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Date: 19 March 2015

Dear Mr McDowell

**YORK STREET INTERCHANGE FORMAL CONSULTATION**

Thank you for your 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.

Yours sincerely

*Jacqueline Campbell*

ROY SPIERS  
Strategic Route Improvement

YOUR REF:  
OUR REF: CMcD/FB



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ROADS SERVICE - EASTERN DIVISION			
REFERRED TO	Action	Info	Inits
DEM R. Streets			
- 9 MAR 2015			
FILE REF:			
FILE REF:			

6 March 2015

Dear Sirs

**YORK STREET INTERCHANGE  
JACK KIRK GARAGE, 26 SHIPBUOY STREET, BELFAST BT15 1DA**

I write to advise that I am instructed to act on behalf of Mr Jeff Rutherford, proprietor of Jack Kirk Garage, located at 26 Shipbuoy Street, Belfast which is affected by the proposals for the York Street interchange.

My client advises me that the proposed development in connection with the York Street interchange will have a catastrophic impact on his property and business to the extent that property and business will be vested and extinguished.

The nature of my client's business means it cannot be easily relocated and therefore on his behalf I write to formally object to the proposals in their current format and to the proposed vesting order with the reasoning set out below:

1. We have acted on behalf of Mr Rutherford and undertaken extensive searches of the commercial property market with a view to establishing whether it is feasible to relocate the existing business to another premises. Having exhausted all possibilities we are satisfied that there are no other premises offering an affordable, feasible alternative to the existing premises and therefore the vesting of this property will involve total extinguishment of the existing business.
2. The existing Jack Kirk business has been trading at this location since 1975 under the current ownership for the past 10 years and has therefore built up a significant level of goodwill and trade over this period. This goodwill is a combination not only of the skills of the staff involved but also as a result of the strategic location of the property where the customer base is drawn from every part of Belfast and from a wider radius up to 30 miles from the city centre.
3. The current business provides employment for 4 full time staff which will be lost as a result of the vesting order and furthermore the current trading level provides services to up to 10 customers a day, 5 days a week.

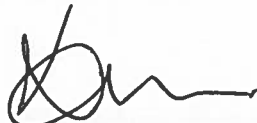
4. The current provisions for compensation under a vesting order will not adequately reflect the true value of the premises which have been specified to a very high standard nor will it provide satisfactory compensation for the true goodwill of the business and therefore Mr Rutherford will be significantly financially compromised.

For the reasons above we therefore feel that reconsideration should be given to the boundaries of the current proposal to exclude my client's premises from the vesting proposals.

We trust that you will accept this information in the good faith that it has been provided and give serious consideration to an amendment of the current proposals.

Please contact the undersigned to progress this matter.

Yours faithfully



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