

39

Campbell, Jacqui

From: Roads Eastern Srit
Sent: 10 March 2015 15:47
To: [REDACTED]
Subject: York Street Interchange Formal Consultation

Paul

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.

Regards

Colin Pentland

Strategic Road Improvements

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

39

Campbell, Jacqui

From: [REDACTED]
Sent: 09 March 2015 23:01
To: Roads Eastern Srit
Subject: York St Interchange
Attachments: 150309 L SHPP Transport NI re Draft Orders.pdf

Dear Sirs,

Please see attached letter of objection for the attention of Mr C Pentland. Could you please confirm receipt of the attached?

Best Regards
Paul Easton

39

Security House Property Partnership
130-132 Corporation Street
Belfast
BT1 3DH

9 March 2015

Our Ref SHPP/cmm/150309

Mr C Pentland
Transport NI
Department of Regional Development
Eastern Division
Hydebank
4 Hospital Road
Belfast
BT8 8JL

Dear Mr Pentland

**York Street Interchange
Objection to Draft Orders**

We write to object to the proposed Draft Orders and subsequent Notice of Vesting as advised to us in your letters of 27 January and 28 January 2015 which affects a property owned by Security House Property Partnership (the Partnership) on 130-132 Corporation Street Belfast.

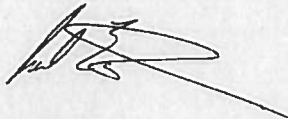
The proposed roads scheme will cause a significant financial loss to the Partnership.

The premises, formerly a paint storage warehouse, was bought and renovated in 2006. It comprises office accommodation and storage facilities on the Ground Floor and separate office accommodation on the first floor. Since April 2006 until August 2014, both floors were fully occupied. In April 2014, the first floor tenant decided not to renew their lease because of the proposed road scheme and vacated the premises in August 2014.

In addition if the proposed scheme is given approval to proceed, the Partnership will lose their property and the opportunity of retaining a long term investment. Furthermore, until such times as there is a confirmed decision on this Scheme, the premises will most likely be unsaleable and unrentable while at the same time costs will continue to be incurred by the Partnership to keep the building in good general repair.

We ask that a public inquiry is held into the Scheme and we reserve the right to make further comment to support our objection.

Yours sincerely
For and On Behalf of Security House Property Partnership



Paul Easton
Partner