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MOURNE SEAFOOD BAR

10 MAIN STREET
DUNDRUM
CO DOWN
BT 33 OLU
30/6/08

B.C.C.R.D.

- 1 JUL 2008

RECEIVED

Dear Sir/madam,

RE: Westside Regeneration district Draft Regeneration Masterplan

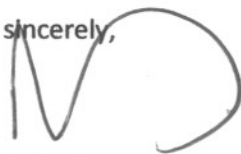
I welcome your masterplan for the above area and I believe it is long overdue. I also welcome the comments made about the positive impact of our business to the area in spite of the dereliction of its surroundings.

The business has been a great success from day 1 and we are currently booked out for the next three weeks. When we initially opened we had targeted the tourist sector but with such a long booking period it is difficult for tourists to access the restaurant, especially at weekends. In light of this demand we have been actively searching for larger premises. To date we have not identified suitable premises but when we do it would probably result in us leaving Bank Square. I did note however that the masterplan identifies the potential for a new two storey cafe/restaurant building in Bank square. This site would enable us to develop our business in the square and create an excellent tourist location in the heart of the city.

We would envision a new building built in a style that would complement the existing buildings that we would run in tandem with the existing Mourne Seafood bar. It could incorporate a ground floor kitchen that would enable us to exploit the squares excellent potential for al fresco dining. The current mourne seafood bar has a kitchen on the first floor which is currently running at 100% capacity .

In summary we are extremely positive about your proposals and we feel that we would be in a good position to exploit the new restaurant opportunity on Bank Square. We would be keen to be appointed as developers for the proposed new site. In addition to the refurbishment of Mourne Seafood bar I have also completed two projects with DSD on Duncairn Gardens and we are currently embarking on a third in the same area.

Yours sincerely,



Bob Mc Coubrey,
Director

B.C.C.R.D.

21 AUG 2008

RECEIVED

MOURNE SEAFOOD BAR

10 MAIN STREET
DUNDRUM
CO DOWN
BT 33 OLU
19/8/08

Dear Sir,

RE: Westside Regeneration district Draft Regeneration Masterplan

In light of the current credit crunch and the difficulty of accessing funds from the Banks would it be possible to bring some of the more run-down areas of this proposal into the UDG eligible area ?

Yours sincerely

A handwritten signature in black ink, appearing to be 'Bob Mc Coubrey', written in a cursive style.

Bob Mc Coubrey

Director