



## **A5 Western Transport Corridor (A5 WTC)**

### **Appendix TNI – Theme Report: Accommodation Works**

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### **Introduction**

1. Accommodation Works are works which TransportNI are prepared to carry out during the road construction contract to accommodate adjoining land owners and to reduce the impact that may arise from the road scheme proposals. There is no legal obligation for Transport NI to carry out such works but it will do so where it is cost effective.
2. Accommodation works can be carried out only by agreement with a landowner but if agreement on what should be provided cannot be reached, the offer to provide accommodation works may be withdrawn. The landowner will still be entitled to claim compensation for diminution in value instead. In such instances appropriate fencing would be provided to delineate the boundary.

### **Accommodation Works Minor**

3. These works can comprise such things as the provision of fences (temporary or permanent), hedges, walls, gates and provision of new or altered access to the road network. Such works become the property of the landowner and their future maintenance (except for temporary fencing and hedges for a period of 3 years until they become established) is normally the landowner's responsibility.
4. Issues such as cattle handling facilities are a matter for compensation to be dealt with by Department of Finance's Land and Property Service (LPS). TransportNI will advise LPS where such measures are considered appropriate.
5. Detailed discussions were previously held in 2012 and accommodation works agreed for those landowners within Phase 1a and 1b and it is the intention to honour these previous agreements. TransportNI would, however, intend to make contact with landowners affected by Phase 1a after the Public Inquiry to identify any changes in circumstances and include, where applicable, any necessary modifications.
6. TransportNI would also intend to make contact with those landowners affected by Phase 1b and Phase 2 prior to the Notice of Making of the Vesting Order for these phases and where applicable to identify any changes in circumstances, confirm the modifications and agree the accommodation works required.

7. For further information on details of compensable issues please refer to the Department for Infrastructure's guide to accommodation works leaflet available at:

<https://www.infrastructure-ni.gov.uk/sites/default/files/publications/drd/roads-service-northern-ireland-guide-to-accommodation-works.pdf>

8. Please also refer to Land and Property Services guidance documents available at:

<https://www.finance-ni.gov.uk/publications/compulsory-purchase-and-compensation-guides>

### **Accommodation Works Major**

9. An 'accommodation bridge / underpass' is considered to be a major accommodation works item and would be described as a structure carrying a private single or shared access under or over the Proposed Scheme. The provision of such works, where it is cost effective, is likely to result in reduced compensation payable to the landowner.
10. Where property is severed or access affected, alternative access will be provided. In some cases this may require the vesting of third party land. Where this has not been physically possible, TransportNI has sought to provide an underpass or bridge.
11. The main criteria on which TransportNI bases its decisions to provide farm accommodation crossings are: -
  - the availability and convenience of other means of access;
  - the other uses to which a bridge or underpass might be put;
  - The needs of the farm such as its layout and management as well as details about the frequency of movements of stock or machinery;
  - road user safety; and
  - cost of crossing in relation to the likely compensation payable.