

David William Wilson

Auctioneer, Property Consultant and Valuer

Antrim and Newtownabbey Borough Council
Forward Planning Team
Mossley Mill
Carnmoney Road North
Newtownabbey
BT36 5QA

19th September 2019

Dear Sir or Madam,

Local Development Plan 2030 - Ballyearl Business Centre

I have been working on behalf of Mr Jackson, the current owner of the above development, which I previously owned.

Your planning records will show that the enclosed map, brochure and correspondence refer to the above property, which was approved as a Business and Sports Park, as detailed in Mr Robert Kaye's correspondence to DOE Planning in Belfast, dated 13th May 1993. The proposal was supported by both the Prime Minister, Mr John Major and Minister for Economic Development, Mr Robert Atkins, who were both keen to promote Northern Ireland as a tourist and sports destination.

Unfortunately, the Province was still in turmoil at this time, and although great efforts were made to secure investment in this development, we were unable to secure an investor.

We are currently negotiation with some overseas investors, who will be calling at our Earls Court Business Centre next month, to view the property again and discuss its current potential as a hotel and sports Centre.

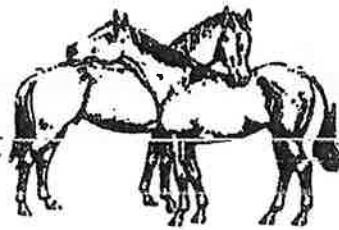
The potential clients have already studied our original draft plans, and while it is hoped they will accept the business centre, as was originally proposed, we would ask that the lands also be included in the current Antrim and Newtownabbey Borough Council Local Development Plan 2030, with a view to its further commercial development.

Yours faithfully

David W Wilson



1 Ballyhartfield Road, Templepatrick
Co. Antrim BT39 0RB • 07774 617447



Earls Court Development Ltd.

Ballyearl Business Centre.

29 Ballynure Road, Carnmoney, Co Antrim

Telephone: (0836) 609786 & (0232) 833769

7th June 1993

Mr. Robert Atkins M.P.
Minister for Economic Development
Netherleigh,
Massey Avenue,
Belfast. 4.

Dear Mr. Atkins,

THE EARLS COURT COMPLEX

We refer to the above Complex and to your request that we keep both your office and the Prime Minister informed of the Development's progress.

We are at present preparing a Business Plan and a Promotional Brochure, copies of which are enclosed.

We have been discussing the project at home and abroad with various Hotel and Leisure Groups. Despite the fact that we could agree a plan to amalgamate with a local group of Hotels, (and do not rule this out at present), we would however prefer to spend a little more time in trying to encourage an International Hotel and Leisure Group to take up an option.

Since our project is centred around Tourism, one of these Overseas Groups, would in our opinion, be a great boost to the Complex, taking into account their already established tourist contracts.

We are confident that we shall have some exciting news in this direction in the near future.

Yours sincerely

[Redacted signature block]



10 DOWNING STREET
LONDON SW1A 2AA

19 April 1993

From the Correspondence Secretary

Dear Mr Wilson,

The Prime Minister has asked me to thank you for your recent letter.

Mr Major is most grateful to you for your kind thought in writing.

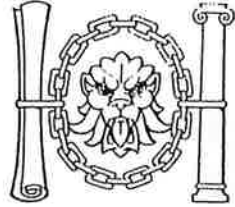
Mr Robert Atkins, Minister for Economic Development for Northern Ireland, has already discussed your project at Earls Court with the Prime Minister in some detail.

Mr Major has requested to be kept informed as the scheme develops, and would encourage you to apply for the government grant aid which is available via the Northern Ireland Tourist Board for such a worthy scheme.

Yours sincerely,

Mrs P Wilkinson

Mr D W Wilson,
Ballyearl House,
29 Ballynure Road,
Carnmoney,
Co Antrim,
Northern Ireland.



Robert H Kay

• Building Surveyor and Architectural Technician •

P.O. Box 13
Carrickfergus
Co Antrim
BT38 8DN
Tel: 0232 853534
Fax: 0232 864775

Our Ref: KB10/93

13 May 1993

Mr W Hillen
DOE Planning
Bedford Street
BELFAST

BY F A X 0232-242486

Dear Sir

Earlscourt Complex

Hotel, Nursing Home, Residential Chalet Accommodation,

Equestrian Centre and Staff Accommodation

Ballyearl, Newtownabbey

I refer to our Site Meeting today with David Wilson and Ken Dickson and our discussion regarding the Planning Approval dated 15 April 1993 REF U/93/0032 in relation to the above.

As you are aware, a Reserved Matters application is to be submitted and will cover the following aspects:-

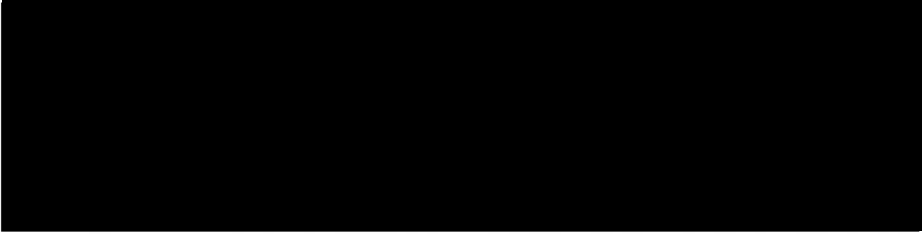
- | | | | |
|---|---|---|--|
| 1 | <u>Hotel</u> | - | 100 bedrooms
Conference Facilities
Fitness suites
Swimming Pool
Function rooms
Car Parks |
| 2 | <u>Nursing/Residential Home</u> | - | 50 residents
Staff accommodation
Car Parking |
| 3 | <u>Residential Chalet
Accommodation</u> | - | 50 Units of various designs |
| 4 | <u>Equestrian Centre</u> | - | 20,000 square metres
Jumping Arenas
Lecture Rooms
Function rooms
Complimentary Business Units & Sales
area
Stabling accommodation
Car Parking |

Mr W Hillen
DOE Planning

5 Mews Type Apartment
Accommodation

- 20 self contained units in a Mews
development

As discussed, I would be grateful for your early confirmation that the
above proposal would be approved subject to final drawings and an
application being submitted to your Department.



cc Mr David Wilson
Mr Ken Dickson



Department of Economic Development

Netherleigh, Massey Avenue, Belfast BT4 2JP
Telephone (0232) 763244 ext
Facsimile (0232) 761435

David W Wilson Esq
Ballyearl House
29 Ballynure Road
CARNMONEY
Co Antrim

19 February 1993

Dear Mr Wilson

You called at Netherleigh on 27 January to deliver papers to Mr Atkins relating to a proposed development at Ballyearl House. Following his meeting with you that day, Mr Herbert Lysk submitted your proposals to this office for the Minister's attention.

In your letter, you sought Mr Atkins' help in advancing the consideration of your revised planning application. I have made enquiries with the Department of the Environment and understand that you have already had some preliminary discussions on the matter with officials of the Planning and Roads Services. I can assure you that your planning application is currently being given the fullest consideration by the Planning Service and will be processed as quickly as possible.

The Minister was interested to learn of your project and, at his request, a copy of your proposal has been sent to the Northern Ireland Tourist Board. As Mr Lysk explained to you, all tourism executive functions now rest with the Tourist Board and its officials have now been informed of your project and asked to contact you to discuss your proposal in detail and to consider which elements could be eligible for assistance from tourism funds.

Mr Atkins has asked me to thank you for informing him of the proposed project and sends his best wishes for this ambitious development and encourages you, as the project is developed, to maintain contact with the Tourist Board and the Planning Service.

Yours sincerely

[Redacted Signature]

NEIL ROBINSON
Private Secretary



DEPARTMENT OF ECONOMIC DEVELOPMENT
An Equal Opportunities Organisation



Department of the
ENVIRONMENT
for Northern Ireland

Town & Country Planning Service

16-22 Bedford Street
Belfast BT2 7FD

Tel 0232 242486
Fax 0232 247749

Mr Robert H Kay
PO Box 13
CARRICKFERGUS
Co Antrim
BT38 8DN

Your ref KB10/93
Our ref U/93/0032; WRH/MW
Date 14 May 1993

Dear Sir

RE: SITE FOR HOTEL, NURSING HOME AND EQUESTRIAN CENTRE WITH ANCILLARY BUILDINGS
AT 39 BALLYNURE ROAD, BALLYEARL, NEWTOWNABBEY

I refer to our site meeting today along with Mr D Wilson and Mr K Dickson concerning the above, and to your letter dated 13 May 1993.

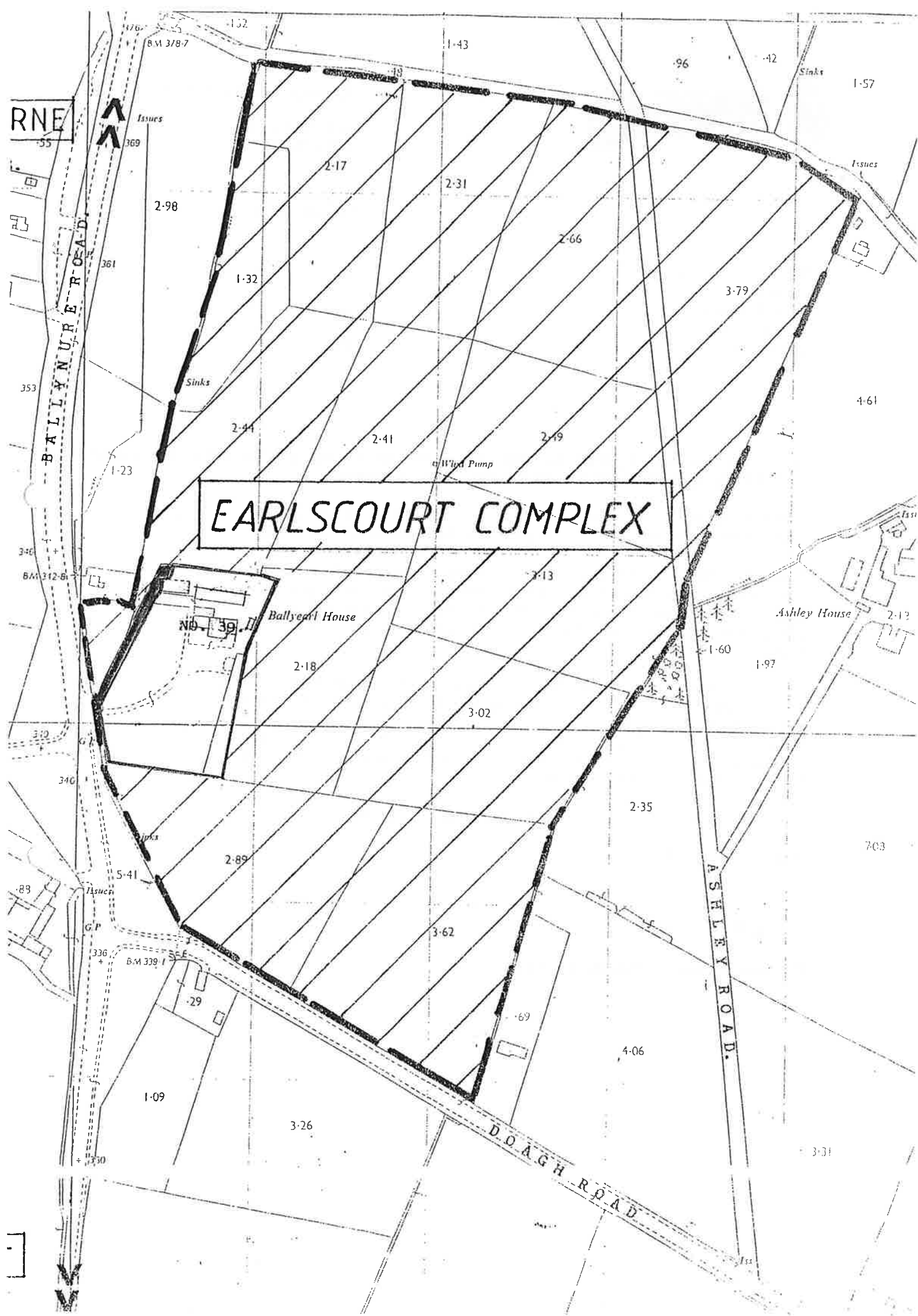
Assuming that the site is large enough to accommodate the development, this office may be prepared to look favourably upon an application for Reserved Matters covering the Hotel, Nursing Home and Equestrian Centre with its associated residential chalet accommodation and staff quarters as set out in your letter.

You will appreciate that the above advice is an opinion and is not a determination by the Department of a planning application and in the event of such an application being made, full consultation will be carried out and the results considered. The Planning Office would then draw up an opinion which would then be the subject of consultation with the Newtownabbey Borough Council before a final decision would be made.

I trust this information is of assistance to you.

Yours faithfully

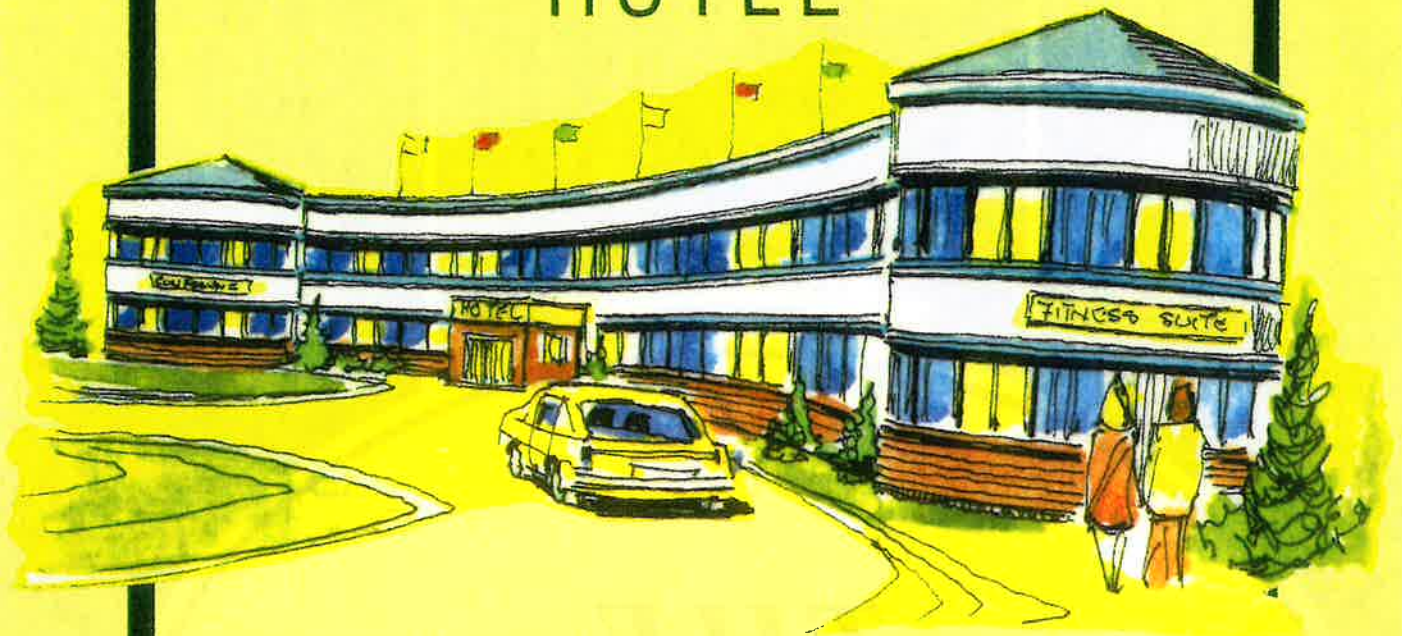
for DIVISIONAL PLANNING OFFICER





— THE —
EARLS COURT
— CENTRE —

— THE — HOTEL



The Earls Court Hotel will provide 100 bed 5 star accommodation aimed at both local and overseas business people and tourists.

Many of the major hotels in Belfast City Centre are feeling the strain as a result of these troubled times, with the overseas business and tourist reluctant to venture into the city centre.

The Earls Court Hotel will make a welcome alternative with it's excellent location convenient to both airports, docks and the Belfast City Centre.

Guests will be able to avail themselves of facilities which include cricket, swimming, tennis and a full fitness suite.

The Earls Court will quickly establish itself as the premier location for weddings and as a conference centre.

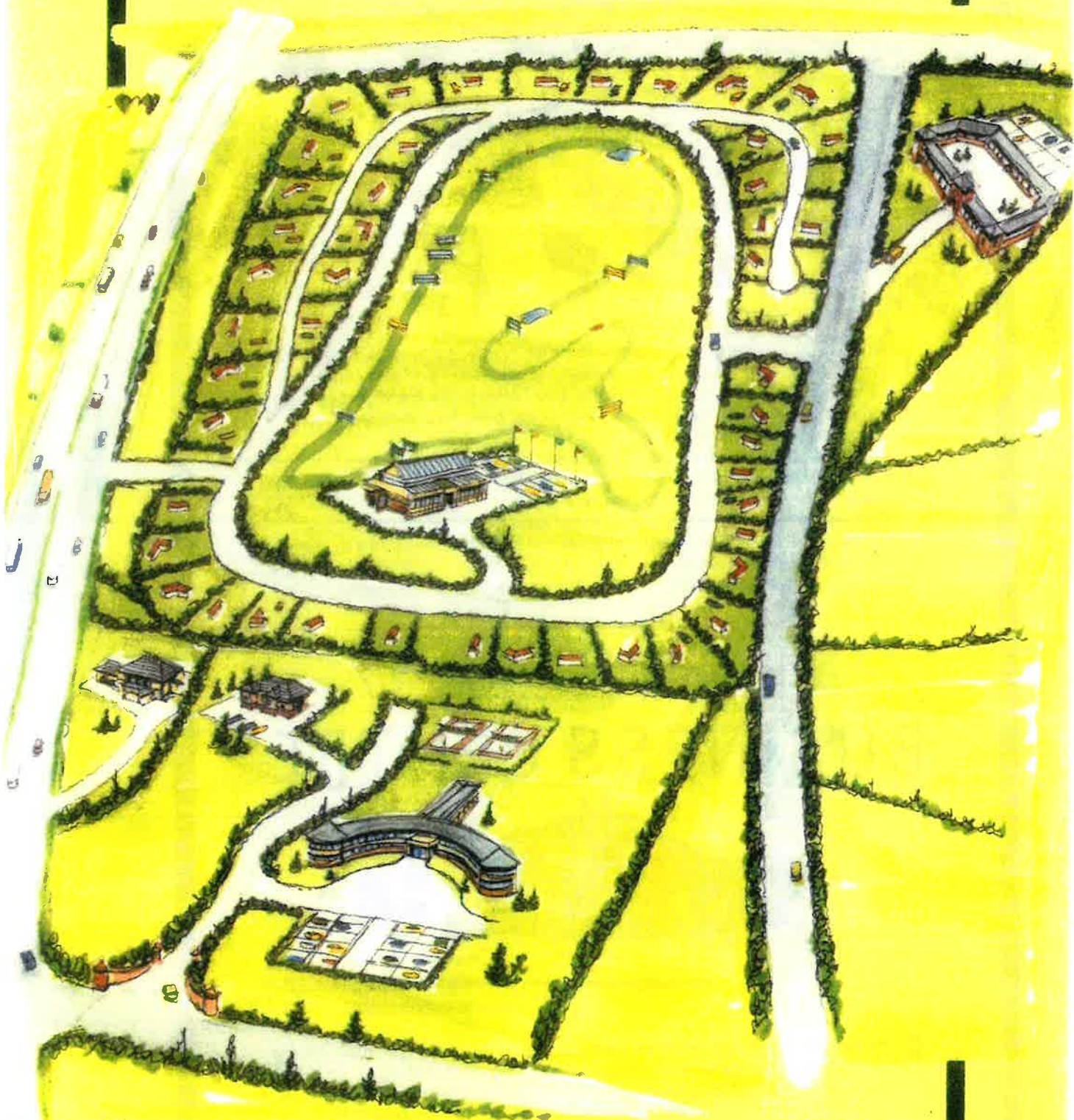
— THE — NURSING HOME



With a large residential catchment area nearby it has been established that there is a need for a residential care centre.

Set in a tranquil position this Home will provide excellent accommodation, easy access for visitors by public transport, with ample car parking would be one of the many advantages of this new purpose built Nursing Home.

— THE — EARLS COURT COMPLEX



— THE — EQUESTRIAN CENTRE



In equestrian circles over the globe the Irish horse is a much sought after animal, a fact that has long since been appreciated and developed by the Southern Irish Government Goffs and Tatterstalls are world renowned examples of what can be achieved with local breeders' support and professional management.

It is planned that Earls Court Equestrian Centre can support and service the Irish Horse Breeders in a similar manner, but with the added facilities to support every facet of the horse world.

This linked with the proposed cultural centre and complementary commercial units will be a natural draw for both business and tourism.

50 Residential chalets will be tastefully designed and sited around the perimeter of the complex and will enhance the overall concept.

— THE — BUSINESS CENTRE



Formerly the main residence of the property a charming well maintained dwelling with its mature gardens and existing outbuildings.

Ideally lending itself for use as a company headquarters with a variance of rooms and out buildings suitable for use as offices, entertaining, overnight stays and lecture halls.

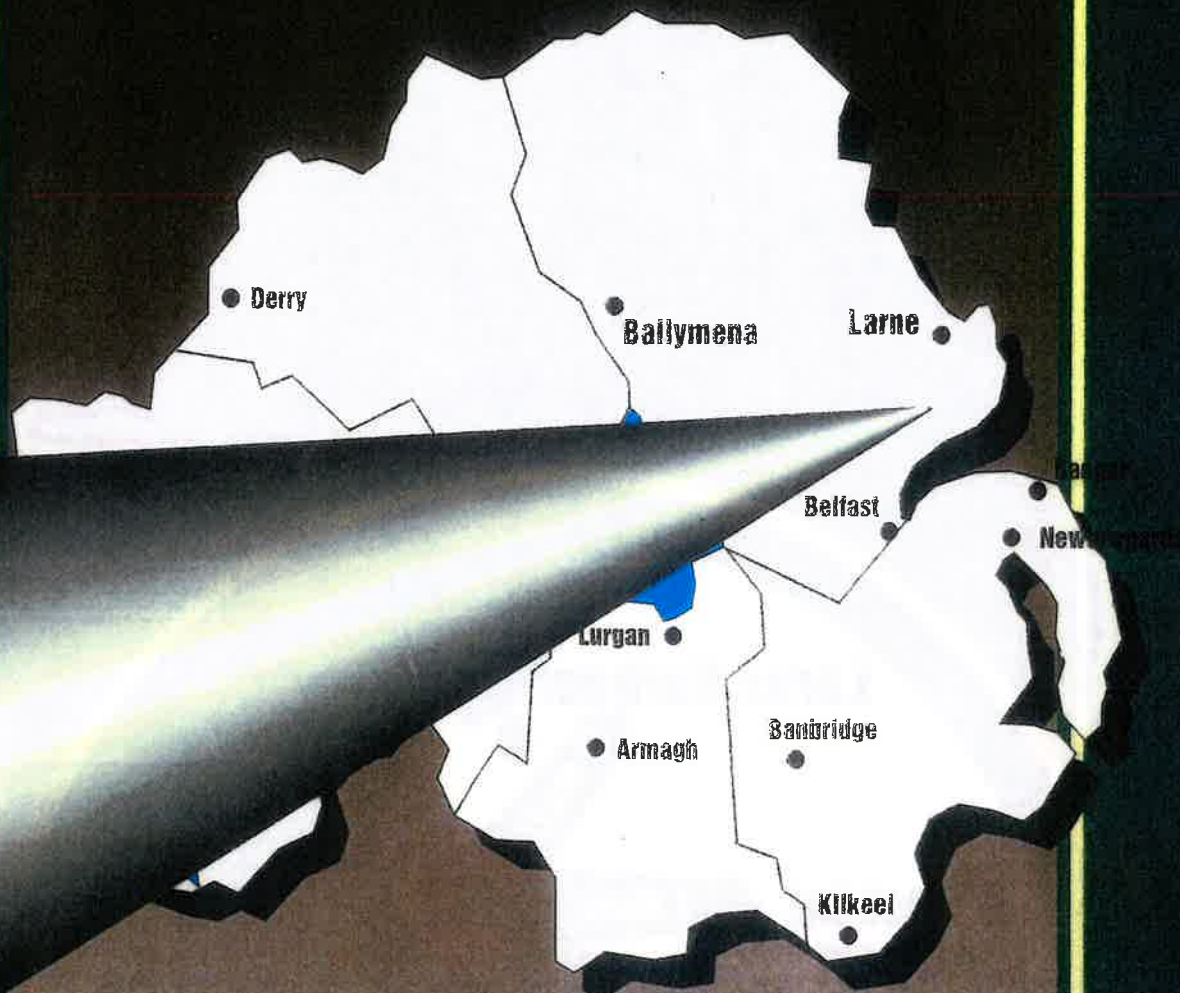
Unrivalled in its position the property is without doubt the most impressive and accessible in the area, within easy reach of both airports, Belfast City Centre the docks and motorways.

This Business Centre will of course be adjoining one of the most exciting complexes soon to be built in Northern Ireland.

— THE — SITE PLAN



— THE — LOCATION



— THE — CONCEPT

The Earls Court Complex is the brainchild of a group of Irish Businessmen with the foresight and confidence in the future of the Province to believe that a Major Hotel, Equestrian and Leisure Centre with Residential Chalets will be a viable and much needed requirement in the North of Ireland.

Combined on this forty acre complex will be the Earls Court Business Centre, The Earls Court Nursing Home, The Earls Court Hotel, The Earls Court Equestrian Centre with 20 mews type dwellings, surrounding the complex is a further 50 residential chalets.

The Earls Court Centre will be designed with International Appeal which will attract support both at home and abroad.

Contact:

DAVID WILSON or KEN DIXON

Ballyearl Business Centre,
29 Ballynure Road, Carnmoney, Co. Antrim
TELEPHONE: (0836) 609786 & (0232) 833769