

Comment number **COM03B**
Name Brian Gaffney, Savills (NI) Limited
Date submitted 09 March 2015
NIMVO plot number 41, 42, 43

TransportNI has considered the correspondence in the above communication and responds as follows:

1. 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 importance 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.

Access during Construction

- a) TransportNI has considered the impacts during construction on adjacent businesses and residents and would ensure that access to all properties is maintained for the duration of the works.
- b) A Temporary Traffic Management Strategy for the construction period is currently being developed by TransportNI and we would like to discuss your concerns and proposals in relation to your access during the works as the detailed design progresses.

Effect on Businesses

- c) Where applicable, compensation would be offered in accordance with the provisions of the relevant legislation (Land Acquisition and Compensation (NI) Order 1973).
- d) Part II of the Land Acquisition and Compensation (NI) Order 1973 includes a right to compensation for reduction in value caused by the use of public works.