant. This request has been considered in the development of the revised masterplan layout for the North Mall Campus lands.

The masterplan has also been informed by the University College Cork Masterplan 2021; the Mercy University Hospital Campus 'A Plan for the Delivery of Expanded Clinical Services and Facilities at MUH (and Distillery Fields) Cork', January 2020; and the planning policy objectives for the site as set out in the 2015-2021 Cork City Development Plan. The masterplan has been prepared by the Design Team listed in "Table 1.1 Project Team".

Table 1.1 Project Team

Consultants	
 McCutcheon Halley CHARTERED PLANNING CONSULTANTS	PLANNING ADVISORS McCutcheon Halley Planning Consultants
Scott Tallon Walker Architects	LEAD ARCHITECTS Scott Tallon Walker Architects
 AECOM	LANDSCAPE ARCHITECTS AECOM
 ARUP	TRAFFIC ENGINEERS ARUP
 Curtins	FLOOD RISK ADVISORS Curtins
 JOHN CRONIN & ASSOCIATES ARCHAEOLOGY CONSERVATION HERITAGE PLANNING	HERITAGE CONSULTANT John Cronin Associates
 Malachy Walsh and Partners Engineering and Environmental Consultants	ECOLOGIST Malachy Walsh & Partners

1.2 Site's Location and Ownership Structure

The North Mall Campus lands consists of two sites with different ownership structures. The western portion of the site was purchased by UCC in 1998 and the balance of the site was purchased by UCC and MUH jointly in 2004. The ownership structure of the lands is illustrated in Figure 1.1.

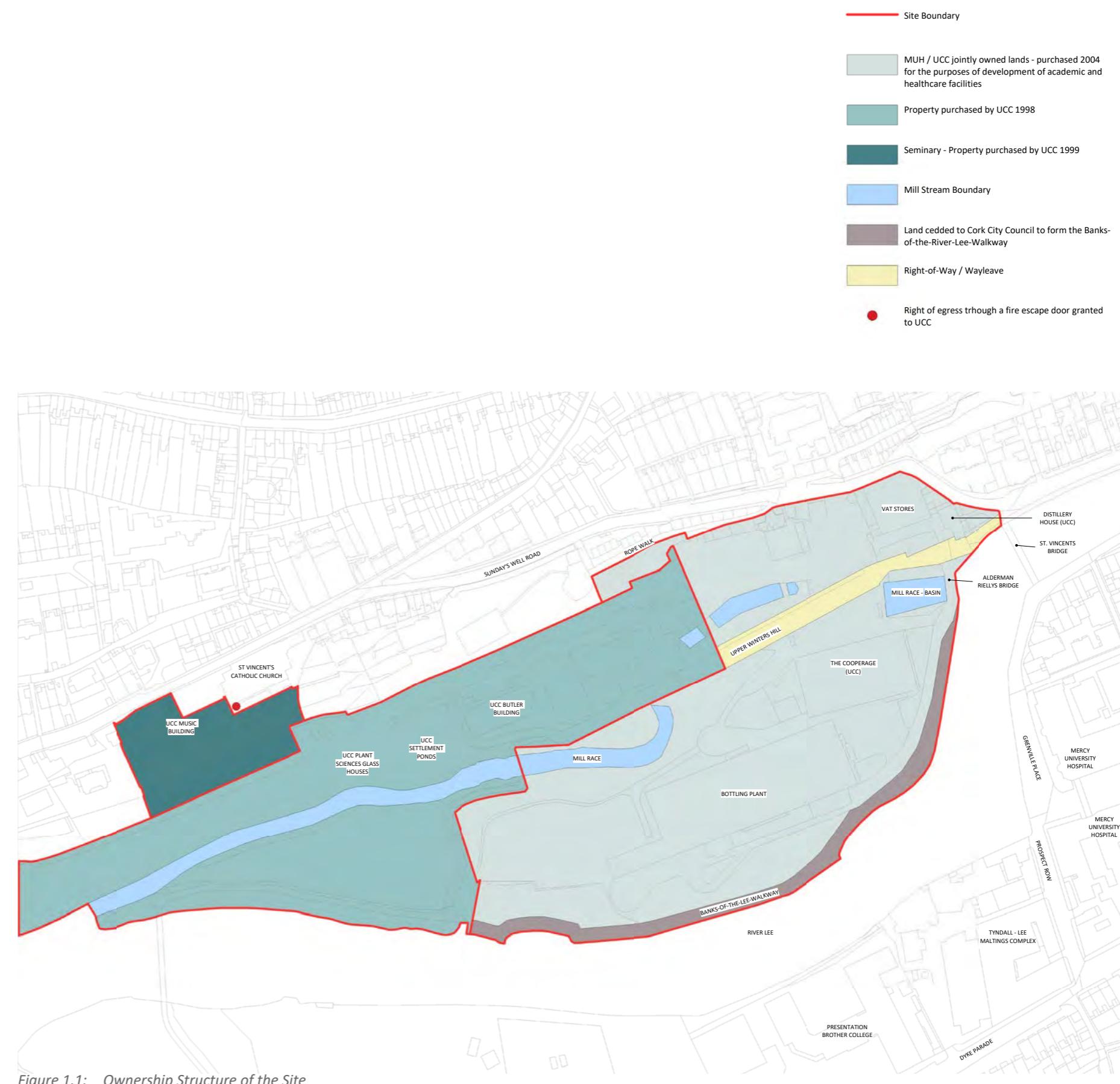
The North Mall Campus site is located on the west side of Cork City centre, see Figure 1.2. The lands are in the North-West Local Electoral Area in the Civil Parish of St Mary's Shandon, approximately 1.2km west north-west of Cork City Centre. The lands sit immediately across from the current Tyndall National Institute at the Lee Malting's complex on the south bank of the River Lee, and to the west of the existing Mercy University Hospital's city centre site, Figure 1.3 and Figure 1.4.

Details of MUH's and UCC's current activities and objectives for the North Mall Campus are provided in Chapter "03"

A 10 meter strip to the south and east of the the site along the river was ceded to Cork City Council for the creation of a riverside walk - the 'Banks-of-the-Lee-Walkway'. This has now been constructed, is in use and has been incorporated in the 'Cork Walks - University Walk', a 90 minute self-guided walking tour of the western area of the city.

The site is approximately a six minute walk from UCC's Tyndall Institute, and a four minute walk from MUH's city centre campus, crossing at St Vincent's Bridge to the east.

Given its location proximate to the city centre, the site is well served by public transport, as detailed in section 3.9.4 and will have excellent connectivity to the proposed light rail transit system. The site falls within the emerging Innovation Corridor, which is identified as an important growth enabler in the Draft Cork City Development Plan 2022-2028.



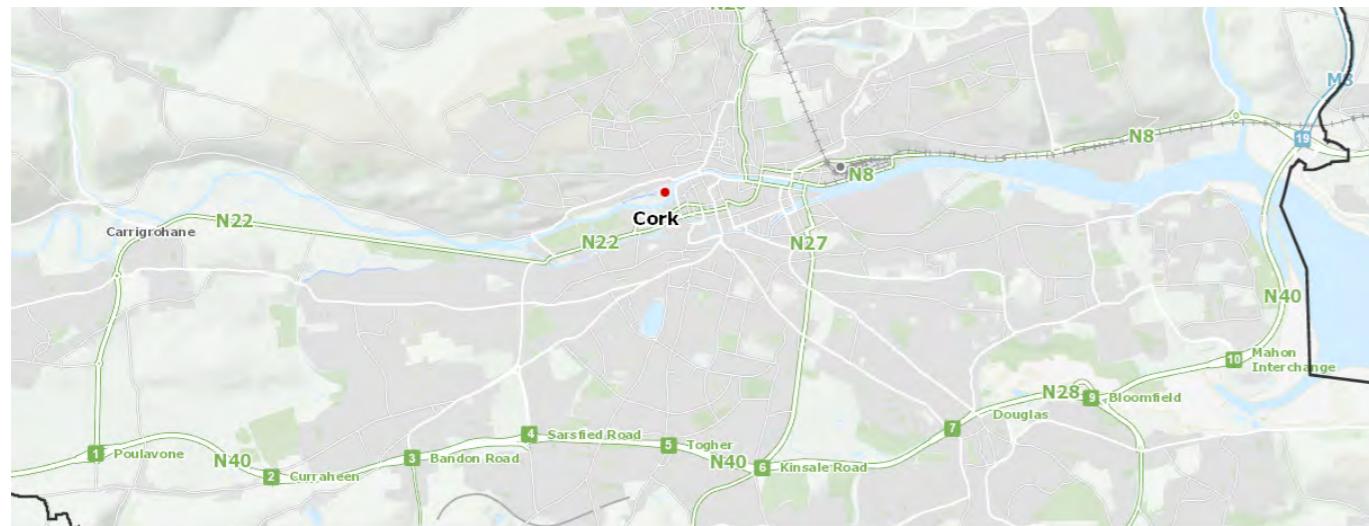


Figure 1.2: Site Location within Cork City Context (Source Google Maps)

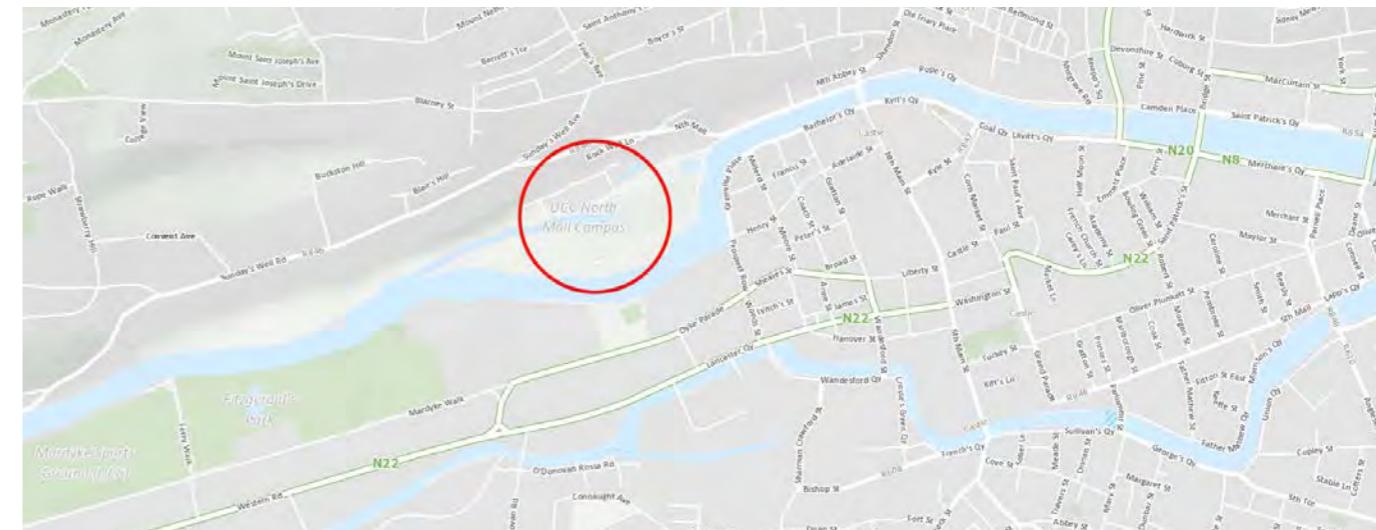


Figure 1.3: Site Location of North Mall Campus (Source Google Maps)



Figure 1.4: Site Location in relation to Cork City Centre (Source Google Maps)

PLANNING POLICY CONTEXT

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2.1 National Planning Framework

The National Planning Framework 2040 (NPF) sets out a policy framework for the development of Ireland to 2040. It is focused on targeting growth to Ireland's five cities and urban areas, with a rebalancing of growth away from Dublin and towards Cork, Limerick, Galway, and Waterford.

The NPF states that:

"...it will require the combined potential of all 4 cities to be delivered at an unprecedented rate to create viable alternatives to Dublin..." (NPF, p. 20)

In the context of Cork, it states on p. 61 that:

"Cork is emerging as an international centre of scale and is well placed to complement Dublin but requires significant accelerated and urban focused growth to more fully achieve this role."

The NPF recognizes 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 use in urban areas may be subject to changes.

National Policy Objective (NPO) 5, is to:

Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth investment and prosperity.

One of the key goals of the NPF is to promote compact growth, noting that there is a need to carefully manage the sustainable growth of compact cities. It is noted that Ireland's urban settlements contain many potential development areas, centrally located, and frequently publicly owned, that have considerable development potential. The NPF states that activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority. (NPF. p. 14)

National Policy Objective 11 states that:

In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

National Policy Objective 13 states that:

In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated

outcomes, provided public safety is not compromised and the environment is suitably protected.

Compact urban growth is a priority of the NPF and critical for Cork City to ensure that it can meet its growth targets in a sustainable manner.

2.2 Regional Planning Framework

The Regional Spatial and Economic Strategy for the Southern Region (RSES) sets out a 12-year strategic regional development framework for the Southern Region, including the cities of Cork, Limerick and Waterford. The RSES aims to support the delivery of the programme for change set out in the NPF and includes the Metropolitan Area Strategic Plan (MASP) for Cork City.

The RSES noted that Cork MASP accounts for almost 1/5th of the Region's total population and it re-emphasises that Cork is emerging as an international centre of scale, well placed to complement Dublin, but needs **significantly accelerated and urban focused growth** to more fully achieve this role.

Cork City Centre is identified in the Cork MASP as a strategic location for future employment growth and it notes that internationally and nationally, the trend is increasingly toward urban areas of scale and concentrations of economic activity. The RSES recognises several key elements that inform business location choice, including:

- Third level infrastructures, with access to skills and to research, development, and innovation,
- Co-location or dynamic clustering. Enabling connectivity and linkages between enterprises and higher education institutions.
- Strong track record with established clusters of enterprise.

It notes that there is a need to continually improve and enhance on key requirements to compete internationally. Intensification of employment growth in the City Centre, growth of Higher Education Institutions (UCC and CIT), of international centres of research and innovation (including the Tyndall) and of health infrastructure, are all identified as key drivers for the economy.

2.3 Local Planning Policy

The current planning policy context of the site is provided by the Cork City Development Plan 2015-2021 (2015 CDP).

In summary, objective 14.12 of the 2015 CDP supports the sustainable development and expansion of University College Cork as an educational facility of regional and national importance. Development on the site at North Mall Campus is acceptable in principle, subject to landscape preservation and specific objectives related to amenity.

The underlying zoning for the site is 'Residential Local Services and Institutional Uses' where the objective is:

"To protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3".

The site is designated as an Area of High Landscape Value, while the area to the west is zoned as a Landscape Preservation Zone. Figure 2.1 provides an extract of the zoning objectives for the North Mall Campus lands, which falls into 2 main categories:

- 1 The Central area of the site (coloured yellow, hatched with red) is zoned Residential Local Services and Institutional Uses, and designated as an Area of High Landscape Value (AHLV). Development within this zone is permissible where it safeguards the value and sensitivity of the landscape. Development proposals must take account of the character of the AHLV, including its primary landscape assets, visual amenity of the landscape, protected views, breaking the existing ridge silhouette, the character and setting of buildings structures and landmarks, and the ecological and habitat value of the landscape.
- 2 The western part of the site and the edges of the north and south boundaries of the site are zoned Landscape Preservation Zone (coloured brown). There is a presumption against development within these zones, with development only open to consideration where it achieves the specific objectives set out in the 2015 CDP.

The specific objectives for the site are:

- To create a publicly accessible riverside open space with significant ecological value as part of a campus development
- To provide an additional public pedestrian bridge to access the development site at the eastern end of the distillery site from the Lee Maltings site.
- To provide an additional public route along through the centre of the site along the Mill Stream.

The amenity objectives for the lands are reflected by the green and black hatched line running through the site. No preferred location for the bridge to the eastern end of the site is indicated, although it is noted that this should come from the Lee Maltings site.

The features identified as being of specific value within the LPZ are detailed in table 10.2 of the 2015 CDP as:

- Water / River corridors
- Tree Canopy. (Table 10.4 of the 2015 CDP sets out the Schedule of Tree Preservation orders and indicates that a TPO was made on the site when it was owned by Irish Distillers.)
- Ecology
- Visually Important lands
- Landmarks
- Institutional Open Spaces
- Pedestrian / Cycle Routes.

The draft Cork City Development Plan 2022-2028 (2022 CDP), published in July 2021 has amended the zoning objective for the North Mall site from 'Residential, Local Services and Institutional Uses' to 'Institutions and Community'.

This new zoning objective provides:

- **ZO 14 Institutions and Community:** *to provide for and protect institutional and community uses.*

This objective generally applies to large educational, health care and other institutions. It is noted that they are generally locally or nationally important, long-established uses and play an important role in providing key strategic services in the city. The zone seeks to protect and facilitate the sustainable development of such uses. It is noted that these zones would benefit from a **masterplan-led approach** to developing their lands and facilities.

The lands now zoned for 'Institutions and Community' continue to be identified as an Area of High Landscape Value, and the same land area is identified as a Landscape Preservation Zone. No changes are proposed to the site-specific assets or objectives identified for the lands, which remain as detailed in the 2015 CDP.

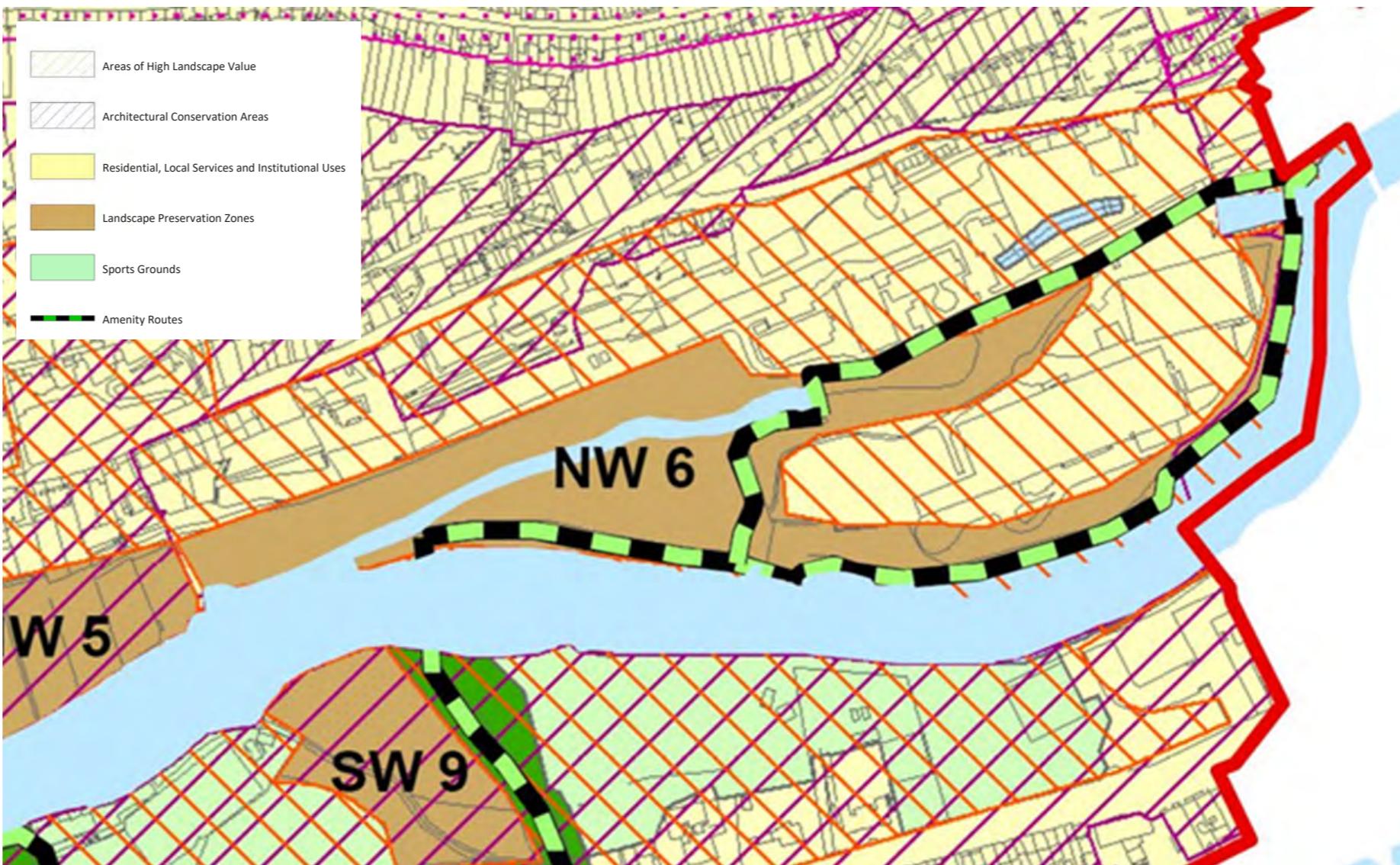


Figure 2.1: Zoning Objectives for the North Mall Campus Lands

MASTERPLAN PRINCIPLES

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3.1 Overview

The masterplan proposals have been developed based on the 3 factors:

i. **An assessment of the site's existing assets, constraints & development opportunities.** Chapter "06" of this masterplan document describes the existing site context in detail. Chapter "04", Figure 4.1 and Figure 4.2 provide an illustration of how these have informed the masterplan proposals.

ii. **Delivery of the planning policy objectives associated with the site.** As noted in section 2 of the masterplan, the specific planning policy objectives for the site are:

- To create a publicly accessible riverside open space with significant ecological value as part of a campus development
- To provide an additional public pedestrian bridge to access the development site at the eastern end of the distillery site from the Lee Maltings site.
- To provide an additional public route along through the centre of the site along the Mill Stream.

iii. **Delivery of the shared vision of MUH and UCC for the development of the North Mall Campus site into a world-class University and Hospital Campus.** The shared vision is outlined in more detail in section 4.2

3.2 Shared Vision

3.2.1 Vision Principles

MUH and UCC have developed a shared vision for the development of the North Mall Campus lands, as detailed in Figure 3.1. The implementation of this vision will cement the contribution of the hospital and university to Cork's social and economic structures and will provide a sustainable new urban quarter for Cork City, with enhanced public access and the protection and enhancement of sites key assets.

3.2.2 Mercy University Hospital

MUH is a 'Model 3' city centre hospital, with good links and near to UCC. It treats over 137,000 patients per annum and has a visitor footfall of approximately 50,000 people per annum. MUH has workforce of over 1,200 staff providing complex diagnostic, medical and surgical services at local, regional, and national levels. It has a strong academic and research portfolio and is a leading provider of professional healthcare education which is delivered in partnership with a range of academic institutions. It is a teaching hospital affiliated with UCC for both postgraduate and undergraduate clinical education and has links to the national GP training scheme.

The Centre for Nurse Education is the regional nurse training units, providing both undergraduate and postgraduate training for nursing professionals. The Health Research Board Clinical Research Facility, Cork's (CRF-C) administrative centre and its Adult Research Unit are in MUH.

MUH have published their Campus Study in January 2020, 'A Plan for the Delivery of Expanded Clinical Services and Facilities at MUH (and Distillery Fields) Cork' (MUH Campus Plan).

The MUH Campus Plan outlines the scope and potential for service development on the MUH Campus, including the North Mall Campus site in Cork. It outlines the hospital's vision for the development of the totality of the MUH site from both a clinical and infrastructure perspective, while creating options for future investments as medical interventions evolve in the years to come. The plan provides for a potential phased investment approach over 15 years:

The vision for the expanded MUH Campus incorporates a modern general hospital supporting a new elective facility. Separating elective and emergency care will

which identifies the North Mall Campus site as being the preferred location for future clinical and research facilities. MUH estimate that they will require approximately 56,300 m² of additional building space to be accommodated within the North Mall Campus site.

There is clear proven evidence that the Cork hospitals, as currently configured, are unable to meet current and future growing demographic pressures and the needs of a burgeoning Cork economy. The profile of health service use and growth indicates that services in the region will become increasingly stretched over the next ten years. The proposal for the development of the Mercy University Hospital and North Mall Campus Site (the Mercy University Hospital (MUH) campus) will assist the South/South West Hospital Group (SSWHG), HSE and Department of Health in their strategic decision making processes for future healthcare investment in the region. The benefits of the extended MUH campus remain pertinent to the longer term development and future proofing of clinical services in Cork particularly in the context of National Policy.

From a national policy perspective, this plan provides a unique opportunity for major transformational reform in acute hospital care and how it is planned and delivered.

The Sláintecare Report (Committee on the Future of Healthcare, May 2017) recommends that healthcare provision shift from the current hospital-centric system to an integrated model, with more care provided in community and primary care settings. It also recommends that the focus of healthcare should be on planning for the increasing prevalence of chronic disease such as heart failure, diabetes and COPD which are expected to rise by over 20% within the next 5 years and account for the majority of GP visits and acute hospital bed days' utilisation. The Health Service Capacity Review published in 2018 sets out the crisis within the acute hospital

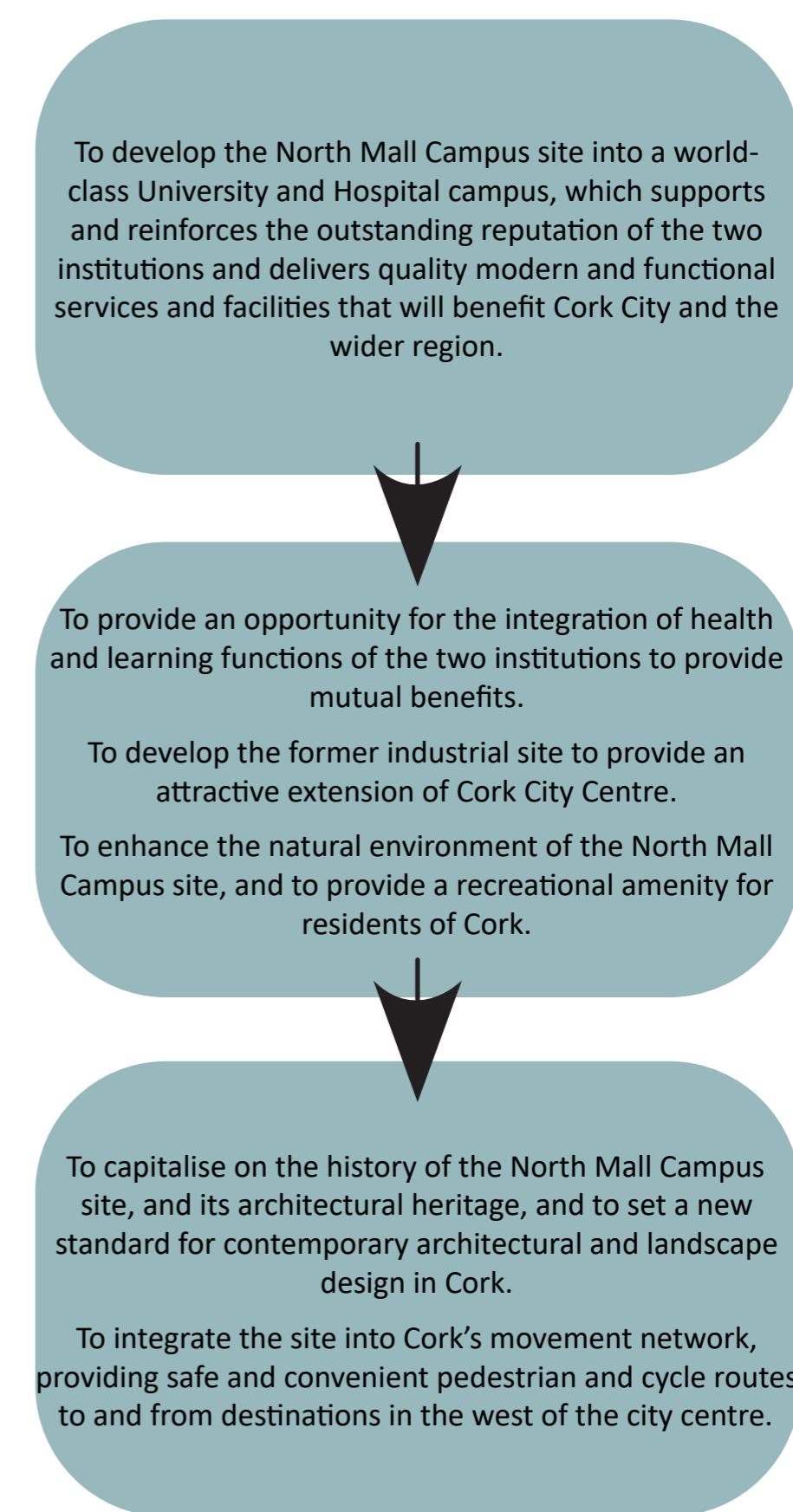


Figure 3.1: Shared Vision for the Development of the North Mall Campus

system and the need for urgent reform.

The plans for the MUH Campus align well with Sláintecare as it is a positive step in the direction of Cork's health system becoming more efficient and cost effective and proposes complementary service reconfiguration.

Contained within the Project Ireland 2040 National Development Plan 2018 – 2027 relating specifically to healthcare, are a number of health reform initiatives which include: 2,600 additional acute hospital beds to be delivered across all Hospital Groups. This includes new dedicated elective-only hospitals in Dublin, Cork and Galway to tackle waiting lists and provide access to diagnostic services.

Major investment projects and programmes outlined within Project Ireland 2040 include Trauma Strategy Capital Developments and Acute Hospital developments including a new hospital for Cork, and under Higher Education and Further Education and Training (FET), for UCC, a new business school, student accommodation, Innovation Park and ICT services, upgrade and expansion of the Tyndall National Institute and a new dental hospital.

3.2.3 University College Cork

UCC is an award-winning University with a global orientation. It is ranked in the top 2% of universities in the world. It currently has a student population of around 21,000 full time equivalent students. The overall student body includes 15,000 undergraduates; 4,400 postgraduates; and 2,800 are adults in part-time continuing education. Its student body includes around 3,300 international students from more than 100 countries, and it has a staff of 3,200, making the University one of the largest employers in the region. UCC plays a pivotal role in the distinctive atmosphere of Cork City, establishing it as a City of learning.

UCC has recently finalised its Masterplan Review 2021 which sets out its existing context, visions for growth, projected student numbers and development in research and the principles that underpin and support the planned expansion of UCC in its changing context in the city.

The University is ambitious in its objectives for growth and world leading innovation, with its vision detailed in its Strategic Plan 2017 to 2022 supporting the national Higher Education strategy and Project Ireland 2040. It aims to grow its student numbers to 23,000 by 2022 and to continue to grow in line with demographic demands thereafter. To accommodate this growth, UCC plans to increase its building stock by 20%, and in December 2016 the University secured a €100 million loan from the European Investment Bank to underpin its €241 million, 5-year capital expansion programme incorporating student accommodation, the expansion of the Tyndall Institute, a new Science and Innovation Park and a new Cork University Dental School and Hospital. Including future capital investment plans, total investment in the medium term will be in the region of €400 million.

It is an objective of UCC to develop a sustainable, open, and connected

campus, and therefore its focus for growth is on City Centre sites and sites located close to existing or proposed sustainable transport modes. UCC's priorities for growth are:

- Development of its Main Campus – infill opportunities, extension, and refurbishment of existing facilities.
- Partner Sites – existing and proposed developments in the City Centre, Nano Nagle Cork Centre for Architectural Education (CACE); partner in the development of the Grand Parade site (led by Cork City Council).
- Cork University Business School (CUBS) & the UCC Centre for Executive Education at Lapp's Quay the future development of the Cork University Business School at Copley Street. 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 provide an anchor to a new business education district at the heart of the city, with UCC's Centre for Executive Education – home to the Irish Management Institute, the Financial Times ranked provider of executive education acquired by UCC in 2016 - at Lapp's Quay.
- North Mall Campus Site – development of the former North Mall Distillery site, in conjunction with the Mercy University Hospital. This site is to include proposals for the significant expansion of the world-renowned Tyndall Institute and other academic developments. The development of the Tyndall is a project of national significance.
- Cork Science and Innovation Park (CSIP) – including the permitted developments of the new Dental Hospital and Health & Innovation Hub. In the short term UCC will explore other opportunities for research and development facilities at CSIP which build on the unique academic /health care/ technology /industry ecosystem in the area. In the longer term, the provision of a Light Rail Transit would open additional opportunities for expansion of the University's teaching, research, and innovation activities along an innovation corridor which will run through the city.
- Docklands – proposed sustainable transport links to the Docklands opens the opportunity for the development of additional University facilities and accommodation, which would be well connected to the other campus locations.

- Curraheen – future development of new sports facilities at Curraheen to replace existing pitches at 'The Farm'.

UCC's development proposals provides the opportunity to develop an 'Innovation Corridor' along the route of the LRT, stretching from the Docklands, via UCC's city centre locations, linking the Tyndall Institute, the main campus, Cork University Hospital (CUH) and through to the CSIP, as illustrated in Figure 3.2.

UCC has strong links across the technology, pharma and medtech sectors and acts as a bridge from these sectors to the health sector. The development of the North Mall Campus site will help to strengthen these links, through collaboration between MUH and UCC and the expansion of both institutions.

UCC is a key contributor to amenity and recreation within Cork City. The University actively supports the development of a 'biodiversity island' in the City Centre and its estate development and management seeks to improve the environment for ecological benefit and community well-being. The University is focused on promoting a walkable and open space City Centre campus and its investment in sustainable transport modes via bridge and walkway infrastructure has made a significant contribution to the quality of the pedestrian and cycling environment in the city. These key principles are reflected in the proposed North Mall Campus masterplan which incorporates enhancement of the existing Banks of the Lee Riverside walkway and proposals for a new pedestrian and cycle bridge from the south bank of the River Lee.

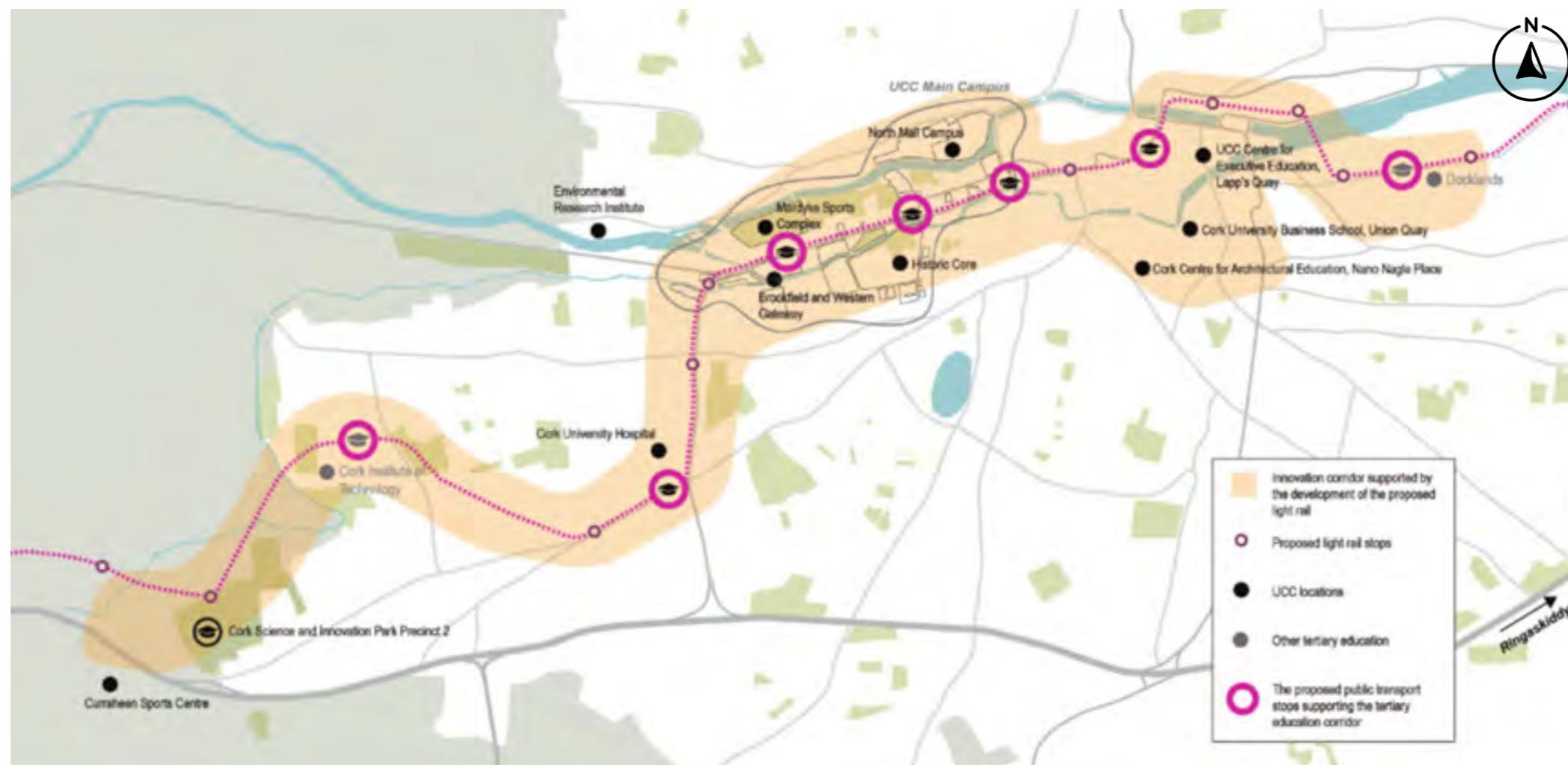


Figure 3.2: Innovation Corridor – source: Reddy's masterplan

MASTERPLAN PROPOSALS

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4.1 Development Principles

Following the Request for Additional Information issued by Cork City Council in relation to the New Tyndall Building planning application, a fundamental review of the existing masterplan was required.

Three key issues raised were as follows:

- The proposed full demolition of the Frank Murphy designed Bottling Plant is not acceptable to Cork City Council, they have requested that the building be meaningfully integrated into the Tyndall expansion project.
- The relationship between the proposed new large-scale development (Tyndall) and the Cooperage is to be reviewed.
- The degree of impact of the existing masterplan on the valuable landscape of the North Mall, particularly broadleaved woodland is to be limited.

Further detail and information was also requested in terms of other issues to make a more comprehensive masterplan addressing, Development Principles, Heritage Principles, Movement Strategy, Landscape Principles and Biodiversity.

The Design Team have therefore prepared a revision to the existing masterplan with the following design objectives:

- Respond to the issues raised by Cork City Council
- Provide for sustainable compact growth on the site, in line with UCC and MUH's shared vision for the North Mall Campus.

All of the changes proposed are driven by these objectives and discussed in this chapter.

The masterplan proposals are laid out to avoid impacting the existing valuable landscape. The building forms and sites are driven by the available open land, so that they will integrate closely with their receiving environment. This, together with the retention of a significant element of the Bottling Plant has altered the configuration of buildings on the site and in particular, through the protection of the Broadleaved Woodland which adjoins the Lee River walkway, has made a design which clearly flows from the site, with far less impact than previous proposals.

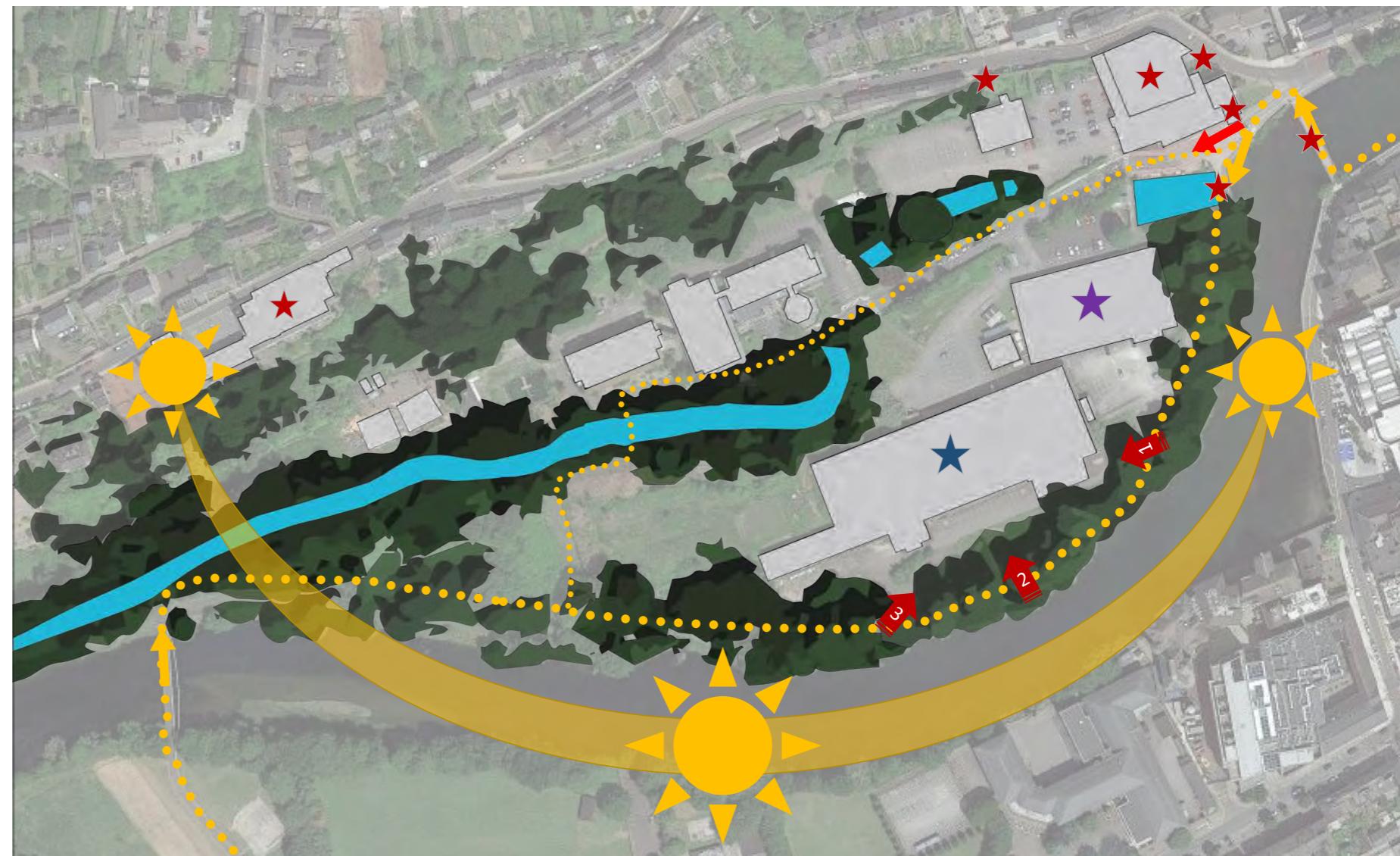
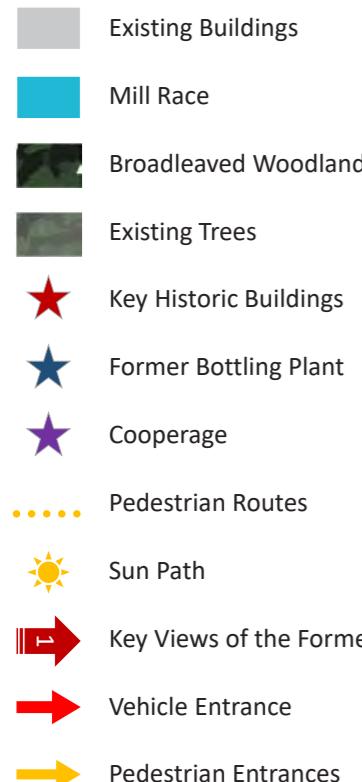


Figure 4.1: Site Analysis

The design assessment resulted in the identification of areas within the site most suited to accommodate development. These areas are identified in Figure 4.2 which details the site opportunities.

The Masterplan proposals were developed from the assessment of the analysis and opportunities as indicated in Figure 4.3. Sections 4.2 to 4.6 provide a commentary on the Masterplan proposals with regards to:

- “Heritage Principles”
- “Movement Strategy”
- “Landscaping Principles”
- “Flood Defence”
- “Biodiversity”

A more detailed description of the site context which informed the development of the Masterplan is provided in Chapter “06”. Further analysis is provided in the Appendices - Volume 2 of this report.

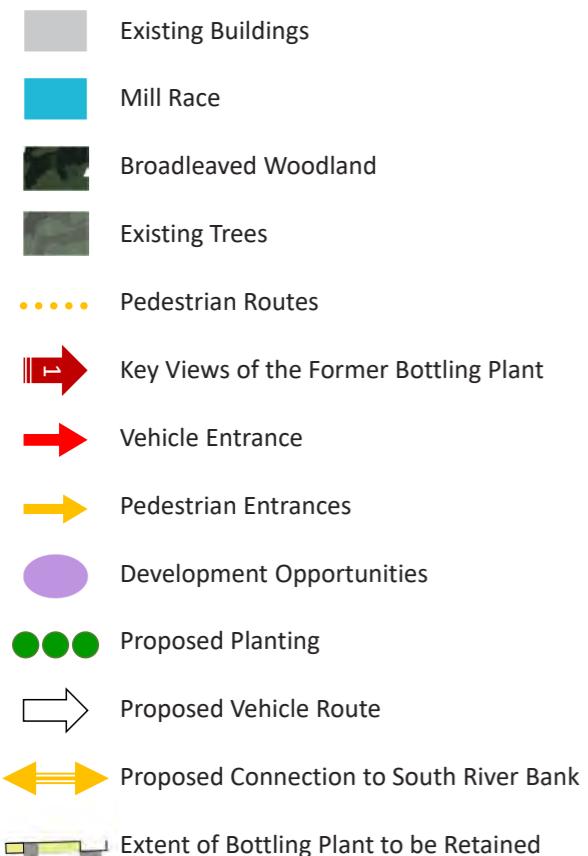


Figure 4.2: Site Opportunities



Figure 4.3: Masterplan Proposal

4.2 Heritage Principles

The North Mall Campus Site is of cultural significance and contains a number of buildings and structures that embody and reflect the former industrial use that the site was put to use from the late eighteenth century. Its location on the northern banks of the River Lee and adjacent to the North Mall and Sunday's Well make it a historic precinct of heritage significance.

In approaching the possible development of these lands, it is important to be aware of the legal protections afforded to the former complex and in particular the following buildings: There are three protected structures within the subject site.

- Distillery House and Chimney (RPS ref. no. PS813)
- Alderman Reilly's Bridge (RPS ref. no. PS814)
- St. Vincent's Roman Catholic Church and Seminary (RPS ref. no. PS797)

In addition, there are a number of other buildings of acknowledged heritage significance that have been given careful consideration in the masterplan for the subject site. These include.

- The former bottling plant (designed by Frank Murphy)
- Cooperage, Irish Distillers, North Mall
- Warehouse, Irish Distillers, North Mall

Furthermore, the lands are bound by a number of architectural conservation areas (ACAs) and is located on the opposite side of the river to both the Lee Maltings Complex and Grenville Place. In addition, a number of protected views and prospects traverse the lands and adjoining areas.

However, notwithstanding the designations within and adjoining the subject site, there is undoubtedly capacity to accommodate and integrate new higher-density development and taller buildings within the lands. The masterplan design prepared by STW Architects has taken account of the heritage buildings of note and views into and across the site. The new campus will form a renewed and integrated precinct within the margins of the historic core of the city.

In particular, the masterplan will see the retention of the key iconic elements of the former bottling plant (for instance, the administration block, chimney and the river-facing elevation). Whilst the former bottling plant is not a protected structure, it is of acknowledged significance and appreciation of the works of its designer, Frank Murphy, has deepened in recent years. The masterplan's proposal to accommodate the new Tyndall Institute on the footprint of what is the warehouse area of the former bottling plant will see the loss of the less significant and more functional portion of the redundant structure; the impact on heritage significance will be slight when balanced against the retention of the riverside portion of the former plant. With careful design and elevational treatments, it is intended that

the functional perception of the new surrounding buildings, as experienced by the visitor to the campus, will complement the architectural form and character of the carefully-considered and executed aspects of Murphy's original design intention. The retention of occasional mature trees to the riverside will create an affirming sense of enclosure and setting.

While seeking to answer the demand for new facilities within the context and imperative of sustainability, the North Mall Distillery lands provides the potential accommodating high-quality, sustainable building stock within proximity to UCC, Mercy Hospital and the city centre. Design of the overall masterplan for the area as well as individual developments has recognised that the successful reimagining of this area will inevitably result in a contextual transformation for historical and heritage features and as a result of this, its value as a cultural, landscape and visual asset to the city can be enhanced considerably within a more accessible, high-quality built environment with multiple new opportunities for it to contribute to views from surrounding buildings, streets and areas.

In conclusion, the objective of any development scheme for this site should seek to conserve, integrate, and acknowledge the heritage significance of surviving extant elements. It is deemed that there is considerable scope to integrate new development and buildings of scale within the site. In principle, the masterplan has identified the key architectural heritage structures within the subject site. In developing and progressing various proposals that flow from this masterplan, UCC and Mercy Hospital will apply and engage specialist conservation expertise in relation to planned works for the refurbishment of the former VAT stores and the former bottling plant. In tandem with the proposed development of the lands, a programme of site interpretation would be highly beneficial. An important by-product of any reuse of the site would be a conscious but subtle interpreting and signalling of the heritage aspects of the site to occasional visitors and frequent users of the facilities.

In relation to the Bottling Plant, outside independent evaluation by a 20th Century Historic Architecture specialist company, City Designers, was sought, the full report is located in "Appendix D: Heritage Significance Report". It was agreed that the essential value of the architecture of the building was its composition as viewed from the Lee River Walkway or what was separately described as the "promenade" when viewed from the river side. On this basis it is proposed to retain the office portion of the Bottling Plant, including the high wall behind it, together with the canopies and tall chimney.

Although this approach reduces the site available for development in this area it adds the opportunity to offer a new area of landscaped public realm associated with Lee River Walkway, to complement the retained elements of the Richard Murphy building.

It is proposed that the Cooperage remains following its successful refurbishment and continued use by UCC, with the new development wrapping around to frame the historic structure.

The later additions of the lean-to structures around the existing Vat stores and Distillery house are to be removed to create a new entrance plaza to the site and restore the listed structures back to their original facade and composition. The Vat stores to be fully refurbished to create new accommodation for UCC / MUH.

No works are proposed to St. Vincent's Roman Catholic Church, however a new link at high level from the proposed Block E will provide a strong connection to the UCC's School of music located on Sunday Well's Road.

Resurfacing and flood defence wall are proposed by the OPW as part of their Flood Relief works to the Alderman Reilly Bridge.

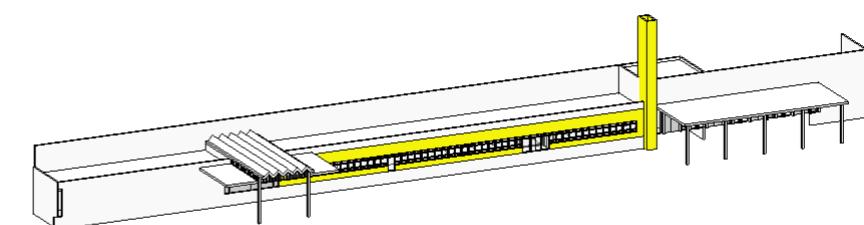


Figure 4.4: Retained Composition of the Former Bottling Plant

4.3 Movement Strategy

The proposed North Mall Campus Masterplan will be a large-scale development of education and health uses, including postgraduate and undergraduate learning, teaching and research, office space, as well as clinics.

The new masterplan proposes that in time the main access road will be moved north from its current location to a line at the base of the escarpment to the north of the site. A significant portion of this future road exists already. It will feed two North /South shared surface malls leading towards the river and providing access to each of the future developments envisaged in the masterplan. This provides two benefits as follows:

- 1 It creates space, where the existing roadway runs, to allow new buildings to be created in the future, on three sides of the Cooperage, establishing a new architectural composition, where the low Cooperage building will be nestled in the centre of a U of new buildings. This eliminates the lopsided issue which the Tyndall Building on its own raises in the context of the Cooperage and creates a new urban context which addresses and responds to the issue raised.
- 2 It separates the roadway from the Mill Race, which the existing road bisects. This provides the opportunity to improve the benefits of the Mill Race as a core Landscape Asset to be developed as a pedestrian amenity route through the heart of the site as envisaged in the Cork City Council Development Plan. This strong feature replaces the “open space” in the existing masterplan, compensating (along with the increased public realm at the Lee River Walkway) for the loss of some of the previous open space, which will now become land for development. The objective of this is to exploit the huge potential of the Millrace and its associated landscape as an asset, in a way which was not clear in the previous proposal.

Public Realm & Pedestrian Connections

As illustrated in Figure 4.6, the public realm and shared space connects the various parcels of development throughout the masterplan.

Pedestrian connections are critical and should not only strengthen the connection with the River Lee but connect through the development to the Mill Race. The Mill Race itself is an under utilised asset within the site. The proposal is to provide a simple loop walk that provides an alternative pedestrian experience within the site which in turn links the adjacent public realm plazas.

The Masterplan will provide considerable enhancement of pedestrian and cycle connections and movement through the site.

Vehicular Access to the site and within the site.

A transport assessment has been undertaken on the proposed masterplan development, which is presented in Appendix E. The expected volume of traffic generated by the proposed development can be seen here in Table 4.1, expressed in passenger car units (PCUs). This expected volume of traffic generation has been calculated based on the projected building floor space and allocating a modal split based on census data in the local area. Figure 4.5 highlights this modal split for the area.

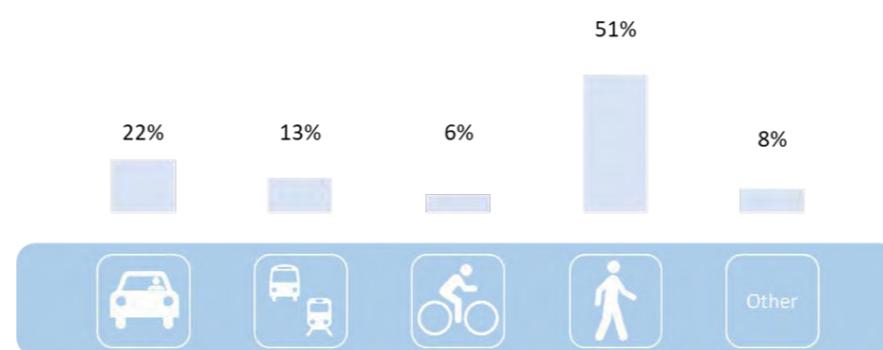


Figure 4.5: Figure 11: Modal Split (based on Census data for the local area)

Table 4.1 Trip Generation (PCUs)

	AM (07:30-08:30)		PM (16:45-17:45)	
	Arrival	Departure	Arrival	Departure
Total	215	31	93	133

The proposed vehicle trip generation predicts that the proposed development in the North Mall Campus will generate 246 new two-way movements in the AM peak traffic hour (07:30-08:30) and 226 new two-way movements in the PM peak traffic hour (16:45-17:45) to and from the proposed development.

New Pedestrian Bridge

A new pedestrian bridge is proposed to link the North Mall Campus with the existing Mercy University Hospital and University College Cork buildings directly to the south.

It is proposed that the bridge will be delivered in two phases to align with the delivery of the accommodation requirements. The first in Phase 1 will provide a direct link between the existing Tyndall National Institute at the Lee Maltings Site to the south of the River Lee into the new board walk of the retained Bottling Plant.

Car & Cycle Parking

The masterplan proposal provide for car parking within Block J, which is the most appropriate location at the entrance to the site and will limit vehicle movements within the North Mall Campus.

The ultimate car parking capacity in Block J is 900 spaces, to accommodate requirements from the proposed new development and to provide capacity for the Mercy University Hospital’s existing campus. Block J is designed to be a flexible building which can be developed in phases, on a horizontal plane. The first and second floors are proposed with a floor to ceiling height of 4m to allow for easy conversion to alternative uses, when high capacity public transport services are available. It is proposed that Block J would use a building system to allow for additional floors to be added on an as needed basis, in line with separate planning applications associated with developments on site. In the first phase of the development (the proposed Tyndall extension), only surface car parking is proposed. Each planning application within the North Mall Campus will address both car parking and cycle parking needs associated with their proposals. Provision for secure bicycle parking, including charging facilities for e-bikes and parking for cargo bikes is also proposed within Block J.

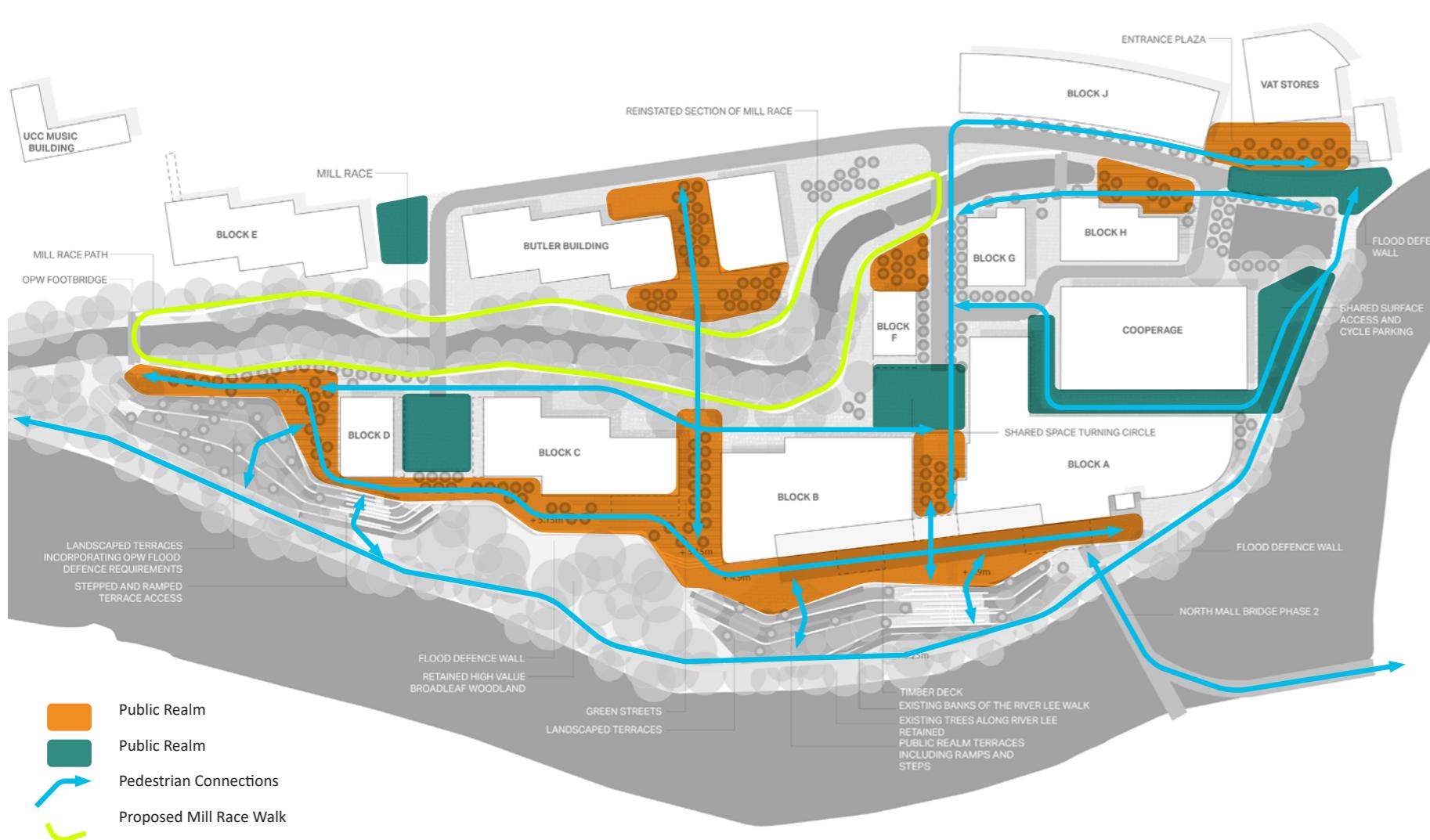


Figure 4.6: Public Realm



Figure 4.7: Shared Space



Figure 4.8: Tree planting within public plazas



Figure 4.9: Active and Engaging Public Realm

4.4 Landscaping Principles

The Masterplan proposals have been developed by Aecom to enhance the proposed built environment, creating a sense of place and fully integrating with the public realm creating pedestrian links through from the 'Banks-of-the-River-Lee- walk into the heart of the North Mall Campus and along the Mill Race. The proposals address the three key elements:

1. Embed the masterplan within the landscape character of the site

The masterplan site sits within a mature woodland setting which will ultimately be affected by the proposed building blocks. The remaining areas of landscape including high value broadleaved woodland will need to be enhanced and knitted sensitively within the masterplan proposals.

2. Sensitive activation & interaction with the banks of the River Lee

The proposed masterplan interface with the banks of the River Lee and associated walkways are critical to the success of this development. Whilst accounting for the flood defence requirements there is a real opportunity to create a diverse public realm that not only activates this interface but can provide a strong relationship with the existing woodland along the river banks.

3. Create a sense of place

The masterplan area provides an opportunity to create a unique and distinct campus within this quarter of Cork City centre. The landscape setting provides a great opportunity to create a sense of place that allows people to engage with nature and provides a unique perspective and experience of the River Lee.

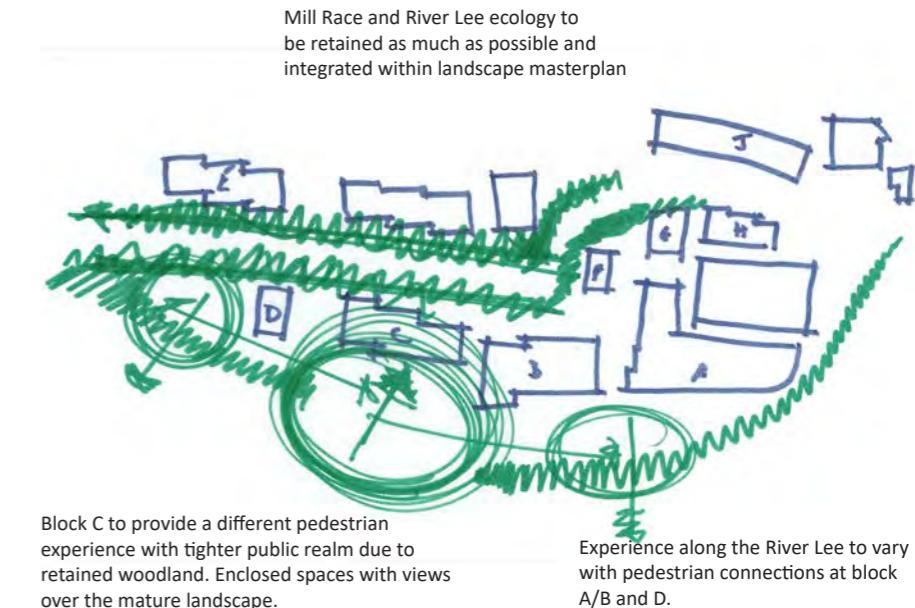
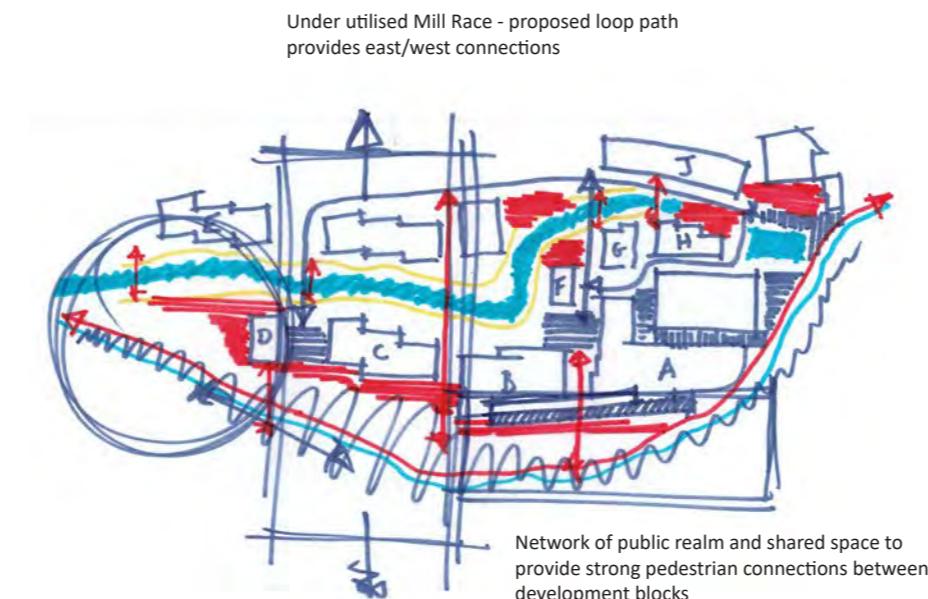
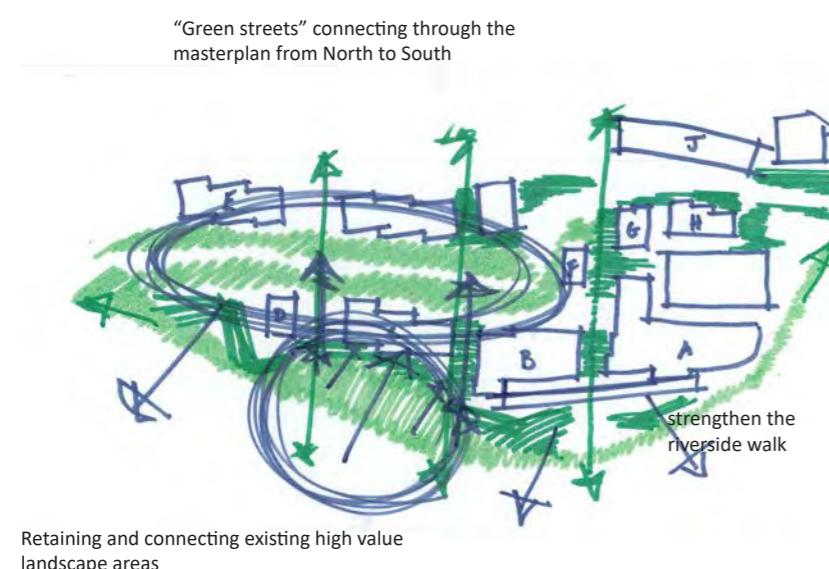


Figure 4.10: Concept Sketch - Landscape Charter

Figure 4.11: Concept Sketch - Interaction

Figure 4.12: Concept Sketch - Sense of Place

Reconnecting the Mill Race with the River Lee will be achieved through “green streets”, public plazas and landscaped terraces that sensitively knit the masterplan into the surrounding landscape. Proposed tree species across the site will be of local native mix to ensure the existing landscape is retained and improved upon.

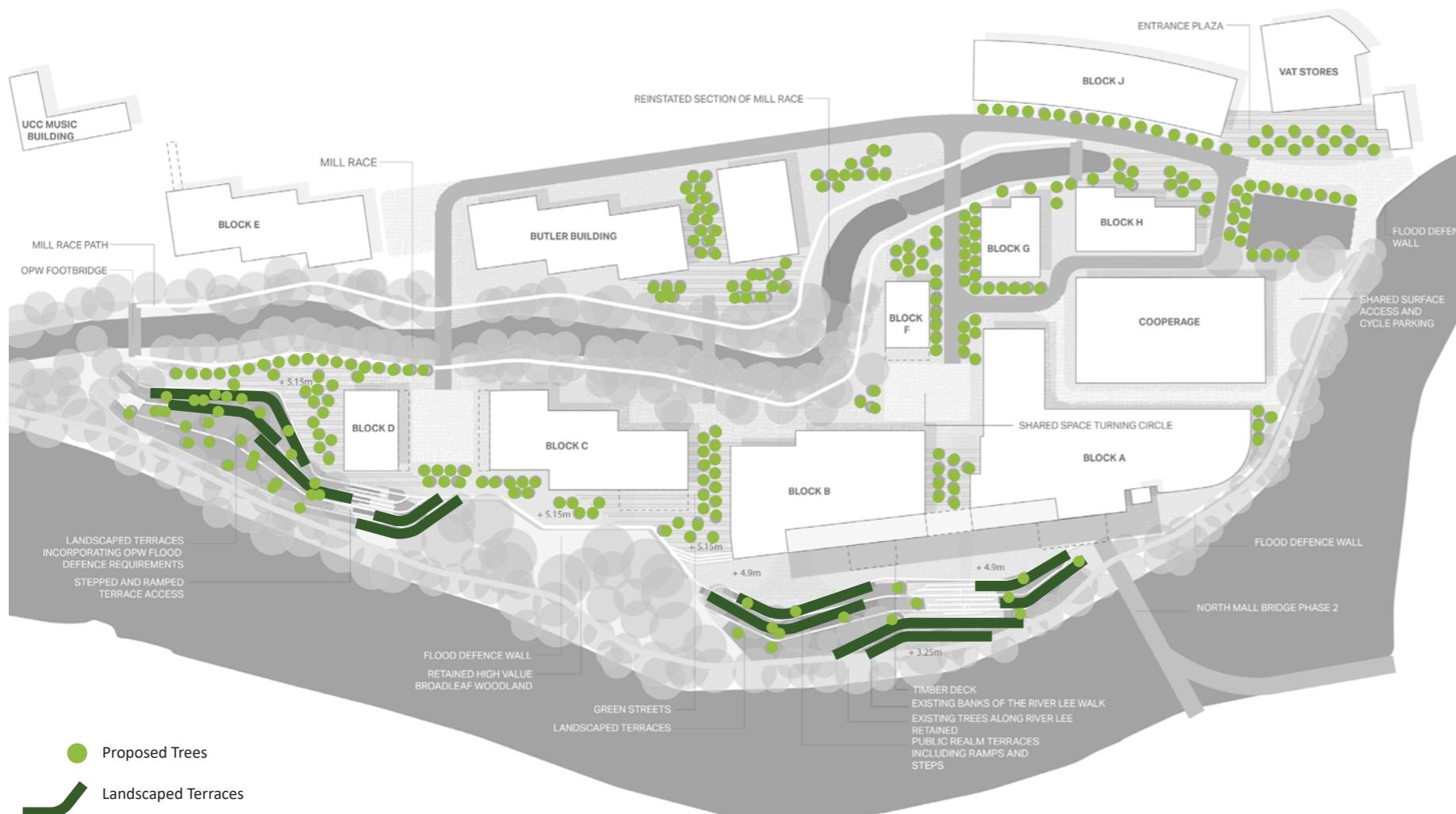


Figure 4.13: Proposed tree planting & landscaped terraces



Figure 4.14: “Green Streets”



Figure 4.15: Tree and shrub planting within public plazas



Figure 4.16: Landscaped Terraces

Precedent Images - Public Realm (Design Intent)



Terraced public realm combining standard steps with planting



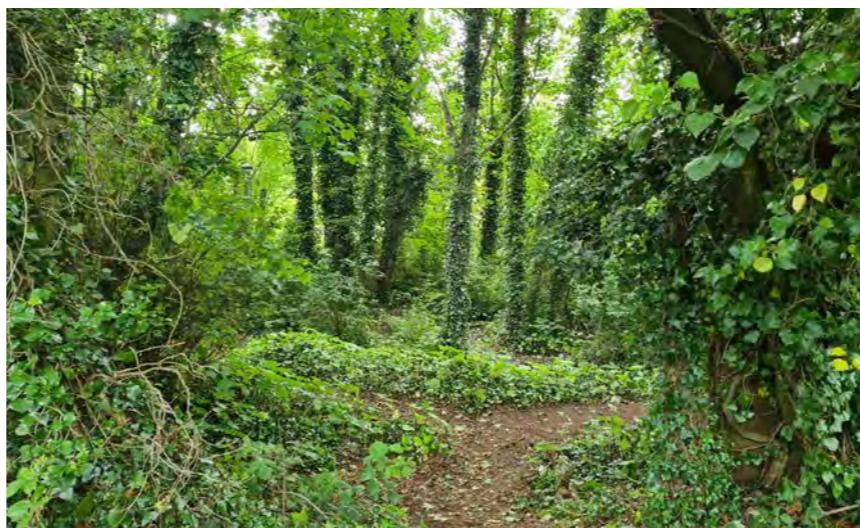
Attention to detail - textures and colours to delineate steps through terraces



Landscape terraces incorporated into existing slopes with seated edges



Tree and shrub within an urban plaza



Existing high value woodland retained and views captured from public plazas



Landscape terraces



Access for all - incorporating ramps within terraces and steps



Existing mature trees incorporated into new public realm spaces

Precedent Images - Public Realm (Sense of Place)



4.5 Flood Defence

The finished floor levels for blocks A and B are to sit at 4.9m to tie in with the existing floor level of the bottling plant and the Flood Defence Levels set by the OPW at the east of the site. This increases at the west of the site where the finished floor levels of Blocks C and D will be raised to meet this level of 5.15m. This level will tie into the proposed OPW footbridge at the west of Block E. To the east of the site, as the levels slope back down to the existing levels at the Alderman Reilly Bridge it is proposed that a flood defence wall will tie in with the OPW scheme to the west of the Cooperage as highlighted in Figure 4.17. The flood defence system developed for the site can be considered appropriate for a 'Highly Vulnerable Development' since the design intent is to reduce the overall flood risk.

The landscape masterplan incorporates the flood defence within the public realm and landscape design through a combination of terraces and walls. In order to retain the high value broadleaved woodland, the flood

defence wall wraps around the south of Block C. This provides not only an opportunity for the woodland to stretch right up to the development but can create a public plaza with views overlooking the River Lee and surrounding mature landscape. To the south of Block A,B and D a series of landscaped terraces are created, providing flood defence at the upper level but will step the landscape down towards the River Lee Walk through a series of steps/ramps and planted zones.

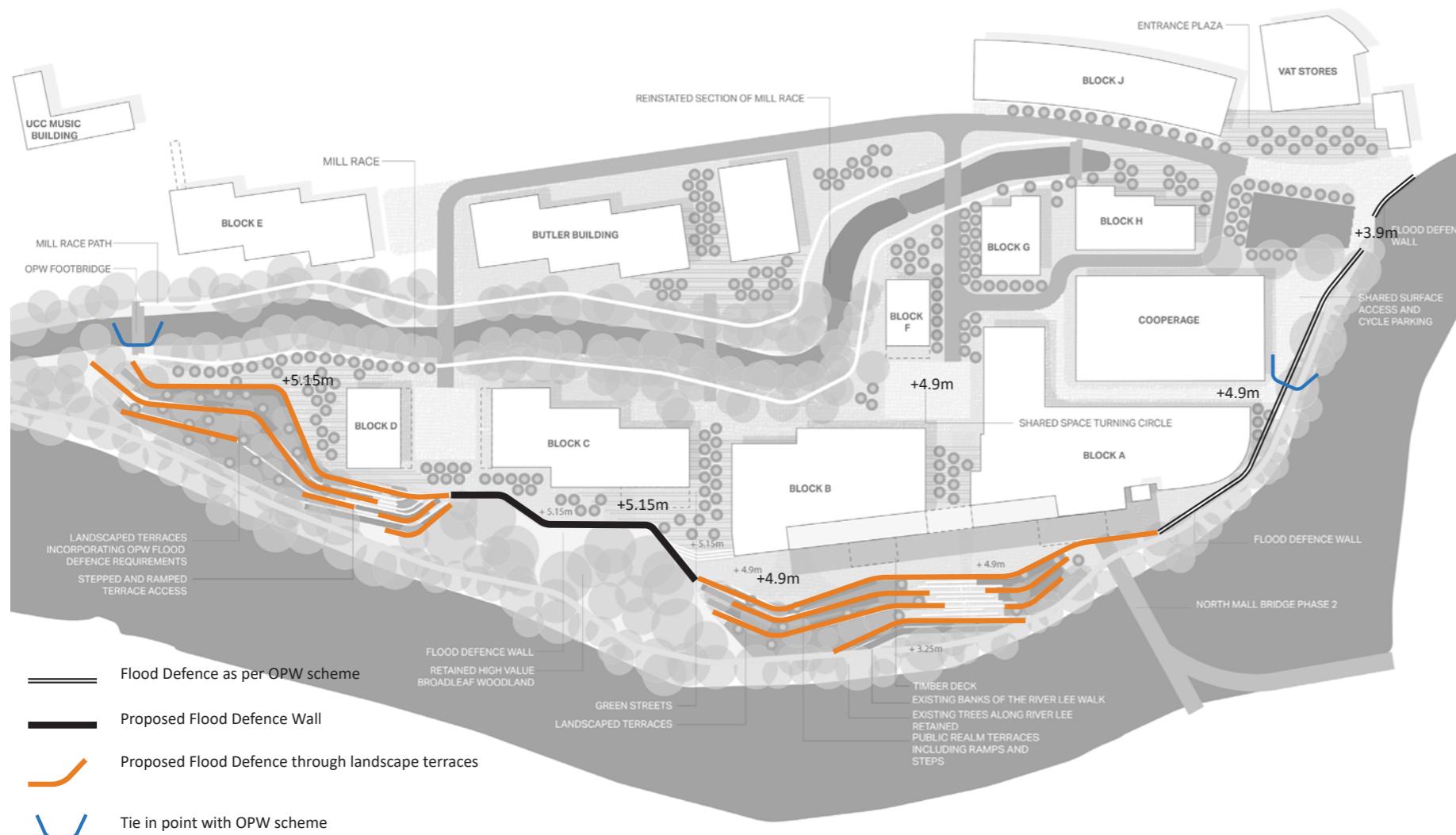


Figure 4.17: Flood Defence



Figure 4.18: "Living" Flood Wall



Figure 4.19: Landscaped Terraces providing flood defence



Figure 4.20: Terraces with mixed use

4.6 Biodiversity

The revised masterplan is laid out to avoid impacting the existing valuable landscape. The building forms and sites are driven by the available open land, to integrate closely with their receiving environment. This, together with the retention of a significant element of the Bottling Plant has altered the configuration of buildings on the site and in particular, through the protection of the Broadleaved Woodland which adjoins the Lee River walkway, has made a design which clearly flows from the site.

The retention of high value broadleaved woodland and trees within the North Mall Masterplan are critical to its success from an environmental perspective. These habitats offer a refuge for wildlife within an urban landscape and provide an ecological connection to woodland habitats further west and to the River Lee. The landscape masterplan seeks to not only retain these key elements but enhance and reconnect the Mill Race corridor with the River Lee.

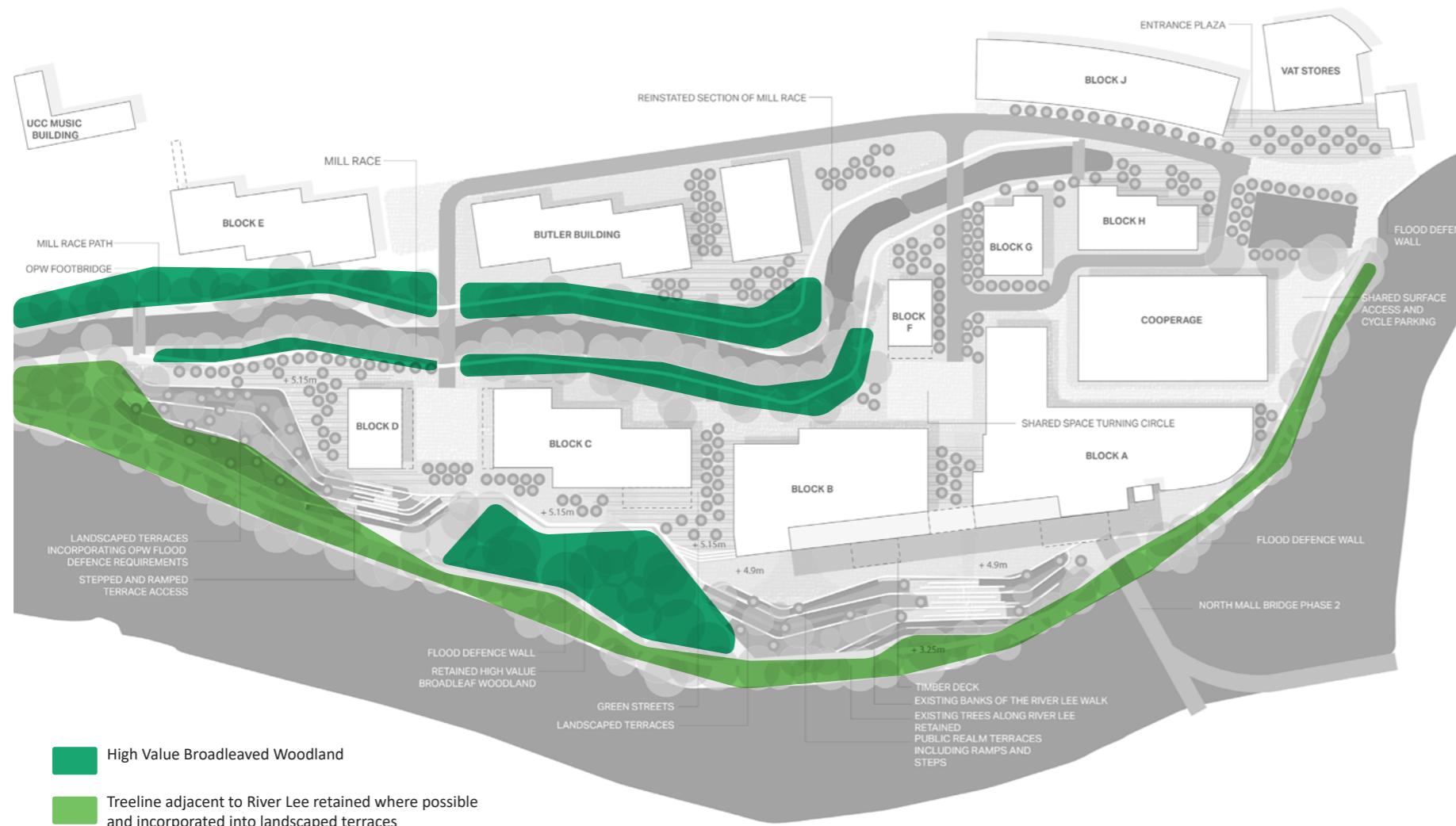


Figure 4.21: Retained Trees / High Value Broadleaved Woodland



Figure 4.22: Broadleaved Woodland



Figure 4.23: Broadleaved Woodland

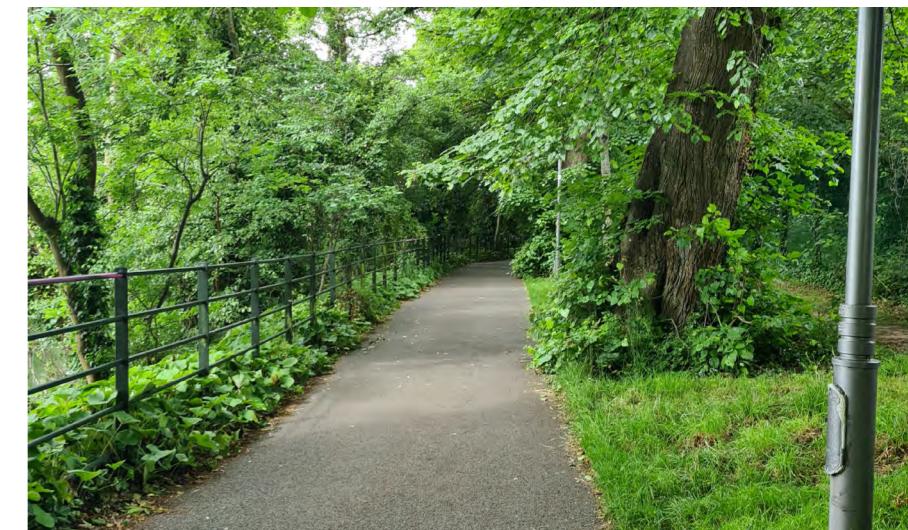


Figure 4.24: 'Banks-of-the-River-Lee-Walk'

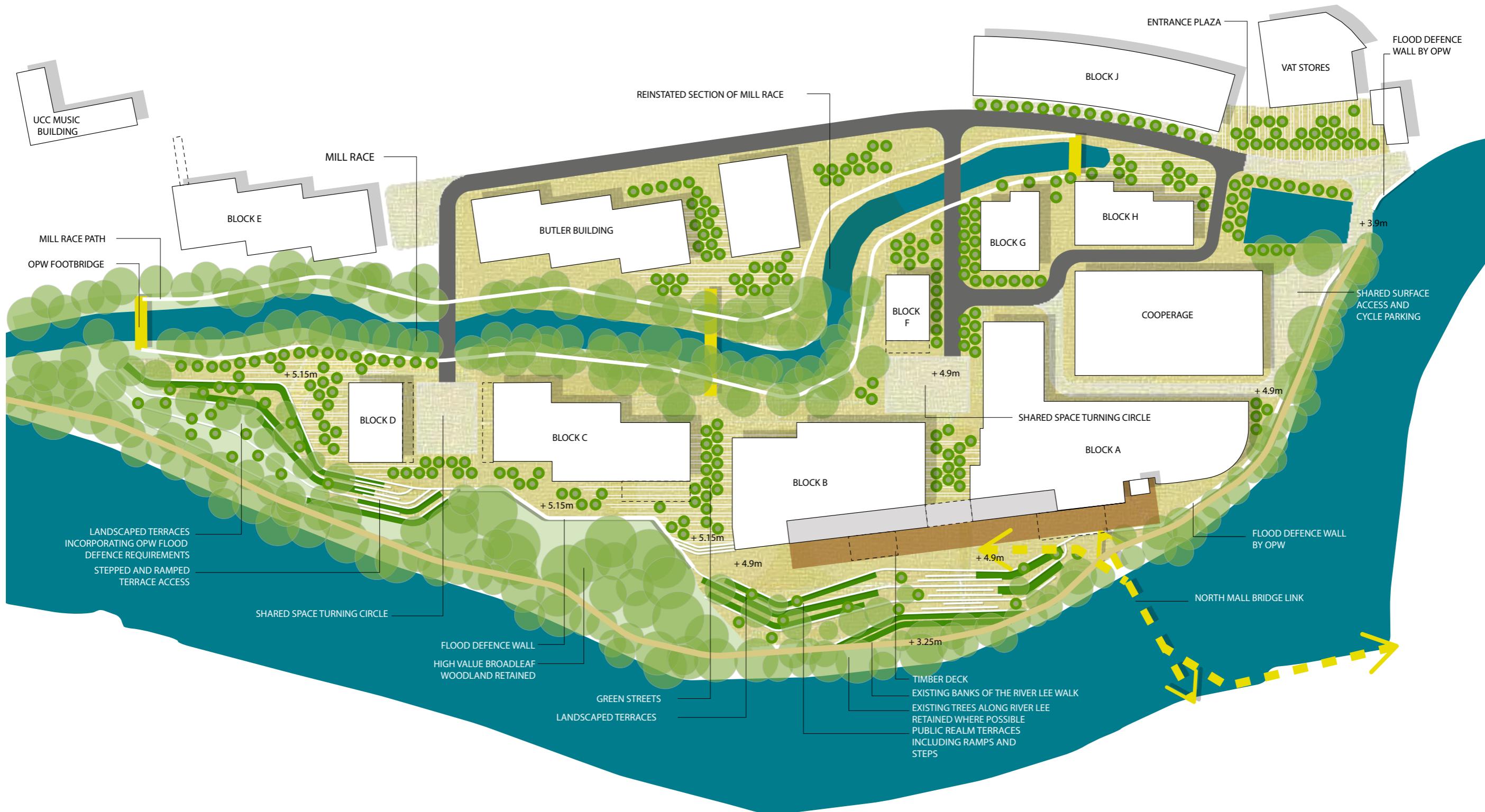


Figure 4.25: Overall Masterplan in Landscape Context

PHASING

05

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5.1 Existing Site

The proposed masterplan for the redevelopment of the North Mall Campus site is to be delivered in a number of phases, governed by the availability of HEA and HSE funding for the buildings and the requirements of UCC and MUH. Focus will be on developing from the east (city side) in the first instance, consistent with best practice in terms of sequential development.

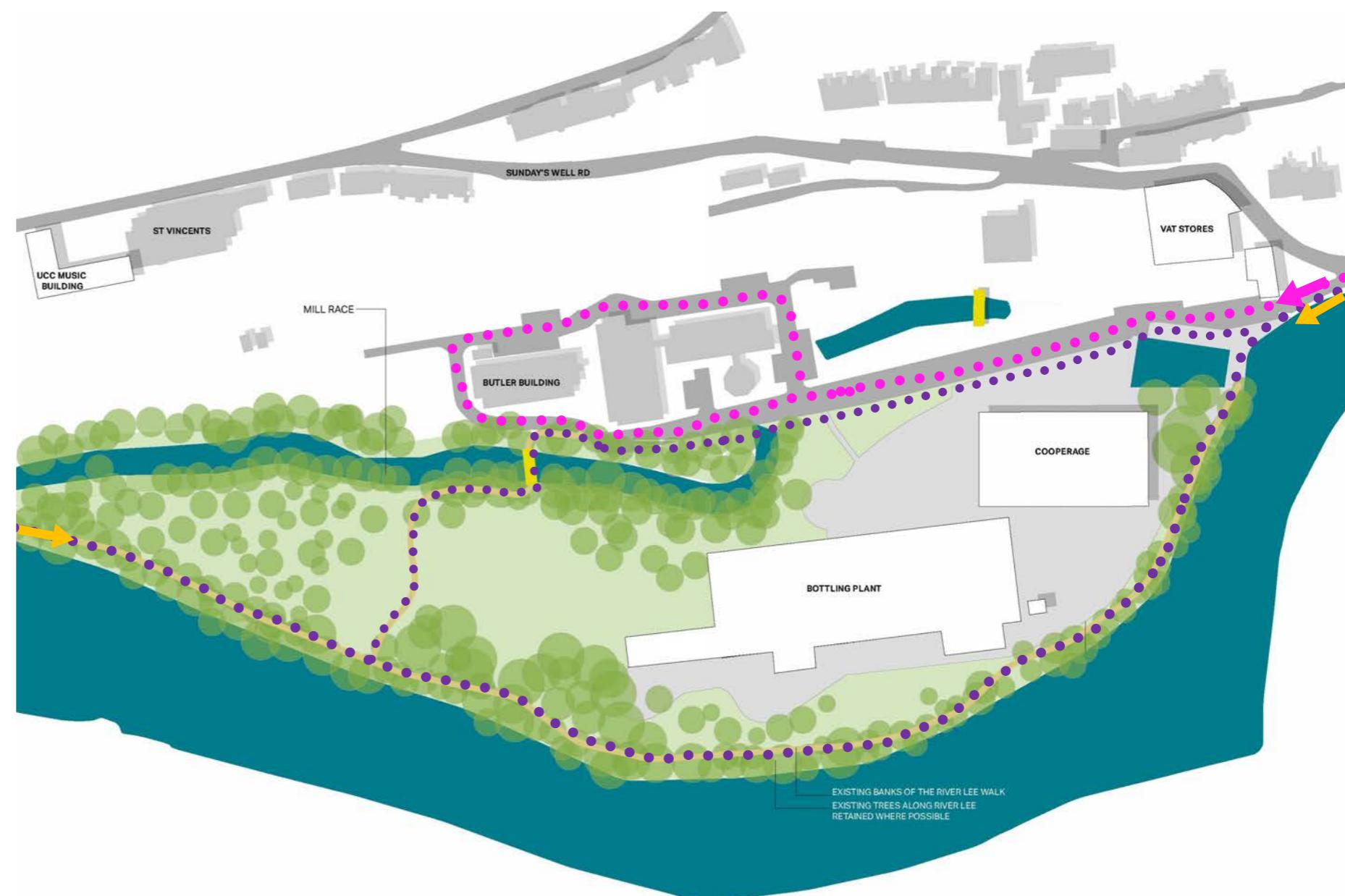
This chapter provides a breakdown and description of the proposed phasing, detailing implications for the interim landscaping and movement strategy

Figure 5.1 shows the existing pedestrian and vehicle routes around the North Mall Campus site whilst Figure 5.2 shows the massing of the existing buildings.

The 'Banks-of-the-River-Lee-Walk' runs east to west along the south of the site, with crossing points over the River Lee at St. Vincent's Bridge to the far east and Mardyke Bridge at the far west. A secondary route is provided, turning off the 'Banks-of-the-River-Lee-Walk', running north through the centre of the site, crossing the Mill Race to the south of the Butler building, following the road east to exit the site at Distillery house.

Vehicles enter and exit the site through the original Distillery gate to the north-east of the site, adjacent to Distillery House. The road runs east to west, cutting through the centre of the site, over sections of the Mill Race, dividing the site in two. At the Enterprise Building the road becomes a one way route, wrapping around the Butler Building, rejoining the main road to the east of the Enterprise building. Surface parking is offered to UCC and MUH staff at various scattered locations around the site.

The existing landscape is described in sections "6.6 Landscaping Context" and "6.8 Biodiversity".



- ➡ Vehicle Entrance
- Vehicle Routes
- ➡ Pedestrian Entrance
- Pedestrian Routes

Figure 5.1: Existing Buildings Block Plan

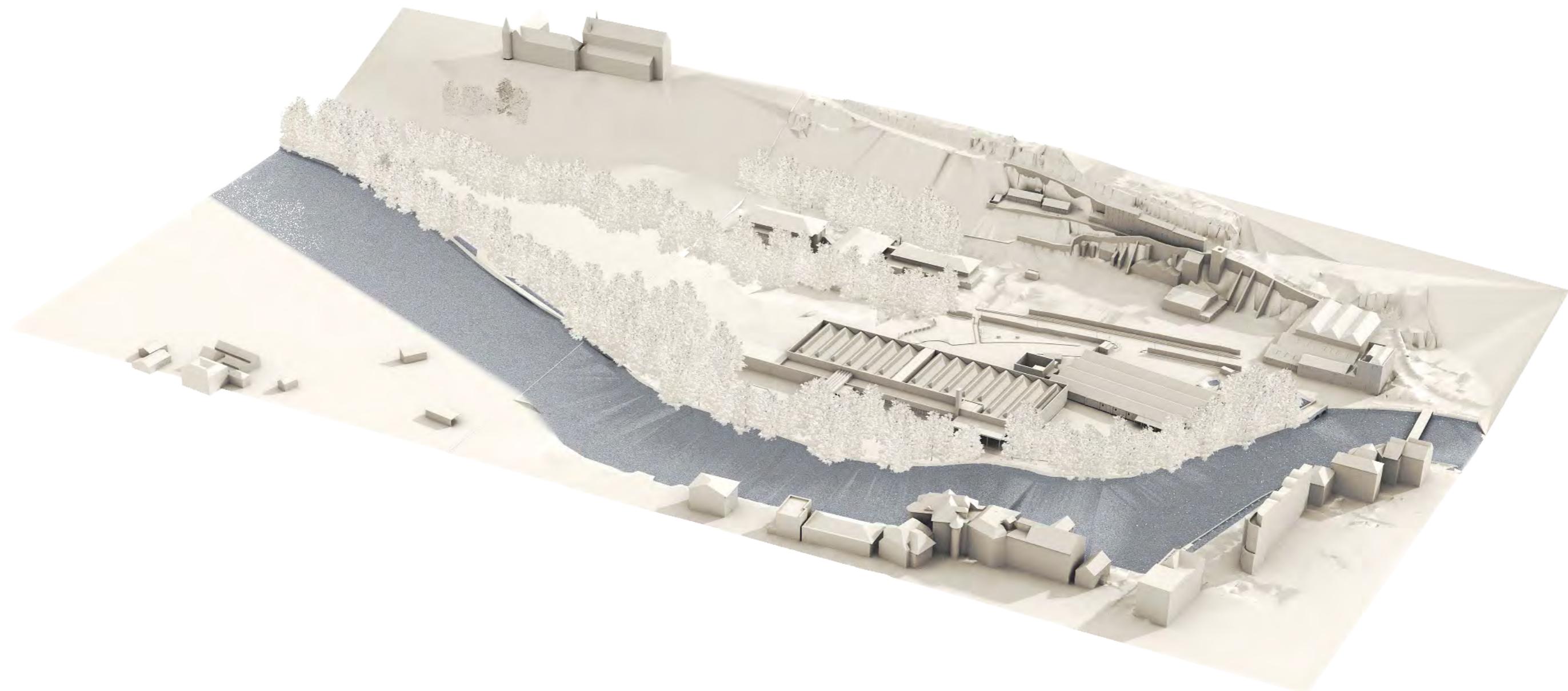


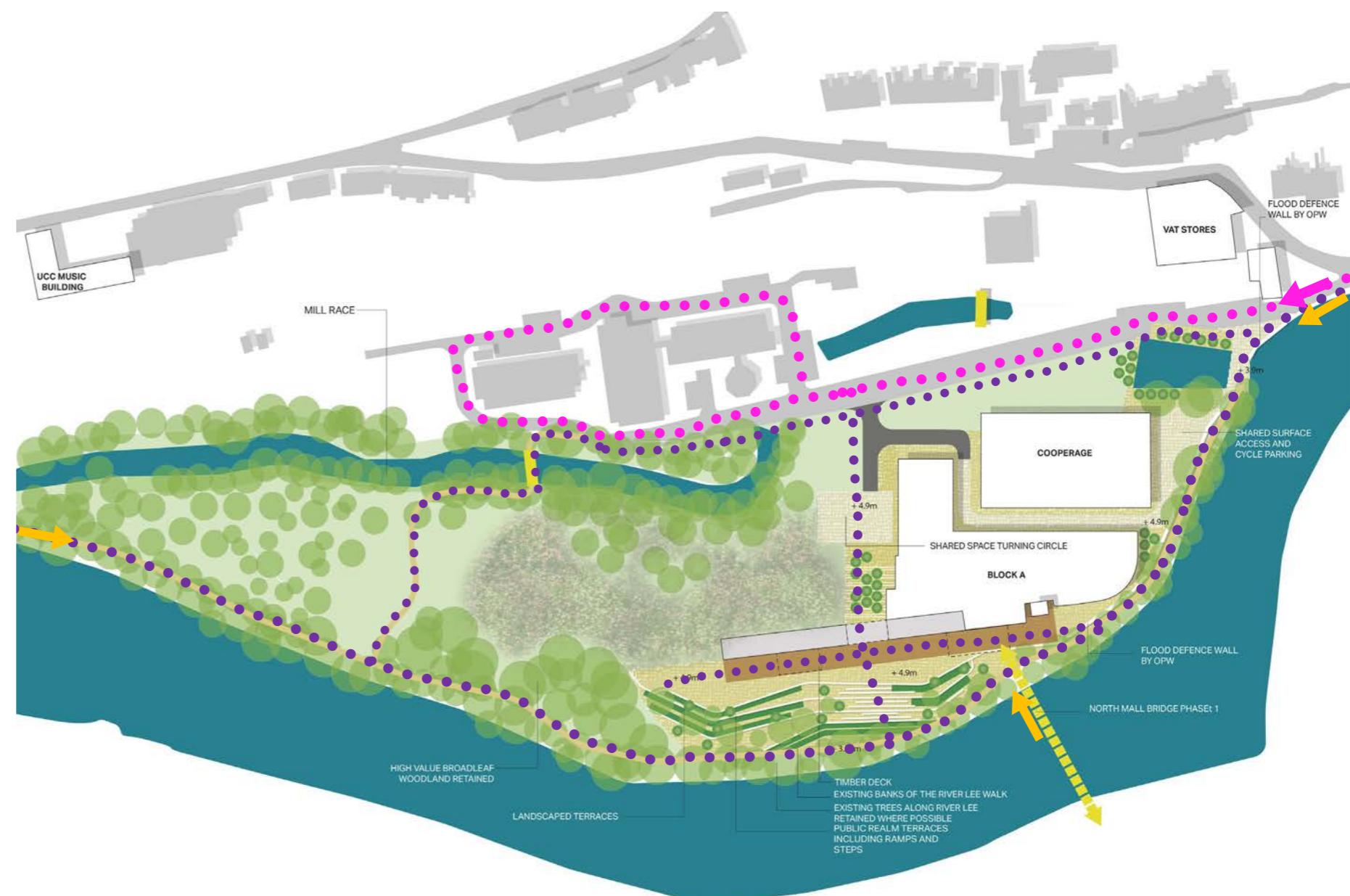
Figure 5.2: Existing Buildings 3D View

5.2 Phase 1

- Demolition of the main factory section of the Former Bottling Plant.
- Retention and refurbishment of the main accommodation, canopies, chimney and podium of the Bottling Plant.
- Block A – TN12
- Landscaping and car parking development locally.
- Bridge (Phase 1)

Following the completion of phase 1, a new publicly accessible pedestrian link will be created from the 'Banks-of-the-River-Lee-Walk' through the frontage of the former Bottling Plant leading to the new main entrance of Block A and on to the north of the site. A new pedestrian bridge is created to link the existing Tyndall facilities at the Lee Malting's site on the south of the river to the new facility on the North Mall Campus. This will be designed to accept additional public links to connect the Mercy University Hospital and Grenville Place to the North Mall Campus as the development progresses. Vehicle routes remain as existing with a service road is added to provide access to Block A, as well as secure cycle parking to the east of the Cooperage.

A landscaped Terrace will be created to the south of the former Bottling Plant to link the 'Banks-of-the-River-Lee-Walk' up to the new FFL at 4.9m. As described in Section 4.4 these terraces knit the new proposals to the existing landscape in a sensitive approach, creating a new public amenity, a seating area to stop and pause along the route.



→ Vehicle Entrance

••• Vehicle Routes

→ Pedestrian Entrance

••• Pedestrian Routes

Figure 5.3: Phase 1 Block Plan

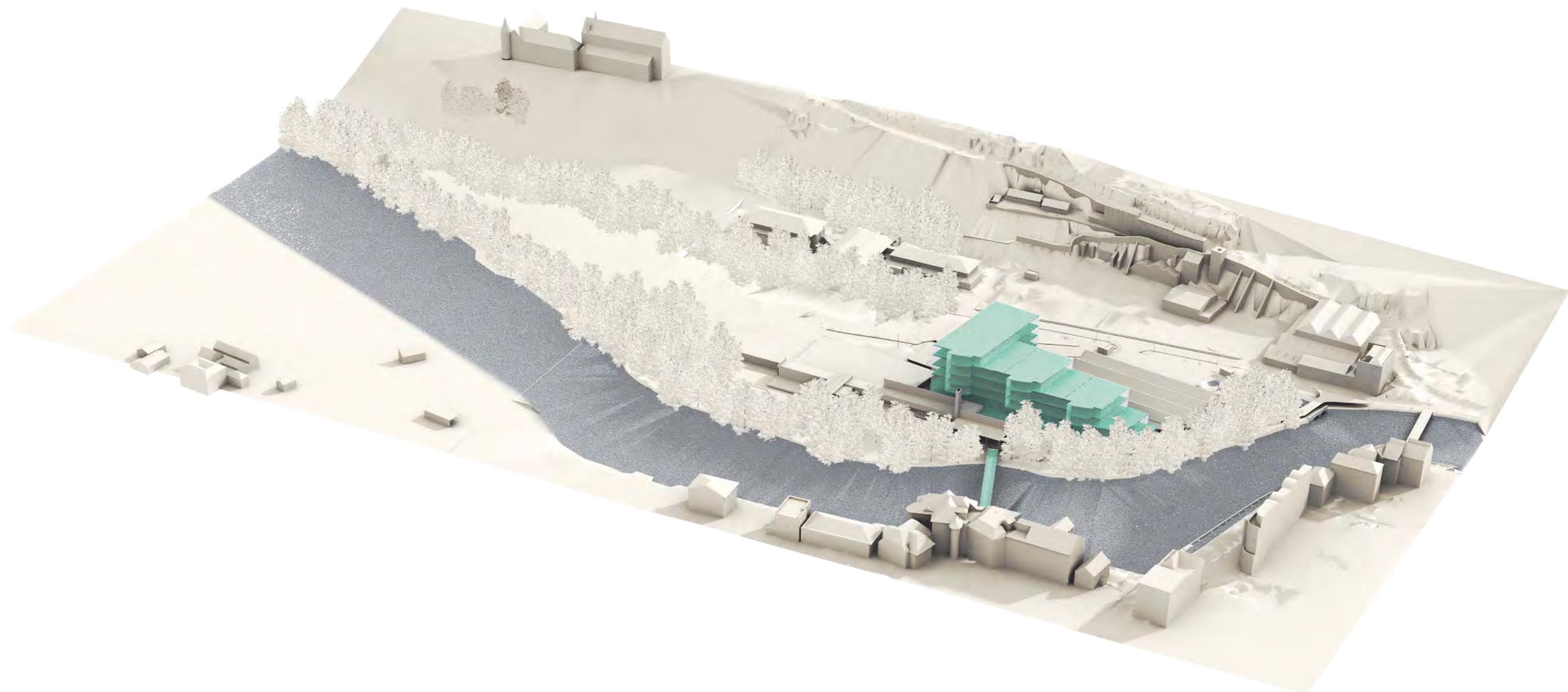


Figure 5.4: Phase 1 3D View

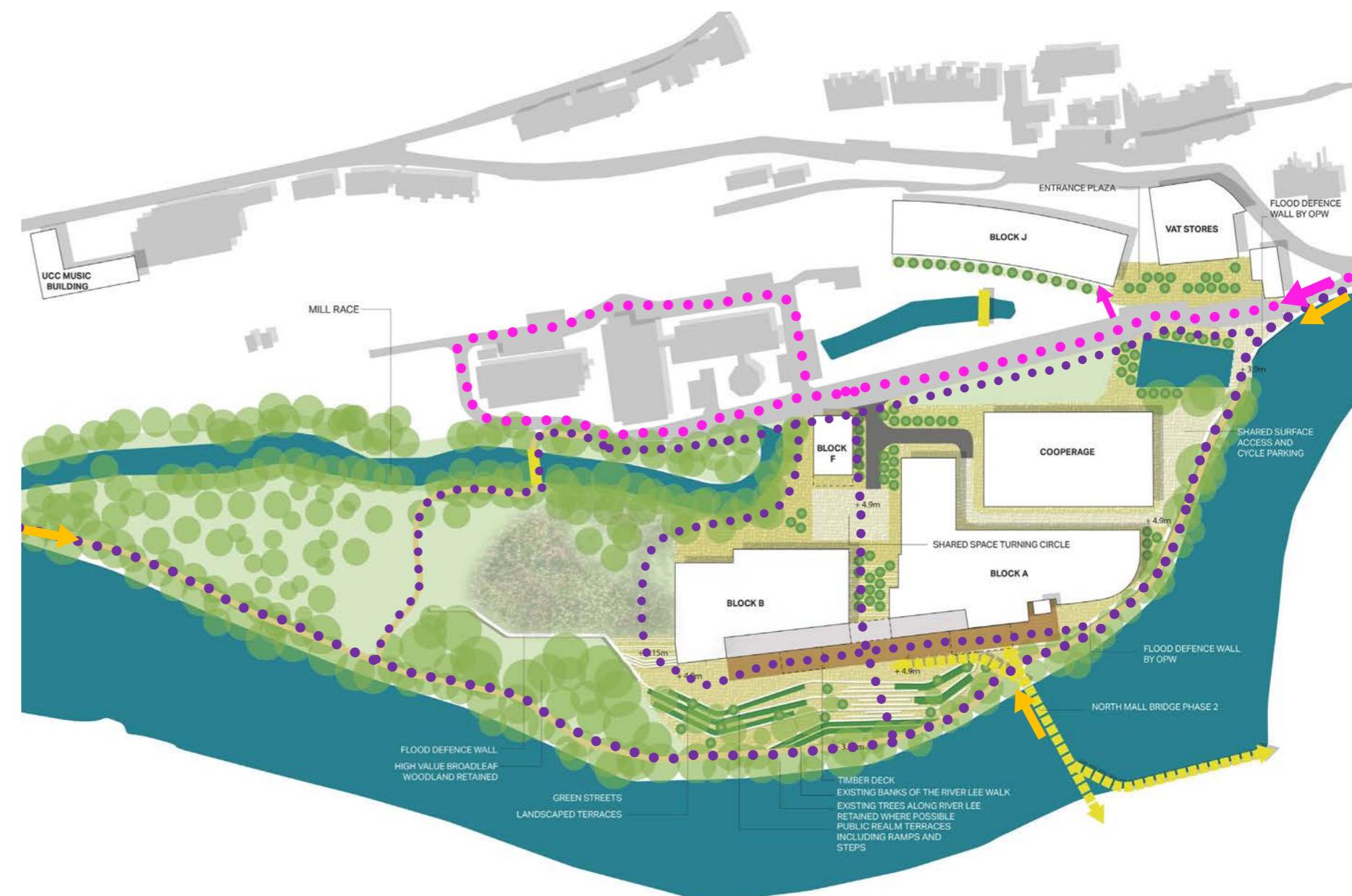
5.3 Phase 2

- Block B
- Integration of the retained Bottling Plant into Block B
- Block F
- Block J Parking Structure - Phase 1
- Bridge – Phase 2
- Refurbishment of Vat stores and demolition of the front lean-to section and landscape a new entrance plaza to the site
- Removal / re-configuration of the entrance gate by Distillery House to widen main access to the site to meet traffic requirements

Phase 2 will see the completion of the refurbishment of the former Bottling Plant as it is integrated with Block B. The public links are added to the pedestrian bridge linking the North Mall Campus to the south.

Additional planting to the main avenue between Block A and Blocks B and F enhances the vertical route through the site. Removal of the lean-to structures during the refurbishment of the Vat Stores will create a new public entrance plaza.

Phase 1 of Block J, the construction of the ground and first floor levels provide the parking provisions for the phase of the development. Located to the north of the site, this maintains a clear separation of vehicles and pedestrian routes. The ground and first floor levels of Block J will be built with a floor to ceiling height of 4m. This will allow for future re-purposing of the car-parking provision for active use, as and when high capacity public transport comes on line.



→ Vehicle Entrance

••• Vehicle Routes

→ Pedestrian Entrance

••• Pedestrian Routes

Figure 5.5: Phase 2 Block Plan

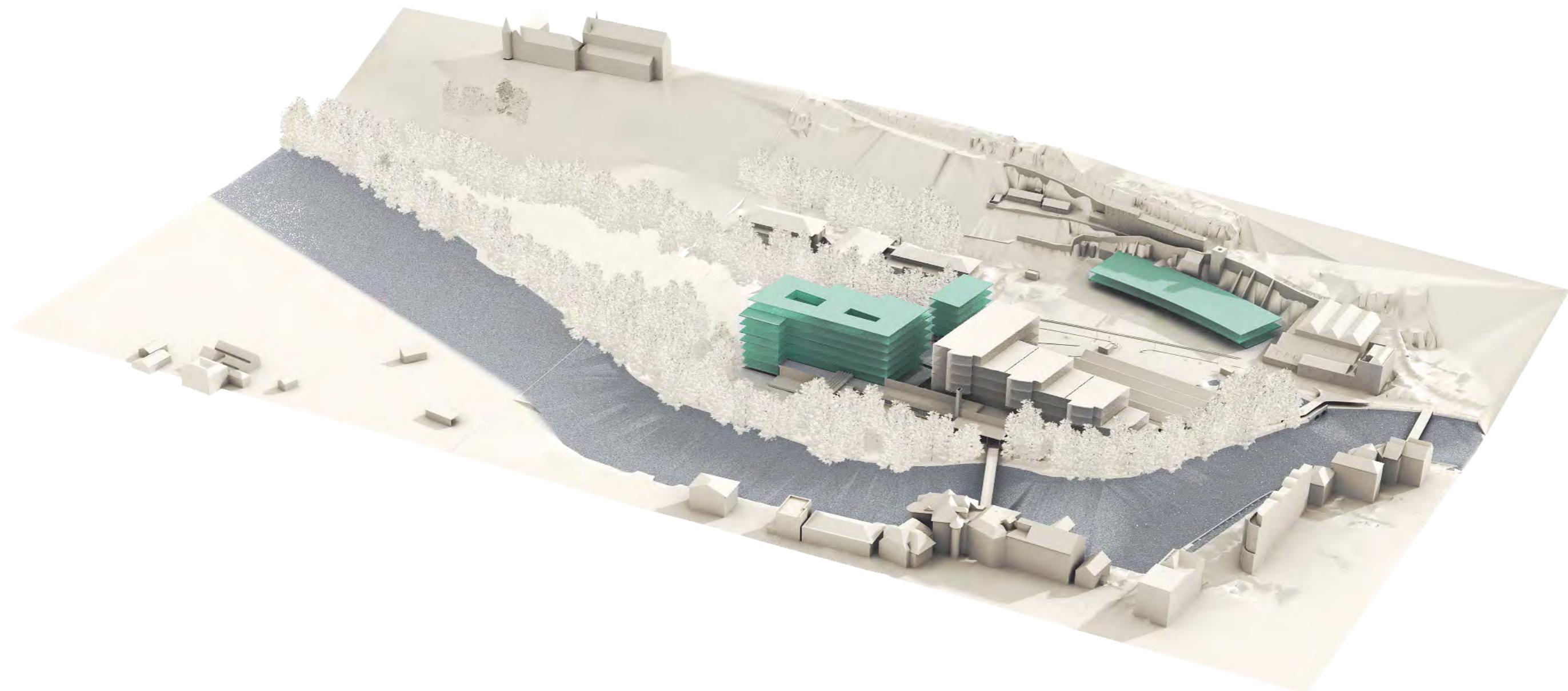


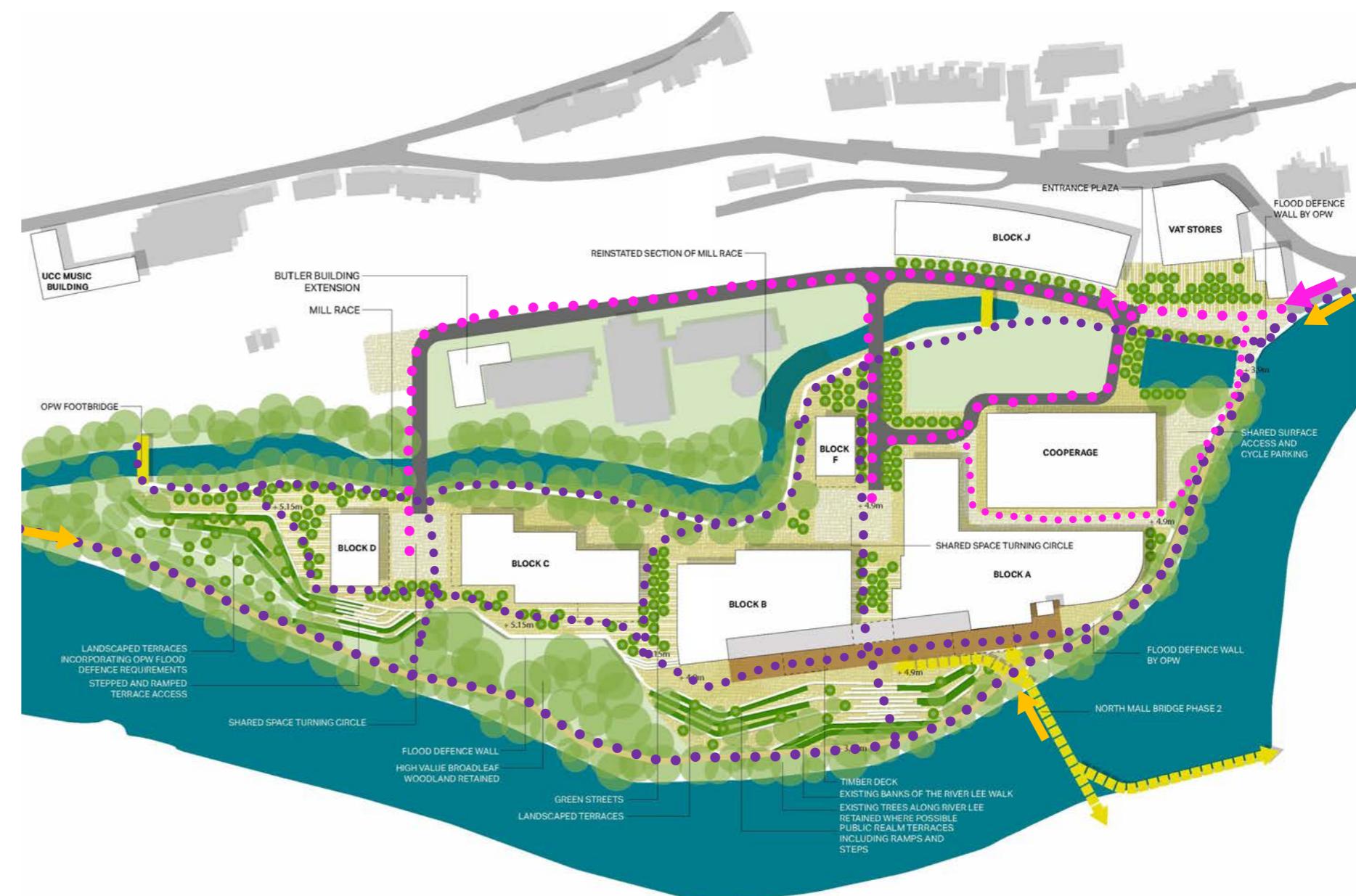
Figure 5.6: Phase 2 3D View

5.4 Phase 3

- Block C
- Block D
- Block J Parking Structure – Phase 2
- Block K - Butler Building Extension
- Implementation of full new road configuration
- Landscaping and reinstatement of the section of the Mill Race

Construction of Blocks C and D to the south of the site will see the completion of the landscape proposals along the bank of the River Lee, creating additional terraces, links from the 'Banks-of-the-River-Lee-Walk' up into the North Mall Campus, with the flood defence wall wrapping around the Broadleaved Woodland creating a viewing platform down into this area of High Value Landscape.

Full implementation of the new road layout, moving it to the north of the Mill Race, at this stage further enforces the separation of vehicle and pedestrian routes through the site. Phase 2 of the Block J structure can be provided at this stage to provide provisions for the development following a review of requirement at this phase.



→ Vehicle Entrance

••• Vehicle Routes

→ Pedestrian Entrance

••• Pedestrian Routes

Figure 5.7: Phase 3 Block Plan

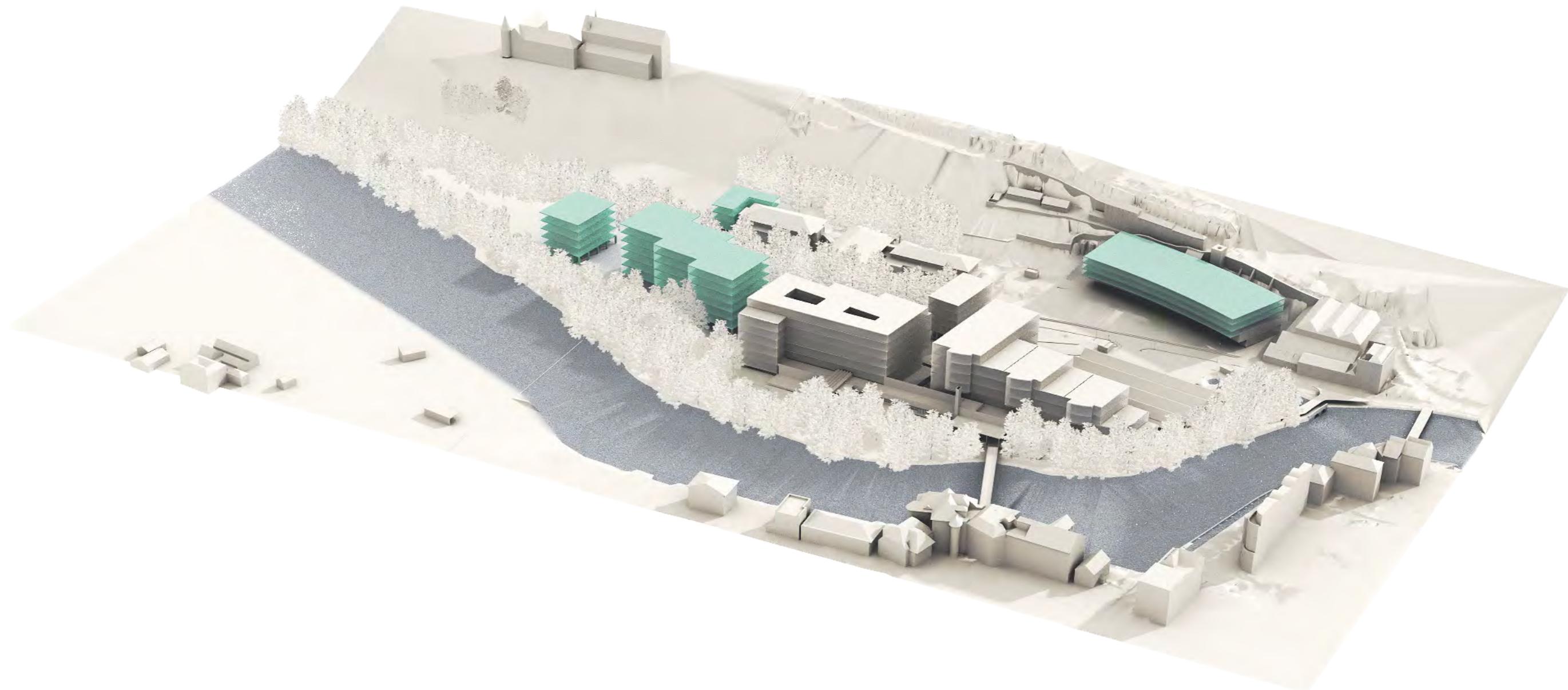


Figure 5.8: Phase 3 3D View

5.5 Phase 4

- Block E
- Block G
- Block H
- Block J Parking Structure – Phase 3

The pedestrian routes are extended over the OPW footbridge, part of the LLFRS works on the completion of Block E. A link at high level will provide a route through Block E to the Music School at the higher level of St. Vincent's on Sunday's Well Road.

New planting is to be incorporated around Blocks G and H and along the vehicle route between Block C and D, creating the second tree lined avenue and vertical link through the site.

Phase 3 of the Block J structure can be provided at this stage to provide provisions for the development following a review of requirements at this phase.

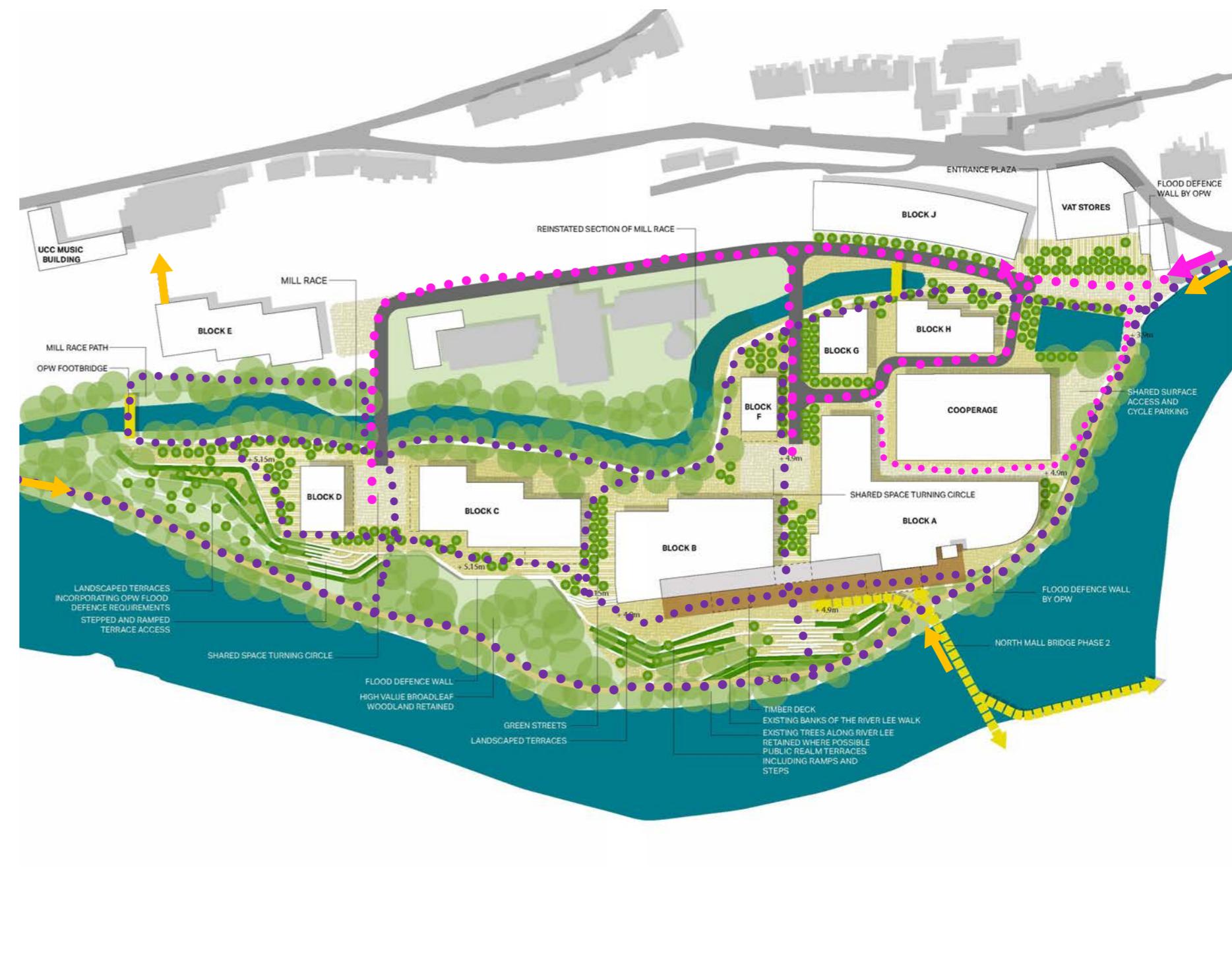


Figure 5.9: Phase 4 Block Plan

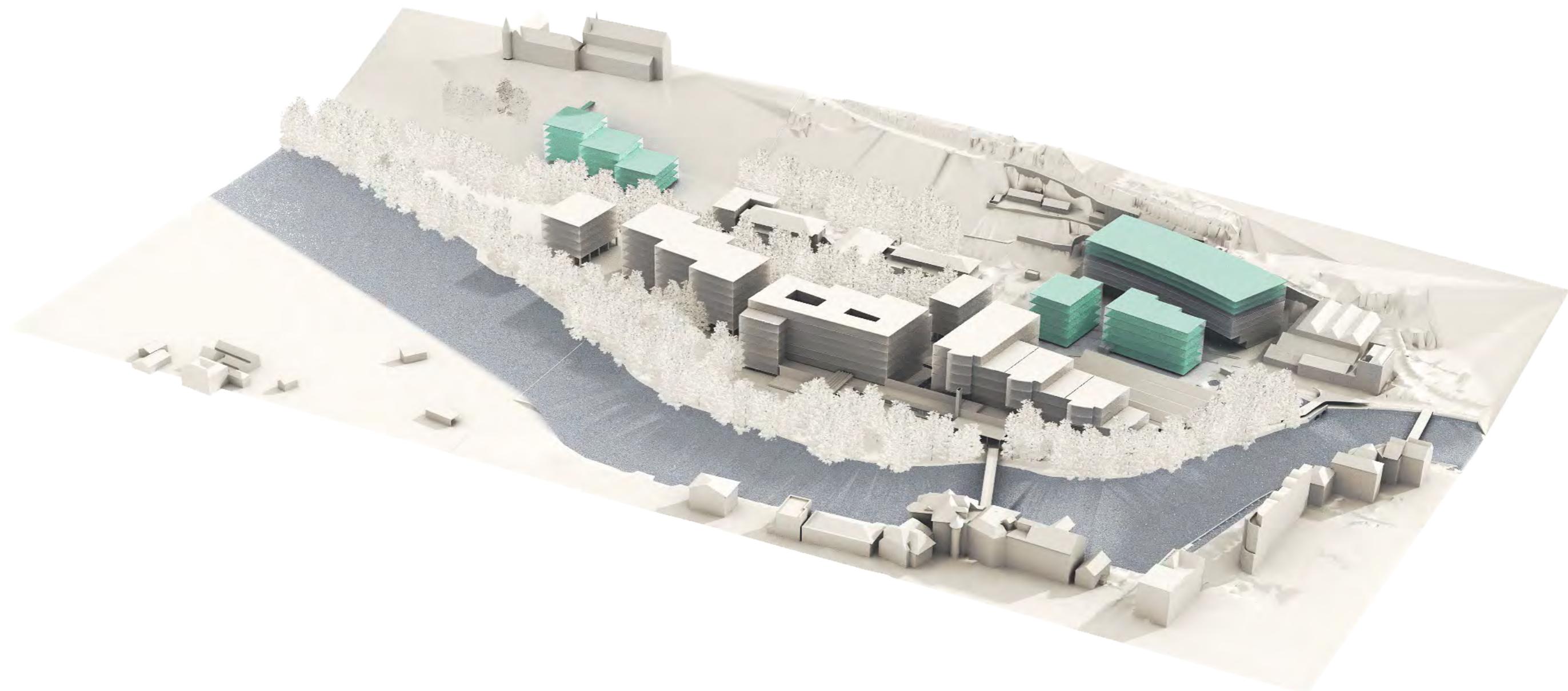


Figure 5.10: Phase 4 3D View

5.6 Phase 5

- Redevelopment of the existing Butler and Enterprise Building to increase capacity and to align with the scaling of the proposed masterplan development.
- Block K
- Block L
- Completion of landscaping and site works.

Following completion of the built works, the pedestrian link around the Mill Race can be completed and the final landscaping proposals and site works completed.

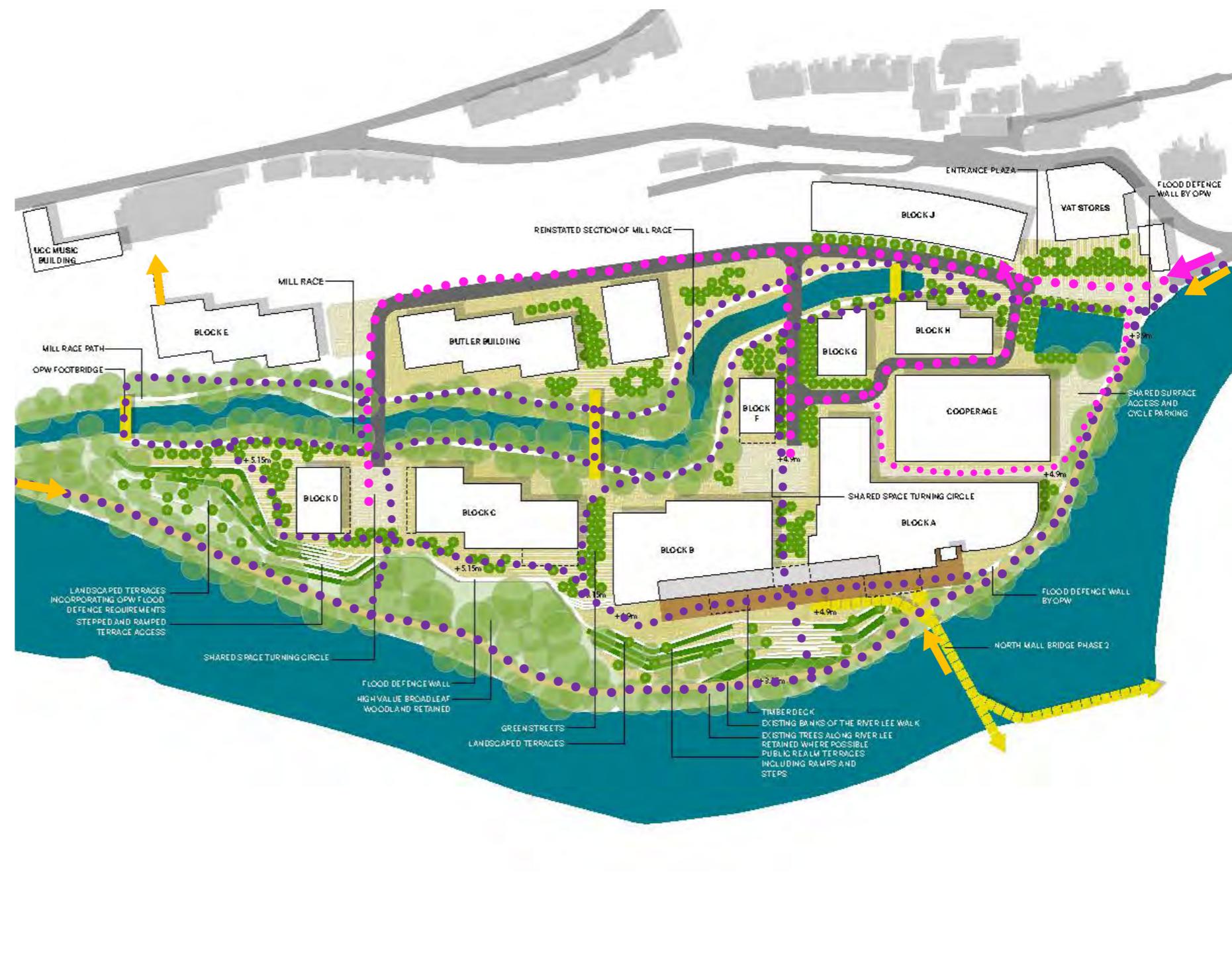


Figure 5.11: Phase 5 Block Plan

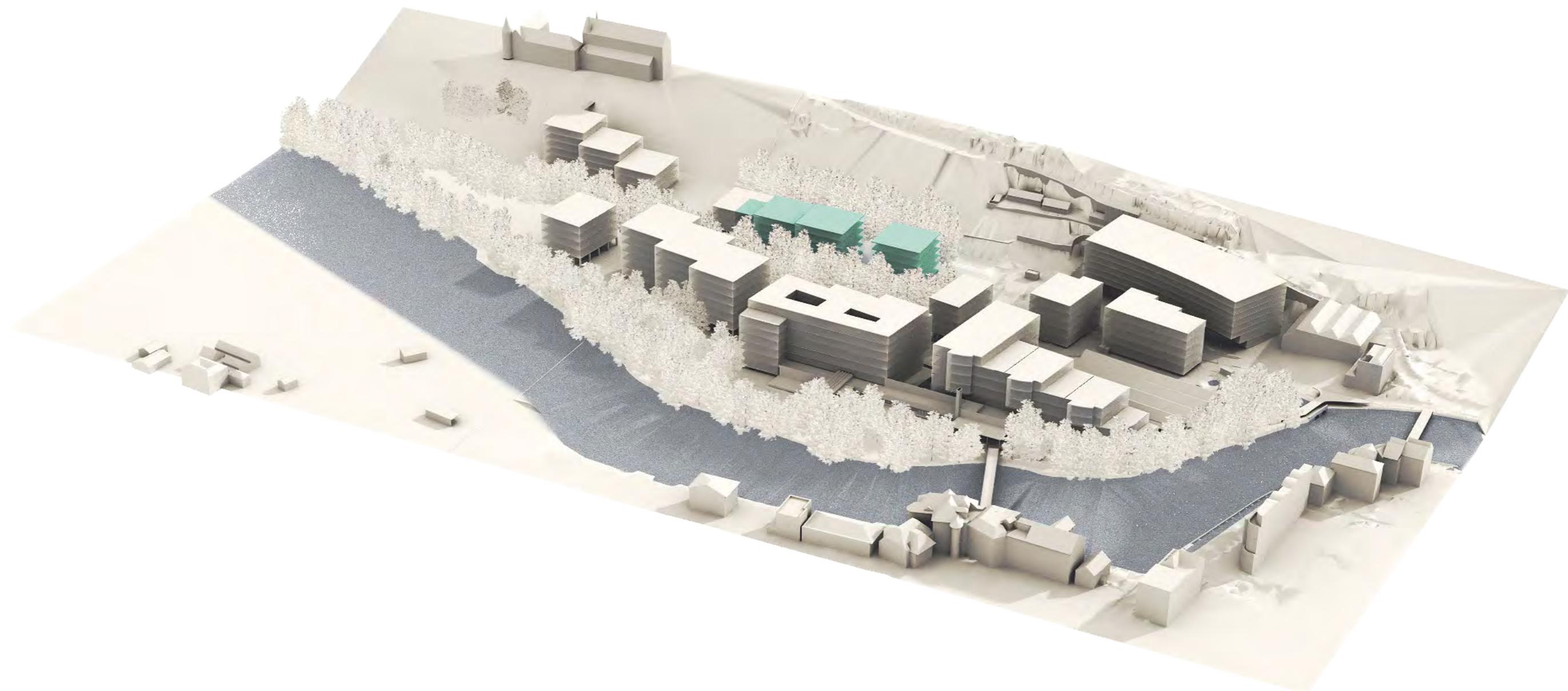


Figure 5.12: Phase 5 3D View

5.7 Summary

Table 5.1 Proposed Gross Internal Floor Areas - Summary			
Building Reference	Area (m sq)	Height (m)	Phase
Block A (TNI2)	16,000	28.5	1
Block B	17,970	28	2
Block C	16,380	28	3
Block D	3,130	20	3
Block E	7,450	20	4
Block F	2,530	20	2
Block G	2,790	20	4
Block H	4,110	20	4
Block J - Phase 1	4,415	8	2
Block J - Phase 2	8,880	+9	3
Block J - Phase 3	8,880	+9	4
Block K - Butler Replacement	5,700	20	5
Block L - Enterprise Replacement	2,800	20	5
Butler Building Extension	1,100	20	3
Vat Store Refurbishment	3,150	Existing	Existing / 2
Distillery House	600	Existing	Existing
Cooperage	2,475	Existing	Existing

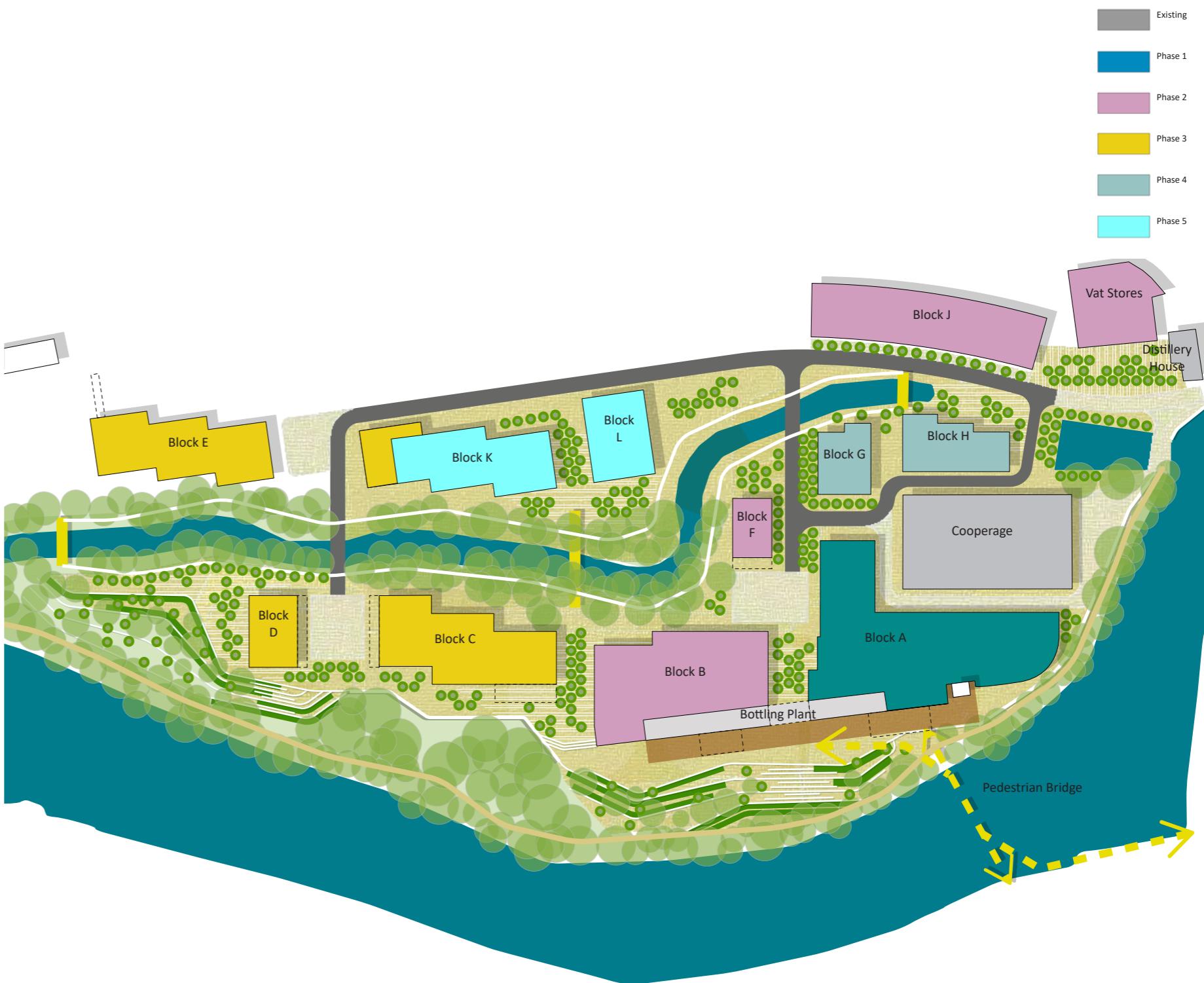


Figure 5.13: The North Mall Campus in Quantum

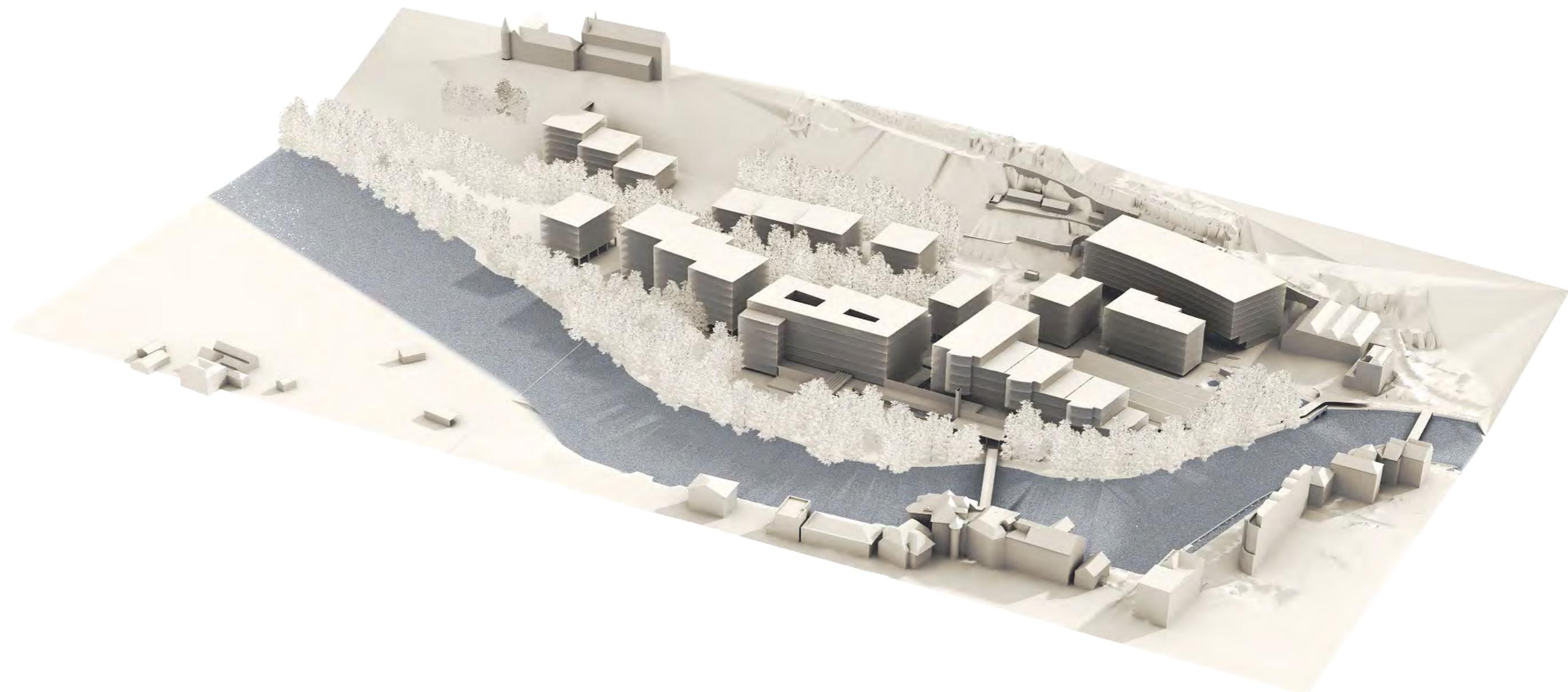


Figure 5.14: The North Mall Campus Proposed Masterplan in Quantum