

13 (ii)

Campbell, Jacqui

From: Roads Eastern Srit
Sent: 10 March 2015 14:10
To: 'Brian.Gaffney@savills.ie'
Subject: York Street Interchange Formal Consultation

Brian

Thank you for your second response to the consultation on the proposals for the York Street Interchange. Your views have been recorded as part of this process and will contribute to the decision on whether The Department should hold a Public Inquiry into the scheme.

Regards

Colin Pentland

Strategic Road Improvements

DRD - Eastern Division, Hydebank, 4 Hospital Road, Belfast BT8 8JL.

13 ii

Campbell, Jacqui

From: Brian Gaffney [Brian.Gaffney@savills.ie]
Sent: 09 March 2015 16:24
To: Roads Eastern Srit
Subject: FW: Cityside - York street , Interchange
Attachments: Transport NI 12.02.15.doc

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From: Brian Gaffney
Sent: 09 March 2015 15:36
To: 'colin.pentland@drdni.gov.uk'
Subject: Cityside - York street , Interchange

Hi Colin,

Good to talk to you earlier.

As discussed for completeness I attach a copy of my earlier letter.

Additionally, I would like to raise the following question on behalf of my client.

How will transport NI ensure that businesses in the vicinity of the new interchange are not negatively affected by the proposed works?

It is of paramount performance to our occupiers (tenants) that their trade remains undisturbed during the works. As we are a retail and leisure destination the ability of our occupiers to run a successful business depends on their customers accessing the scheme. Any barrier or delays to access will have a demonstrable effect on their businesses. Additionally if the occupiers turnover reduces as a result of the barriers and delays to access then it hampers their ability to pay rent and service charge. This in turn could lead to vacancies and reduced income for the owners. In turn this may lead to a reduction in value of scheme.

Clearly this is a matter that needs to be addressed satisfactorily to ensure the continued success of local businesses.


I would be grateful if you would confirm receipt of this email and I look forward to your response.

Regards

Brian Gaffney
Divisional Director

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From: Melissa Donaghy
Sent: 09 March 2015 15:11
To: Brian Gaffney
Subject: Is this the letter you need?

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The Divisional Manager
Transport NI – Eastern Division Headquarters
Hydebank
4 Hospital Road
Belfast, BT8 8JL

12th February 2015

Re: York Street Interchange

Dear Sir

On behalf of the Landlord at Cityside Retail Park, Corbo Properties Ltd and Savills we would like to thank you for the presentation given in respect of the York Street Interchange Project on Tuesday 10th February 2015.

In general we welcome the proposals and believe they will have a positive effect on the area.

In respect of the specific changes to occur in and around Cityside we note the proposals include a relocation of the current access / egress from York Street.

Knowing the site as well as we do we believe that once the main works to the entrance off York St into Cityside start it will most probably cause a bottleneck to our major entrance/exit point of our premises. This will in turn have a knock on effect at our secondary entrance/exit at Brougham Street. In an effort to alleviate this congestion it is proposed that the old entrance off North Queen Street be re-opened (attached are photographs of the entrance/exit point). This will allow easier access/egress to the site and divert traffic away from the main works area. Our principal concern here is the smooth flow of vehicular and pedestrian traffic in and around the site during the works.

We would welcome your comments to the above proposal and in the meantime would request that a copy of the aerial DVD shown at the presentation be sent to the Centre Operations Manager at Cityside.

Kind regards

Yours sincerely

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