

**THE QUEEN'S UNIVERSITY OF BELFAST
INSTITUTE OF PROFESSIONAL LEGAL STUDIES**

**ADMISSIONS TEST DECEMBER 2016
SECTIONS A, B and C (Total marks – 900; each section carries 300
marks)**

20th December, 2016. 9.30 am – 12.30 pm

**EXAMINATION GUIDELINES – Please ensure that you read these
guidelines before you read the questions.**

1. Rough work must **not** be written on the Answer Books but on spare paper which may be obtained from the invigilators.
2. You must **not** put your **name** on any part of the Answer Books.
3. **You must mark your answers clearly using an HB pencil.** If you do not your answer may not be recorded.
4. **You must stop immediately upon being told to do so at the end of the examination. You must not make any marks on your paper after you have been told to stop.**
5. Marks will be deducted if these examination guidelines and the individual question guidelines are not followed.
6. Section A instructions are on page 30
Section B instructions are on page 31
Section C instructions are on page 39

For a May morning there was a terrible chill in the air, thought Cara Anderson, as she waited in Glengall Street, Belfast for her friend Anna Jones. Cara and Anna were going on a school 30th reunion trip. It really wasn't Cara's idea of fun but Anna was keen to go and she didn't want to let her old friend down.

The friends had decided to meet up in advance so they could join the rest of the party together.

"Safety in numbers! It's like going to the Fourth Form disco at the boys' school all over again. Without the terrible perms!!!" Anna had Whatsapped Cara the night before.

As Scott, Anna's husband, drove up and spotted Cara, he flashed the full beam of his car lights.

"What are we like going to this?" asked Anna, getting out of the car.

"You look great as ever. Shall we go round here and see what the rest of them look like 30 years on? First one to count five faces with Botox gets a free mojito!" said Cara as they walked toward the Escada Hotel, where the reunion party was meeting for brunch.

"Deal!" said Anna. "I can't be included in the Botox bingo. Scott does it for a living so I have to look good. I don't count."

Scott Jones was a much-feted dermatologist who had a large and devoted clientele at his cosmetic surgery practice. "Doc Box", as Scott was nicknamed, was the only doctor to consult if you wanted subtle but effective cosmetic enhancements. His motto was "Shush! They will never know." Scott guaranteed total confidentiality to each client in his terms of retainer. Such was his popularity that he had recently launched a line in cosmetic products known as "Doc Box Fix Kit".

As Anna and Cara rounded the corner on to Great Victoria Street, they spotted Hannah Gamble standing with a clipboard in her hand, ticking off names as people arrived.

"No change there. Once a bossy Head Girl, always a bossy Head Girl. Is she really wearing her school blazer?" Said Cara.

"Showing off that she can still get into it, no doubt," spat Anna.

Cara and Anna nodded over to Hannah and watched their old classmates gather.

After a couple of minutes, Hannah called the now fifty strong group of women together.

“Well good morning girls! How wonderful to see everyone after all these years. What a day we have planned! First stop, a champagne brunch here at the Escada Hotel, Belfast’s best. Then, at 11 a.m., the coach will take us on a leisurely drive to Ballycastle for afternoon tea and, what we are all really here for, the concert by our old classmate, the *world* class Davina!!!!”

The group burst into applause.

“So, with no further ado, let’s eat! Alison, please lead on into the hotel.” Gesturing to Alison Delargy who was standing at the door of the reception room, greeting the women as they arrived. She directed Anna and Cara to table 7. As they approached their allotted table, they noticed three women already seated at it. One of these women looked much older than the others. Neither Cara nor Anna recognised her.

“You don’t remember me, Cara Anderson, do you? Well I remember you and your atrocious grasp of calculus,” the elderly woman said as Cara and Anna sat down.

“Miss Dougan! What a surprise. So nice to see you!” Cara said as she feigned delight.

Cara could not believe that she was going to have to sit with the woman who had caused her so much misery when she was at school. Still, she thought, Irene Dougan was just an old woman who could not bother her now.

“I have kept an eye on how my girls have fared over the years. Especially Davina. I simply love her music. When my niece, Charlotte, told me about this reunion I phoned Hannah immediately and asked if I could come along. She said that would be a pleasure,” Irene gushed.

The rest of the table soon filled up. The other women who joined them were keen to chat and Cara soon forgot the fact that Irene Dougan was there.

Each table was called in turn to the buffet bar. Anna was appalled at the number of women taking plates of bacon and sausages. She hadn’t touched those foods since turning 40. Instead, she opted for melon and strawberries. Cara decided to take smoked salmon and wheaten bread. She knew if she took a fry that Anna would lecture her for the rest of the day and she couldn’t handle that.

When they returned to the table, waiters served them a choice of Bucks Fizz or champagne.

“Fiona Daniels, sitting over there at table 4 has definitely had Botox,” Anna whispered to Cara.

“Shut up! There is no way that you can tell from this distance.” Cara replied.

“True. Scott told me she comes to him monthly for Botox shots.” Anna confided.

“You are not supposed to know that sort of stuff about people, are you?”

“No, but Scott couldn’t wait to tell me. Anyway that is one to me on the mojito challenge.”

Selina Crawford had overheard Anna’s revelation and made a mental note to tell Fiona when she got her on her own.

As the brunch was finishing, a member of the hotel staff told Hannah that the coach had arrived so she announced that it was time to make their way to the hotel lobby.

Leah Dillon had been sitting beside Irene Dougan during brunch. She had noticed that Irene was a little shaky on her feet when they had gone up to the buffet. Leah asked Irene if she wanted to take her arm to walk to the coach. Irene said yes as she was feeling a little unsteady, blaming the second glass of Bucks Fizz.

Hannah had booked the coach with ExecDrive Limited. When she paid the deposit of £150, Patrick Harrison, the booking manager at ExecDrive Limited had assured her that the booking was for the executive fleet cruiser coach. She was therefore disappointed to see that the coach parked in front of the hotel was nothing but an ordinary bus. She did not want any of the party to realise her disappointment, so she just smiled and directed everyone on board.

Cara screwed up her nose as she boarded the coach.
“That smell is making me gag! What is it?”

“Sorry ladies,” interrupted Callum Foster, the driver, “this bus, I mean coach, was just back to the depot late last night after a week’s tour with a youth volleyball team. Seems some of the lads weren’t great travellers. Open a window or two and you’ll barely notice the whiff once we are on the road.”

Everyone got into their seats and put their seatbelts on. Cara was keen to ensure that she was well away from Irene Dougan so she and Anna headed for the back of the coach.

Anna sat down and tried to buckle her seatbelt. It was a bit tight so she decided to do without. “I don’t want it crushing my outfit” she thought. Anyway, there was no sign telling them to wear the seatbelts on the bus and the driver had not said anything about it either.

Irene Dougan had made it onto the coach and, now seated, decided to check her bag to make sure that she had everything that she needed for the day. On opening her purse, she realised that she had very little cash with her. She remembered that, just before she had left the house that morning, Joe

McNeely, her gardener had arrived and she had used all the banknotes in her purse to pay him. Irene noticed Cara walking past her on the way to speak to someone at the front of the bus.

“Cara, would you be a dear and go the ATM in the hotel foyer for me? I am out without any money. It is too much hassle for me to get off and on this coach. Here is my PIN number. Would you take out £50 for me and bring me a receipt?”

“Certainly, Miss Dougan,” replied Cara, taking the cash card and piece of paper upon which Irene had written her PIN number.

A squeal came from towards the front of the coach. It was Fiona Daniels. She had sat down on her seat, only to find it wet and was shouting about how impossible it was to remove cola stains from suede and that her new skirt was ruined.

There was a long queue at the ATM machine and Cara could hear the coach engine starting up. She was relieved to see Leah at the top of the queue and sidled up beside her.

“Leah, would you do me a massive favour and get £50 out for old Dougan? If I wait my turn, I’ll miss the coach,” Cara asked.

“No problem. Sure you wait outside and keep an eye on the coach while I use the ATM.” Leah replied.

“Thanks.” Cara said as she handed the card and PIN number to Leah.

Leah keyed in the PIN and requested £250. She declined the receipt option, stuffing £200 into her back pocket. “Old Dougan will never notice,” she thought. “She is half cut from that Bucks Fizz already!”

Leah and Cara had just made it back on to the coach as it was about to move off. As soon as they boarded the coach, Alison Delargy grabbed Cara’s arm.

“Cara and Leah, I still have your goodie bags. Sorry about that. I gave them out while you were away. Hang on a minute while I get them for you.”

Cara waited whilst Alison rummaged through a box that was on the seat beside her. Leah didn’t wait.

“Cara, will you get my bag and I will sort out old Dougan. I am sure you could do without speaking to her.” Leah said.

Hannah made an announcement over the coach PA

“Hi everyone. I hope that you are sitting comfortably. Sorry Fiona! Anyway, please do have a good look in your goodie bag as it has lots of treats for each of you. Each bag is individually named for YOU!! Also, big shout out to Scott

Jones for donating some wonderful Doc Box eye cream. Time to sit back, relax and enjoy the great 80s playlist. Cheers!"

Leah handed Irene £50 and her cash card back. She explained that Cara had asked her to return these items and the cash to Irene and said that the ATM was unable to give receipts.

As the coach drove out of Belfast, Hannah emailed Patrick Harrison.

To: PHarrison@ExecDrive.co.uk
From: HannahMGamble1967@me.com
Coach Booking

Patrick,
I am at a total loss to understand what you were thinking in sending this coach today.

As you well know, I ordered the executive fleet cruiser coach.

What has arrived to transport my party is nothing of the sort.

This is unacceptable.

Hannah Gamble.
Sent from my smartphone

The journey continued without event until Hannah announced "Pit stop ladies, for those of you who need one. We are alighting at Mablevale Services for 20 minutes. Time to powder your nose and get a coffee."

"Why are we stopping?" asked Irene Dougan. She had been lulled to sleep by the motion of the coach and had been woken by the braking.

"Oh Miss Dougan, pit stop time," replied Selina Crawford, who was sitting behind her. "We are calling into this service station. Hannah's husband has something to do with it, I hear. Gosh, this is fancy!"

In July 2014, Peter and Hannah had been driving southwards on the A45, heading back to Belfast after a weekend in Ballydall, when Peter noticed a public information sign on the roadside, giving notice that due to the dualling of the A45, there would be major roadworks commencing on 1 September 2014. The sign said that the roadworks were likely to take 18 months. This news got Peter thinking as he was the new projects manager for GoGro Limited. He wondered if this was the time to expand GoGro Limited's interests into this area. GoGro Limited was a long established company that owned and ran a large number of convenience grocery stores across Northern Ireland. In recent years they had expanded their business into the

development of service stations that provided not just a place to refuel but shopping, toilet and café facilities. If the A45 was busy enough to warrant a dual carriageway, then it could sustain a service station, Peter thought.

After carrying out a feasibility study, as Peter studied the proposed route of the A45 dual carriageway, he calculated that the optimum area to locate the service station was somewhere along a five-mile long straight stretch of road that was practically equidistant between Belfast and Ballydall. At this point, the A45 was called Binvenny Road. Peter knew that a site on the western side of the Binvenny Road, heading northward, would be preferable. He studied the maps and the land more carefully and found a flat portion of land that abutted the Binvenny Road. "Boom!" he thought to himself "The very spot!"

Peter approached Stanley Priestley with his idea. Stanley was the majority shareholder and managing director of the board of GoGro Limited. Stanley was a self-made man who had developed the GoGro business from a single shop in Ballyhackamore that he inherited from his father in 1982 to one of the largest companies in Northern Ireland. Being a man with a great deal of drive and ambition, Stanley was always keen to hear business expansion ideas. He liked Peter's idea and suggested that Peter should attend the next board meeting which took place on Tuesday 21st August 2014 and make a presentation there. At that meeting, Peter urged the board to act quickly as their main competitors, CarandShop Ltd were likely to be carrying out their own investigations.

Stanley called Peter after the board meeting to let him know that the board had given a green light to Peter's proposals. Stanley asked Peter to start surveying the area and negotiating with landowners to purchase the site for the service station right away. Peter was elated.

Peter emailed a copy of the map that he had used to locate the optimum site for the service station to Gail Quigley, one of GoGro Limited's in-house lawyers.

To: gailquigley@gogro.com
From: petermulgrew@gogro.com
Date 21st August 2014
Title Search

Morning Gail,
I am attaching a map upon which I have outlined an area of interest in red. Could you please carry out a Landweb search in order to ascertain who owns this land? Also, could you find out who owns the neighbouring lands – within a 200m radius, as I may need to speak to them too for the purposes of acquiring rights?
Any chance of this by close of business today??

Regards,
Peter Mulgrew

New Projects Manager

When Gail received the email, she was delighted. Conveyancing was the reason that she had taken the job with GoGro Limited, but most of her time was spent on other things. She was determined that she would have a response to Peter by the end of the day.

After lunch, Gail reviewed the document that she had prepared and then sent it to Peter.

Preliminary Report on Title at Binvenny – Feasibility.

Background

The purpose of this report is to ascertain the ownership of the land marked in red on the plan attached hereto (“the Site”). The Site is a rectangular parcel of land lying on the western side of Binvenny Road, which is a public road. Where the Site borders Binvenny Road, the boundary is 750m long. This forms the eastern boundary of the Site. The western boundary of the Site, which runs parallel to the eastern boundary, is also 750m long. Each of the northern and southern boundaries of the Site is 450m long.

Ownership

Having carried out the appropriate searches on Landweb, I can confirm that the Site is owned in its entirety by John and Nicola Hagan of 267 Binvenny Road as joint tenants. Mr and Mrs Hagan also own the land that lies to the west of the Site. This land stretches for about 1km.

The Site is bordered on the north side by a laneway which is subject to a transaction that the Land Registry is processing at the moment. I have therefore requested more information from the Land Registry and will report to you on this matter as soon as I am able.

The land that lies on the northern side of the laneway is owned by Christopher Mulligan of 263 Binvenny Road. From the maps I can ascertain that this is bog land known as Binvenny Marsh.

The land that lies to the south of the Site is owned by Binvenny Farm Supplies Limited whose registered office is at 44 Meeting Street, Ahoghy. I have carried out a Companies’ Registry search against Binvenny Farm Supplies Limited and can advise that the shareholders in the company are Madeline O’Hara, Robert O’Hara and Gwyneth O’Hara.

I trust that this will assist you. If I can be of any further assistance, please let me know.

Kind Regards,

Gail Quigley

Legal Assistant

Peter printed off the report and let his assistant, Ciara Morgan, know that he would be out of the office for all of the following day. He also asked Ciara to reserve one of the company's fleet cars as his own car was in for a service. Ciara phoned Eamonn Weir, the company's fleet car manager, and reserved a car for Peter. She then emailed Peter to let him know that a Vauxhall Insignia would be dropped off at his house at 7.00 a.m. the following morning. Before leaving the office, he emailed a copy of Gail's report to Stanley to keep him abreast of developments.

The next morning, Friday 22 August, Peter decided to call with John and Nicola Hagan. He had done some background work on the Hagans and discovered that they ran a successful dairy farm. Peter knew that even successful dairy farms were struggling and that money would talk.

Nicola Hagan was making a pot of tea when she noticed the Vauxhall Insignia pull up.

"This'll be some Department rep wanting to talk to us about the roadworks, no doubt," she said to John who was flicking through the paper.

"Let Tilly deal with him. I'm drinking my tea." John replied.

As if on cue, Tilly their Akita came bounding out of her kennel towards the car. Peter was not normally intimidated by dogs, but this was a breed that he had not seen before, so he sat in the car in the hope that someone would come to his rescue. After a few minutes, John decided to put the unknown car driver out of his misery, and went outside to quieten Tilly.

On seeing John, Peter wound down his window.

"You are OK. She just likes a good bark. Just park up round the side of the barn over there. You'll be well out of the way of the tractors. Leave the keys in her in case any of the boys need to move her," assured John.

Peter got out of the car, feeling very foolish. He introduced himself to John and asked if he could talk to him about a business proposal. John invited Peter in.

"Nicola, this is Peter Mulgrew, from GoGro Limited. He wants a word with us."

Peter sat down at the kitchen table and produced a map from his bag.

"GoGro is very keen to expand its service station portfolio and, with the dualling of the A45, we think that this area is a prime location for a new service station. To be specific, we think that this particular field that you own is the best site." As he said this, he pointed on the map to a portion of the Hagans' land. "We realise that you may not be interested in selling the land to

us. We appreciate that it might cause you a certain amount of upheaval so we are willing to offer you a 100% uplift on the normal price per acre for development land. It is a great offer.”

Peter paused to let John and Nicola consider the offer.

William Hodgson had been camping on the Hagan farm the previous night with his girlfriend Amber Wright. He had spotted the Vauxhall being parked as he and Amber were packing up their gear in the rain. The farm was only a few miles from the location of a music festival they were going to that day and they had called at the farmhouse the previous evening to ask if they could pitch their tent on the farmland for the night. Nicola, who used to enjoy camping in her younger days, took pity on them and let them do it even though she knew John would disapprove.

Once they were packed up, William told Amber to follow him.

Amber could not believe it when William walked up to the car and opened the door. “What are you doing?” she said, aghast.

William laughed and said “That idiot has left his keys in the ignition. Let’s drive this down to the festival. It’ll save us getting any wetter and we can leave the car down there.”

Amber did not want to get into the car but at that point she saw a huge Akita come bounding towards her and she jumped into the passenger seat. No sooner had she done so than William started the car and drove off towards the main road. She couldn’t believe he was doing this and she hoped nothing happened on the way down to the festival. “William, you are not even insured if something happens to us driving down there!” she exclaimed. William told her not to worry as he was a very good driver.

Once on the main road, William drove the car down towards the location of the festival blasting music from the radio. Amber was very nervous. She had never done anything like this before and wanted to get out of the car as quickly as possible. When they got to the main festival car park she immediately jumped out of the car. She grabbed her bag and William took the camping gear. He locked the car and stuck the car keys in his pocket.

“I’ll just keep a hold of these for now” said William “sure we might need a place to sleep later if this rain keeps up.” Neither of them noticed that Amber had left her purse in the car.

William and Amber made their way towards the festival ground. The sun came out and it was soon quite warm. They showed their tickets and settled down in a grassy field near the bar areas.

Both William and Amber had been looking forward to the day for the last few weeks. Amber had had a difficult time after breaking up with her long-time boyfriend Shane O'Neill. They had gone out for three years but Shane had become far too controlling for Amber's liking and she had finally worked up the courage to break off the relationship. She knew that Shane was likely to be at this festival because they had originally planned to come together. She was a bit nervous of him seeing her with William as Shane could get very jealous especially when he was drinking.

William asked Amber did she want a drink from the bar. She said she would like a soft drink. William got up to get the drinks and Amber lay back in the sun. After a few minutes, she was aware that her face was in shadow. She opened her eyes and was startled to see Shane O'Neill towering above her.

"Well look who is here," he said. He had a few mates with him who were laughing and taking drinks from their pints. "It's Ms Wright – only she wasn't Ms Right for me!" The others started laughing.

Amber was a bit worried and wanted William to return but there was no sign of him. Just then Shane said "I hear you are here with Billy Hodgson. Tell him if I see him anywhere near you later tonight I am going to do him in for good!" Shane then drew his finger across his throat before walking away.

By the time William returned Amber was close to tears.

Back at the farmhouse, the conversation between Peter and the Hagans continued. "Given your offer, we might consider selling that field. We just call it 'the Road Field.' Yes, we will definitely think about it, and let you know," said Nicola.

Peter left his business card and asked the Hagans to get in touch with him as soon as they could.

Peter walked away from the farmhouse, congratulating himself on the deal he had almost clinched. He knew that Stanley would be impressed, which was much of his motivation. As he rounded the corner of the barn where he had parked the Vauxhall Insignia, he felt a bit confused as there was no car to be seen. At first he thought that he may have taken the wrong turn in the farmyard but, on retracing his steps, he realised that this was where he had parked the car and it was no longer there.

As he walked back to the farmhouse, he telephoned Ciara and asked her to arrange for a taxi to come and pick him up.

On arriving at the kitchen door, Peter spoke calmly to Nicola. He wanted to play the incident down as he did not want to jeopardise the deal.

“Hi Nicola, you will never believe this but my car seems to have been moved. I have looked all over the farmyard for it and can find no trace of it. There’s no sign of any of your boys either, so I don’t think they have moved it offside.”

“Oh Peter, that is not good. There is a bit of an element around here who take every opportunity. We had a good quad stolen last month.” Nicola sighed.

“Is it OK if I wait here? The office is sending a taxi up to collect me?”

“Certainly,” said Nicola. “I’ll call the local police as well. Maybe they will be able to spot the car.”

While Peter waited his phone beeped. It was an email from Gail Quigley.

“Update on Binvenny title - The Land Registry have completed registering that outstanding transaction I mentioned to you in my report. I can confirm that the laneway has been transferred to Ann and Mark Houston of 44 Corbenny Lane. Seems that they are buying a building site that lies on the western boundary of the Hagens’ farm together with the lane that lies to the north of the Site from the Hagens.”

Eventually the taxi came and took Peter back to the office.

Despite the incident with the car, Nicola and John could barely contain their glee when Peter left. As soon as he had spoken, they knew what their answer would be – a resounding “Yes!” Money was tight for them, despite the recent sale of land to the Houstons.

Later that day, John phoned Peter and agreed the sale. Peter asked them for details of their solicitor and passed the information to Gail so that she could deal with the conveyancing.

A few hours later, when back at the office, Peter got a call from the police to say that the car had been found in a car-park a mile or two away from the Hagens farm. It appeared to be undamaged but was locked. Peter called Eamon Weir and asked him to locate another set of keys for the car. Eamonn later told Peter that when he opened the car, he found a purse which contained identification belonging to an Amber Wright and the police were on their way to her home address.

When Amber Wright’s father opened the door to the police he panicked. The policewoman was very reassuring however and said they just wished to contact Amber. He gave the policewoman, Constable Ellen Kelly, Amber’s mobile number which she called immediately. Amber could barely hear Constable Kelly above the noise of the music when her mobile went. However, she knew she was in trouble and felt it best to arrange to meet the policewoman at the festival entrance. She didn’t tell William where she was going when twenty minutes later she wandered off.

Amber immediately told Constable Kelly everything that had happened that day. Just at that point William appeared with Shane O'Neill in hot pursuit. Within feet of the police Shane jumped on William and hit him over the head with a bottle. Blood spurted from William's head and he keeled over. Amber screamed and Constable Kelly went to restrain Shane. As she did so, one of Shane's friends, Arthur Andrews deliberately walked in front of Constable Kelly and slowed her down, allowing Shane to run out of the festival gate and disappear. Constable John Evans, who was with Constable Kelly, set off in pursuit. He soon caught up with Shane, who was a little drunk and unsteady on his feet. Constable Evans brought him back to the police car which was parked near to the festival entrance. An ambulance had also arrived by this time and William was being put in it. When Shane saw him, he began to shout at him again and then shouted at the ambulance men. Before he could be restrained, he threw himself in front of the ambulance preventing it from moving. Constable Evans eventually put Shane into the police car and he and Constable Kelly then sought out Arthur Andrews who had tried to surreptitiously slip away in the confusion. As she led Arthur towards the car, Constable Kelly noticed that he dropped a knuckle-duster from his coat pocket. "Did you drop this Arthur?" she asked. "That's a funny thing to bring to a concert." Arthur did not reply.

Within three weeks, the contract was signed for the purchase of the Road Field. Following this, Brooke McAuley, GoGro Limited's company architect lodged the planning application for the service station on 7th November 2014.

On 19 January 2015, Mark Houston was sitting in his office reading the paper when he decided to flick to the planning application notices. This had become a bit of a habit, ever since his own application for the construction of his house at Binvenny Road had appeared. As he scanned the list of addresses, he noticed an application for the construction of a service station at Binvenny Road. He felt sure that this would be nowhere near his own site, but decided to make some enquiries by visiting the Planning Service offices that were nearby to his office, and viewing the plans.

When he realised that the development was going to be on land that bordered his laneway and lay just a field from his own site, he was incandescent with rage. He decided to go immediately to the offices of GoGro Limited which were just around the corner from the Planning Service offices.

Mark tried to contain his fury as he walked into the lobby of GoGro Limited. He asked the receptionist, Sophie McGinley, if he could speak to the person in charge of the Mablevale project. Sophie asked him to take a seat while she made enquiries. Whilst waiting, he read a company brochure that had a feature about Peter and realised that he was the man that he needed to speak to.

After thirty minutes, Mark approached Sophie,

“I have been waiting quite a while. Can I please speak to Peter Mulgrew?” Mark asked, trying his best to keep his cool.

“I am very sorry, sir, but Mr Mulgrew can only be seen by appointment today.”

At this, Mark flew into a rage. Leaning over the desk and pointing violently at Sophie’s face he roared “Now you tell me! After sitting there for ages! Mr Mulgrew will see me today, appointment or not!”

Mark stormed past the reception desk and into the office area, ignoring the sign saying “Private – Company Employees Only.” He grabbed the arm of a passing member of staff, Mairead Smyth, and demanded to be told where he could find Peter Mulgrew. He was directed to Peter’s office. Mark barged into Peter’s room.

“You do not know me, Mr Mulgrew. I am Mark Houston. I have just bought a site off the Binvenny Road upon which I planned to build a quiet rural home for my wife and family. That is until I read this.” Mark threw the newspaper on to the table, pointing at the planning application for the service station.

Peter kept his cool during Mark’s tirade. He waved off Brendan McCabe, the head of office security who arrived on the scene after seeing the incidents with Mairead and Sophie on the internal company CCTV system. Peter invited Mark to sit down.

“I do know you. You are Fergus’s brother, aren’t you? I was at uni with Fergus. In fact, if my memory serves me, I taught you how to play poker one very wet bank holiday we all went to Bunrana.”

Mark was totally disarmed by Peter.

“Now, I am guessing that you aren’t happy about our planned development but, Mark, you cannot stop it. Having said that, we would rather not fall out with neighbours. Now, your site lies on the other side of a hill from the service station site, so you will not be able to see it at all from where you are. My guess is that the only inconvenience you could face is along your laneway. Here’s my suggestion. In return for you agreeing not to lodge any objection to our development, we will tarmac the laneway from your house to the A45 and line it with the trees of your choice. That would cost you a lot of money to do yourself, so leave it to us.”

Mark did not know what to say. Peter’s handling of the situation stumped him.

“Well, it would have been good form to talk to us first. But I see that you want to do right by your neighbours now. So, ok, we will just have to live with it. But I want those trees to be large leaf Irish lime trees.”

“Whatever you say,” said Peter “take my card and let’s keep in touch.”

Mark left the offices, apologising to Sophie on his way past and headed back to work.

Planning permission was granted in early March 2015. Peter arranged a meeting with Gail and Brooke to discuss the detail of completing all the legal and practical formalities required. Stanley Priestley joined the meeting too as he wanted to keep up to date with what he believed to be a keynote building project for GoGro Limited.

At the meeting, Brooke produced two sets of plans. She was a little nervous, given Stanley's presence. The first of the plans that Brooke produced related to the service station itself. On this plan, Brooke had marked the boundaries of the site and the rights that were required for the service station to function. The plan showed the service station building and the surrounding land that fell within GoGro's ownership. On this plan, she indicated that the mains water supply and mains sewer were both in the A45, 3 metres from the easterly boundary of the service station site. Electricity would be best sourced from the pole on Christopher Mulligan's land that lay to the north of the site. She knew that Christopher already had a commercial supply of electricity to his property. The electricity supply would be taken from the pole, across the lane and into the service station grounds. From there, the supply would feed into a junction box that would be located just inside the main entrance of the service station building.

The only other right that Brooke said was essential to comply with planning requirements was to have a visibility splay over the laneway that lay to the north of the site. Brooke explained that a visibility splay is an area of land that a landowner agrees to leave unobstructed for the benefit of another landowner so that this second landowner's property can be exited with uninterrupted views of the road. She said this visibility splay was essential to allow drivers and cyclists to see and react to any traffic emerging from the laneway on to the dual carriageway.

Gail took a copy of the map and said that she would liaise with all the relevant parties to obtain the necessary rights.

Peter mentioned at this meeting his agreement with Mark Houston. Gail said that she would write to Mark Houston confirming the terms of the agreement that Peter had reached with him.

The second plan that Brooke produced related to the forecourt and internal layout of the service station. The plan showed eight pumps on the forecourt that would provide both diesel and petrol. These pumps would be connected to a fuel storage tank that held supplies of both petrol and diesel in separate chambers.

The service station building itself was an impressive looking structure. Its front elevation was all glass, the side and back elevations were clad in stainless steel tiles. The ceiling inside the service station building was vaulted and

arced allowing the entrance area to have a double height space and an open plan mezzanine first floor.

The ground floor of the service station building was divided into three sectors. The first sector was a kiosk designated for the payment of petrol and diesel. The second was designated for the GoGro shop. The third sector contained an area of communal seating and toilet facilities, one block was to be used by customers of the food outlet and the GoGro shop and another block of staff toilets that were for the exclusive use of any staff employed by the outlets at the service station.

Upstairs on the mezzanine first floor there was a suite of offices, communal seating area and a unit to be let as a food outlet. This would consist of a kitchen and shop counter area. Seating for those using the food outlet was in the communal area. GoGro Limited had agreed to let the food outlet unit to The Cakery Limited, a company that ran a popular chain of coffee and fast food outlets.

Outside the front doors of the service station building was a canopied area where some benches and tables were located. To the front of the canopied area and also at the side of the building were car parking spaces and at the rear of the building was a coach and truck park.

As GoGro Limited did not sell petrol or diesel themselves, they had agreed to let the petrol pumps and kiosk within the service station to FasGas Limited, an established fuel marketing and oil company that ran a successful network of service stations across Ireland. Brooke asked Gail to ensure that, when drafting the lease to FasGas Limited that FasGas had the right to use the fuel storage tank that was to be located under the forecourt and the right to use the pipes that GoGro Limited was installing, running from the fuel storage tank to the pumps. FasGas also required the right to connect into the electricity supply from the junction box to the kiosk. Peter explained that there was a need to ensure that FasGas could not sell anything from their kiosk. The agreement that was in place was that FasGas would be selling fuel only. To prevent any possibility of FasGas operating a shop from their kiosk, he had agreed with Bernard Rogers, the property director of FasGas Limited that FasGas would operate only from a service hatch that opened from the kiosk on to the forecourt. This meant that FasGas customers could walk across the forecourt to the kiosk but would have no need to enter the service station. Gail agreed to do this.

Brooke also mentioned that the lease of the food outlet to The Cakery would require the rights to be written into it that would allow The Cakery's customers to park at the service station and use the communal seating and customer toilets. The Cakery lease would also contain the right to connect into the electricity supply. She advised that the electrical cabling would run from the junction box, across the lobby area, up along the stairs, which GoGro Limited retained ownership of, and into The Cakery unit. The Cakery also needed connection to the sewer and water services. The water supply was to be piped from its entrance point at the rear of the building, up along the rear wall

to the first floor. A pipe, taking waste water from the kitchen food outlet, would exit the building at first floor level and run down the exterior of the building to where it would join the main sewer pipe serving the rest of the service station.

Peter said that the lease to The Cakery must include a clause to provide that The Cakery could only fit out the unit with kitchen equipment and a sales counter in accordance with the agreed fit-out plans. He produced a copy of the agreed fit out plans and asked Gail to annex a copy of them to the lease to The Cakery Limited.

Gail made a note of all these requirements and ensured that the appropriate rights were placed in the leases to FasGas Limited and The Cakery Limited. As Gail perused the plans, she noticed that the advertising pole was shown as being located on the southbound carriageway of the A45 within the grounds of a building that was marked on the map as Chalfort Community Hall. Gail said that she would find out who owned Chalfort Community Hall and ask them for permission to erect an advertising pole within their lands. She also mentioned that the respective leases to The Cakery Limited and FasGas Limited would include a right to advertise on this advertising pole.

The building work began in June 2015 and was carried out by GoGro Limited's own team of builders. The only aspect of the building work that necessitated an outside company was the construction of the glulam beams that formed the roof of the ceiling of the service station. Glulam had been chosen by Brooke because it gave the vaulted space a dramatic and beautiful look. From the handful of glulam producers in Northern Ireland, Brooke had chosen Birchware Limited to make the beams. The company's workshop was close to the service station site. The managing director of Birchware Limited, Aaron Francey, measured up the job himself. He was anxious to do a good job as he hoped it would lead to more work from GoGro Limited if Mablevale Services was a success.

Birchware Limited delivered the glulam beams on time and, as with the rest of the project, the building works went smoothly and opening was achieved on the anticipated opening date of 1 February 2016, just three weeks after the dual carriageway opened.

Gail also gave instructions that GoGro's builders should, immediately following the completion of the works on the main site, complete the promised works for Mark Houston. Mark and Ann had agreed to granting the visibility splay and were delighted with the tarmacing of his laneway which was done very quickly and to a high standard. Mark knew a thing or two about this sort of work as he had worked on a building site in London many years before. Just as the work on the laneway was completed, Mark and his wife Ann decided to go away for a short break to Portugal. Mark had been a bit reluctant to do this as he was keen to keep an eye on the work as it progressed but, given how well the laneway had been done, he was content to leave the builders to get on with planting of the trees. The foreman on the site, Ryan Barclay, reassured him that everything would be taken care of by the time he and Ann returned.

Ryan contacted GoGro's usual supplier for the trees, Garden of Eden Limited, to get a quote for 100 large leaf Irish lime trees to line the Houston laneway. He was taken aback when the quote came back. Jennifer from Garden of Eden said that Irish lime trees were difficult to get at this time of year and suggested English lime instead. Ryan, who felt the whole deal with the Houstons was a bit over the top, agreed. The trees were delivered and planted a few days later well before Mark and Ann returned. Mark was furious when he saw them. He grabbed an axe from his garage and felled the tree nearest his house.

As a thank you for securing and delivering the Mablevale Services site on time and in budget, Stanley telephoned Peter to let him know that he would receive a bonus of £25,000 and be appointed as one of the directors of GoGro Limited. Gail was promoted to Head of Legal Services for her work, especially securing all the rights that were required for the Mablevale Services development.

Gail and Peter were ecstatic about their promotions. They decided to take their assistants out for a celebratory lunch to Farina, an exclusive restaurant in Belfast city centre. As Peter knew the owner of Farina, Dermott Fegan, he had no problem reserving a table for Friday lunchtime. Wanting to ensure that no expense would be spared, he asked for the full five course tasting menu with wine pairing and champagne cocktails on arrival.

Ciara was very excited about the lunch. She had wanted to try Farina for ages and had dropped endless hints to her boyfriend, Simon Biggar, about going some weekend but he never seemed to notice.

Clare Lyttle, Gail's assistant, was less excited about the lunch. She was glad to be getting out of the office early on a Friday, but was not that keen to be spending it with Peter and Ciara. Clare liked working with Gail but did not enjoy socialising with colleagues. To make matters worse, she had been feeling queasy since breakfast time. On arriving at work on Friday morning, she spotted a small parcel that was gift wrapped in blue paper sitting on her desk. There was a card with it which said

"I couldn't have done it without you! Thanks! From Gail."

Clare unwrapped the parcel and was speechless when she saw that it contained a bracelet made up of silver beads.

"Wow!" She said, putting the bracelet on and admiring it on her wrist. "I have always wanted one of these."

Clare rushed into Gail's office to thank her for the gift. Gail said that she deserved it given all her hard work in tracking down the owners of Chalfort Community Hall which had been owned by a group of Trustees since its construction in 1959. The original trustees were Andrew McDermott, Sally

Glenn, Reginald Mawhinney and Honora McGurk, and of these only Mrs McGurk and Mrs Glenn were still alive. Clare had tracked down Mrs McGurk who was living in Boston with her daughter Marina and Mrs Glenn was still living locally. The Trustees had agreed to grant the right to place an advertising hoarding on the Hall's land as it was universally agreed that Mablevale Services was an asset to the whole area.

As soon as the party arrived at Farina, they were served the first of the champagne cocktails. Different wines were served with each of the five courses and by the time they reached the pudding course, Clare was feeling very woozy. She knew that she was going to be sick but did not want to make a fuss so she calmly excused herself and went to the ladies' bathroom. Clare was sick as soon as she entered the bathroom. Whatever way she had tried to cover her mouth, her bracelet got covered in vomit. She took the bracelet off and began to clean it. She felt the urge to vomit again. Clare left the bracelet at the basin with the tap running and ran into a toilet cubicle, closing the door behind her. Just then, Ciara came into the bathroom to see if Clare was all right. The first thing that Ciara noticed was the bracelet. She had been admiring it all lunchtime. Rashly, she grabbed the bracelet and stuck it in her pocket. "She deserves to lose this bracelet leaving it lying around like that." Ciara thought.

"Clare, are you ok? The cheese board has arrived and it is all amazing."

Clare did not want Ciara or all people to see her in this state so she shouted out.

"This is a bit embarrassing, but I am having a little bit of a wardrobe malfunction. I am not used to eating so much and my zip is stuck! I am almost sorted so I will be out in a minute. Please go back to the table and I will join you shortly."

Ciara agreed and headed back to the table.

Clare emerged from the toilet and looked over at the sink. The tap was still running, as she had left it, but the bracelet was gone. "Oh Clare, you fool, the bracelet has fallen down the plughole."

The rest of the lunch passed well although Clare was a little subdued.

Peter ordered taxis for everyone and they headed home their separate ways.

In the taxi on the way home, Ciara texted her sister Sonia a photograph of the bracelet with the caption

"Look what I picked up today. Finders Keepers 😊"

Sonia was glued to her phone as usual when the text came in. She immediately uploaded it to her Facebook page.

When Clare got home she was still feeling a little the worse for wear. Her boyfriend Gerry was not very happy when she came in and announced she was not feeling well and wanted to go straight to bed. She told him the lunch had not gone very well. "Well" he said "it looks like Ciara had a good time".

"What do you mean?" asked Clare.

"Her sister Sonia is a friend of mine on Facebook and she has just posted a photo of Ciara who is blinged up and all smiles! Look." Clare could not believe her eyes when she saw the photo. She was even more astonished later that night when Sonia posted an update wearing the bracelet herself with the message "my sis says she "found" this but now she has agreed to "donate" it to me!"

Peter was somewhat confused in May 2016 when Bruce McCollum, the centre manager, called him to discuss teething problems with the building works three months after the opening. After all, he had signed off the development project and passed the maintenance to the estates team. His time was at a premium now that he was a director but, as Mablevale had been the project that had gained him promotion, he felt obliged to take a trip to the service station to see what was causing Bruce concern.

As he was a little early for his meeting with Bruce, Peter decided to get a coffee from The Cakery. He climbed up the stairs, admiring the building and walked to the counter of The Cakery. As he waited for his coffee, he noticed that the waitress who had taken the order had stepped back from the counter and was engaged in a heated conversation with a male employee. Peter could not make out what they were saying to each other, but he became concerned when he saw the man grabbing the waitress by the shoulder. Feeling uncomfortable, Peter looked for a distraction and began checking his phone for messages. At that moment, the waitress ran out past him, muttering to herself as she left.

"Don't come back either! You are finished here!" the man shouted after the waitress.

The man, whose name badge read "Pearse, Manager" handed Peter his coffee and Peter walked off to find a quiet table.

The waitress who had left in such a hurry was Amelia Szatan. She had been working at The Cakery since it opened and every day had faced a barrage of abuse from the shop manager, Pearse Campbell. He berated her for the way she spoke to customers, the way she poured coffee, even how many sugar sachets she placed on the tables. Matters had come to a head today when she had mentioned to him that he was using milk with a sell by date of the day before. Pearse grabbed Amelia by the shoulder and shouted "Do you think that I need to learn how to do this job from you?!"

That had been the final straw for Amelia and she left. As she ran down the stairs, she tripped on a lead from a vacuum cleaner that was stretched across the stairs, twisting her ankle. She bumped into her colleague Joanne McWilliams, who was just arriving for her shift.

“Hey Amelia, are you all right? What is the matter babes?”

Amelia did not want to talk. She just wanted to get as far away from Pearse as possible and her ankle was throbbing with pain.

“It’s Pearse. I can’t take it anymore. I will call you. And be careful, that cleaner has left the vacuum on the stairs again!”

Amelia hugged Joanne and then limped to her car. Amelia did not notice that Jason Beattie had left his bicycle against the railings that bordered the car parking spaces while he nipped into the service station to buy an energy drink.

In her distress and haste to get home, Amelia put the car into reverse rather than second gear. The car jolted backwards, crushing the bicycle against the railings. Amelia put the car into first gear and drove off. As she drove away, she heard a bang coming from behind her car. She looked in her rear view mirror and saw the bicycle fall to the ground but she did not stop.

Jason Beattie saw the Toyota Celica drive away, leaving his prized carbon fibre bicycle lying in a tangle on the ground.

When Peter had finished his coffee, he made his way to Bruce’s office.

“Bruce,” said Peter, “how are you and how can I help?”

Bruce, who was a little in awe of Peter, said “Good morning Peter. Well you can see we are busy and the figures are looking good, so I hope that this problem won’t take the shine off the success of Mablevale Services. I thought it best to come directly to you, rather than the estates team as you have so much knowledge of the building.”

“OK”, said Peter, flattered by Bruce’s comments. “I will be better placed to answer that when I know what the problem is.”

“Probably best if I showed you. Please follow me,” said Bruce, gesturing that they needed to move to a different part of the building. Bruce explained that, on his weekly check of the building, he had noticed something odd just outside The Cakery unit, where its outer wall met the ceiling of the communal area. Arriving at the spot, Bruce pointed towards the glulam beams that formed the ceiling.

“If you look directly above you there, Peter, you will see that the laminated layers of that glulam beam, the one right beside the boundary with The Cakery unit, are becoming unstuck.”

Peter wanted a closer look and so he pulled over a chair from a table in the communal seating area and climbed up on it.

“Yes, you are right, Bruce. That is well spotted. The glulam has become delaminated.” Peter said, steadying himself.

From his elevated position, Peter was able to touch the beams with no difficulty.

“These beams are damp. Why would that be? Could it be coming from something in The Cakery?” Peter asked Bruce.

Bruce suggested that they go into The Cakery unit and take a look.

On arriving at The Cakery counter, Bruce asked Pearse if he and Peter could inspect the kitchen. Pearse nodded his agreement. Recognising Peter as the customer who had observed his fight with Amelia, Pearse slouched off to take a break, thinking to himself that this day could get no worse. He told Joanne that he would be back in an hour or so.

Bruce and Peter traced their steps to the spot in The Cakery unit that corresponded with the area of damp in the other side of the wall. At that spot in The Cakery unit there was a counter area with cupboards underneath.

“Can we look to see what is in those cupboards as there is nothing else that would cause a problem down here?” Peter enquired.

Michael Barker, a kitchen assistant at The Cakery opened the cupboards up for Bruce and Peter to inspect.

“There’s a dishwasher and a dish steriliser and they are on,” said Bruce, as the steam from the dishwasher and steriliser wafted all over him.

“We will need to talk to Aaron Francey to see what can be done,” said Peter.

Pearse’s absence meant that Joanne was left on her own to run the counter. Joanne didn’t mind this as she was glad to be rid of Pearse for a while. As Michael Barker was working in the kitchen washing dishes, Joanne knew that if things got very busy, she could call on him to come to the counter and help serve customers. As business was slow, Joanne decided to clean the coffee machine. This was a job that should have been done at the end of each day, but Pearse never bothered. Joanne switched the coffee machine off at the wall so that she could clean it safely. She cleaned the group heads of the espresso maker first, making sure to remove all the coffee bean residue. She put the group heads back together carefully and then moved to clean the steamer. She started to clean the steamer nozzle, making sure to remove any

traces of milk. The nozzle was filthy and caked in stale milk so she decided to dismantle the steamer valve and clean it too.

Just as she loosened the steamer valve, Joanne noticed her brother, Oliver approaching the counter. She waved over to him.

“What are you doing here?”

“I am on my way to Belfast for a meeting. I thought that I would call by and grab some lunch.” Oliver replied.

“What do you fancy? The chicken aioli rolls are the best.”

“Ok then, one of them and a cappuccino, thanks. Will you join me? We need to chat about Dad’s birthday.”

“OK, let me get Michael to cover the counter.” Joanne replied.

“Michael! Listen, my brother has arrived so could you take over for a bit? It’s really quiet so you’ll be fine. Oh, and can you get us two chicken aioli rolls and two cappuccinos? We’ll just be sitting over there by the window. Thanks.”

“Dead on.” Michael replied as he walked away from the dishwashing area to the counter.

Michael didn’t like being ordered about by someone who was young enough to be his daughter, but he needed the job. Michael tutted when he noticed that the coffee machine was switched off. “Bother” he thought “it’s going to take five minutes for the water boiler in the coffee machine to heat up enough to steam milk”. He looked over at Joanne and her brother. They were deep in conversation. “They’ll not notice the delay.” He thought as he turned the coffee machine on.

Michael stood with his hand above the steamer nozzle, day dreaming as he waited for the machine to be ready to use. Suddenly, there was a loud bang and a great surge of steam came out of the valve and down the nozzle. Michael let out a yell and ran to the dishwashing sink to run his burned hand under the tap.

Joanne heard the commotion and came running over.

“Who left the valve half open like that?” Michael shouted.

Joanne grabbed the First Aid Kit from the shelf, planning to put a gel burn dressing on Michael’s hand but the First Aid kit was empty.

Joanne held Michael’s hand under the flow of the cold water tap. As she did so, she shouted to Oliver, asking him to run down to the GoGro shop to buy a packet of the biggest plasters they had.

Oliver ran back with the plasters and then said he had better go on to his meeting. Joanne agreed to call him later that evening. She took Michael's hand out from under the tap and dressed it as best she could with the plasters that Oliver had bought. Joanne called for a taxi to take Michael home.

Peter finished talking to Bruce and headed for his car. As he drove out, he saw a coach full of women arrive and park.

Hannah spotted Peter's car as the coach arrived at Mablevale Services but was too busy making sure that everyone knew how long they would be stopping at the service station to wonder what might have brought Peter here.

"Right ladies! We are here for a pit stop. If you fancy a coffee, I can recommend The Cakery café. See you all back at the coach in 30 minutes. Enjoy!!"

Anna and Cara winced at Hannah's cheerfulness.

"Let's get coffee to take out. Then we can have a seat in the sun and a smoke." Cara suggested.

"I thought that you had given up." Anna replied.

"I still need the odd ciggie in times of stress. Like today." Cara huffed.

Callum Foster was relieved to see the last of the reunion party head off the coach and into the service station. He turned off the 80s music that Hannah had requested be played and turned on the local radio station. He thought about snoozing for twenty minutes as he was tired after working late the previous night in the office of ExecDrive where he was the book-keeper. He only drove the coach when Patrick was short staffed. And even then, Patrick only used him for what he regarded as 'easy trips' because Callum did not hold a Driver Qualification Card, the valid licence for this sort of driving. As Callum reclined his seat, he spotted one of the goodie bags lying on the floor. The bag had the name 'Fiona Daniels' written on a tag attached to it. Callum decided to take a look in the goody bag to see what the freebies were. He was sure that the bag would contain a load of tat, but, as he lifted the bag and began to rummage through it, he spotted a tube of Doc Box eye cream. Callum knew that his girlfriend loved this cream and so he slipped the tube into his pocket, put the bag back where he had found it, and went outside for a smoke.

Instead of getting off the bus with everyone else, Alison Delargy had slipped down to the back to make a phone call home to check that her daughter was revising for her GCSEs. Callum Foster had not noticed that she was still on the bus when he pocketed the eye cream, but Alison saw him and, rather than confront him, she decided that she would tell Hannah who could take it up with his boss. Once she saw Callum disappear around the back of the service

station, she crept off the bus and went in search of Hannah and told her what had happened.

Despite the long queue, Cara and Anna had managed to get their coffees and settled down on the bus. As Cara set her coffee cup down on the table and took the lid off the cup to add some sugar Anna leant over and poured a liquid into the cup.

“Leave off, Anna! What are you doing? That coffee cost me £3.75!”

“Just try it – you will love it. It’s cannabis in a bottle, as I like to say” Anna replied.

“No thanks.” said Cara, leaving the cup untouched.

Amelia had arrived home to the flat she shared with her husband, Joseph. She was sitting on the sofa, cradling a cup of coffee when Joseph came in.

“What are you doing back so early? I thought that your shift ended at 4.” Joseph asked.

Amelia started to cry as she told Joseph about how she had been treated by Pearse over the past months. Joseph was fuming. When Amelia explained what had happened that morning, Joseph jumped up.

“I am going to show that man the meaning of respect!” He shouted as he ran to his car and drove out of the street.

Alison searched the service station, but could not spot Hannah anywhere. Eventually, she gave up and decided to grab a coffee while she still had time. She joined the long queue at The Cakery and was appalled to see that there was only one barista working behind the counter. “Typical!” she thought. By the time Alison got to the top of the queue, it was time to head back to the bus. Undeterred, Alison ordered a flat white and an almond croissant. The woman behind the counter was very slow. She had put the croissant in a bag and placed it on the top of the counter but seemed to be taking an age to make the coffee. Alison grew increasingly impatient. Just then, an announcement came over the Tannoy system.

“Would Alison Delargy please return to the bus as her party is waiting for her?”

Mortified, Alison shouted to the barista “I can wait no longer. Forget the coffee, I will just take the almond croissant.” She went behind the counter, pushed Joanne out of the way, grabbed the almond croissant and ran down the stairs. Joanne, momentarily shocked, picked up the coins that Alison had thrown down on the counter. £1.50 exactly – the price of the croissant.

Joseph drove along the A45 like a maniac. The dual carriageway allowed him to race on. Frantic with rage, he blasted his horn at every car that sat in the outside lane blocking his way. About five miles before he reached Mablevale, his uninterrupted passage was disturbed because in the inside lane a convoy of vintage cars was dawdling along at 25 miles per hour and in the outside lane a Renault Clio was attempting to pass the vintage cars. The Clio was being driven by Ernest Swann. In the passenger seat was his sister, Margaret Swann. As Margaret was a nervous passenger, Ernest took every effort to stick to a top speed of 40 miles per hour when she was in the car. As Joseph made rapid ground on the Clio, he had to slam on his brakes as the Clio was simply going too slowly. Frustrated by the delay, Joseph blasted his horn, and flashed his full beam at the Clio which was now only a few metres in front of him. He wound down the window, shaking his fist and cursing at the driver of the Clio.

Margaret was terrified by the behaviour of the man in the car behind. She pleaded with Ernest to move into the other lane but he said that there wasn't a sufficient gap. At that moment, Joseph speeded up further, almost ramming the rear bumper of Ernest's car. One of the vintage car drivers, on seeing this, let Ernest into the inside lane.

"Write this down Margaret. A Red Toyota Celica Registration No. FGK 2849" said Ernest as they drove on.

Pearse was having a break, sitting on a bench outside the service station when a delivery van pulled up. Pearse recognised the van as it belonged to local businessman Eamon Martin who traded under the name Fast and Frozen. The business delivered frozen foods to various outlets across the area and had been delivering frozen goods to the Cakery since it opened. Pearse waved at the delivery driver who was Eamon's son, John. John was carrying a large box of frozen pizza into the building. He was trying to open the door and somehow managed to drop the box on his foot. He shrieked in pain. Pearse went over to see if he could help.

"I am going to kill my dad," said John. "He had promised he would have my new work boots for me today and he forgot to get them. I had to wear my trainers and now I think I have broken my toe."

Pearse helped John to the bench and sat him down. He sat down beside him.

Joseph drove into the car park.

Joseph spotted Pearse before Pearse noticed him. Joseph powered over to Pearse and slapped him across the face, knocking him off the bench.

"Like to manhandle women, do you? Think you can treat my wife like that? Well I am here to tell you that you can't. Lay off!"

Pearse tried get to his feet and speak up for himself, but Joseph pushed him down again. Joseph kicked Pearse in the side and left saying:

“Next time, pick on someone your own size. Loser!”

Bruce McCollum came out to see what all the commotion was about. When he saw Pearse lying on the ground, he ran over to help him.

Pearse protested that he was alright but Bruce had been a paramedic before working for GoGro Limited and, on checking Pearse’s side, he knew that there were broken ribs. Bruce ran back to his office to call for an ambulance.

Meanwhile the frozen pizza which had been lying in the sun since John’s accident began to spoil.

Just before Bruce was able to make a call, his telephone rang. It was Aaron Francey. He said that as he was in the area he planned to call shortly to inspect the glulam beams.

Irene Dougan couldn’t be bothered to climb the stairs to the café and settled with buying a bottle of water and a packet of cinnamon lozenges from the GoGro shop before she got back onto the coach. As she was leaving the shop, she had noticed an in store ATM. Since she had not got a receipt for the £50 that had been withdrawn at the Escada, she decided to request a mini-statement here. When she looked at the mini-statement, Irene was shocked to see that the withdrawal was for £250 not £50. She decided to confront Cara about this matter when she got back on the bus.

Aaron Francey knocked on Bruce’s office door. Bruce explained the situation to him and Aaron asked if he could take a look at the damaged beams.

“This is a problem caused by exposure to intense wet heat. We are talking serious steam damage here. Made worse by the lack of ventilation.” Aaron explained. “I am guessing that there are some industrial type dishwashing machines near here. Yeah?” Aaron said on inspecting the beams.

“Yes, you’ve got it in one. Let me show you something,” said Bruce. He took Aaron into The Cakery unit and, gesturing to the under counter dishwasher and steriliser, asked “Would these generate enough steam to cause damage?”

“Totally,” said Aaron. “What type of loon put them here? The hot steam hits the wall which is cold. That causes condensation out here which breeds damp.”

“Well, funny you should ask that. I have checked the kitchen layout plans that Shay Brown, The Cakery’s Managing Director, submitted to us and there is no sign of a dishwasher or a steriliser anywhere near here.

“Looks like they changed things up a bit. That is the problem.”

Bruce saw Aaron to his car and then phoned Owen Roxborough, the property manager at The Cakery. Bruce explained the situation to Owen. Owen checked his plans and confirmed to Bruce that, in order to maximise the counter space, he had redesigned the kitchen layout so that the dishwasher and steriliser were placed at the back, close to where the ceiling beams were. Bruce said that Peter Mulgrew would be in touch with him to sort the matter out. In the meantime, Bruce told Owen that the dishwasher and steriliser could not be used.

Hannah managed to resolve the argument between Irene and Cara that had begun as soon as Irene got back on the bus. Cara told Irene that it was not her but Leah who had taken the money from the bank. Hannah asked Callum to get a move on as, thanks to the delay that Irene had caused, the party was running late.

Flustered, Hannah collapsed into her seat and resolved never to organise a school reunion ever again. She emailed Patrick Harrison to report the incident with Callum and the eye cream.

Callum decided to push on with the drive. He accelerated to 50mph. A police siren soon sounded behind the bus and Callum pulled over.

“Good afternoon, sir. I am Constable Millar. Would you mind stepping out of your vehicle for a moment?”

“Certainly officer, what is the problem? I was driving well within the speed limit.”

“May I see your licence and would you please blow into this bag?”

Callum obliged, knowing that he hadn't touched a drink since the previous weekend. He was more concerned when he was asked to produce his licence.

Meanwhile, Cara recognised Constable Millar as an old family friend. Surreptitiously she handed him the remains of the coffee Anna had given her and suggested he have it tested. Cara whispered into Constable Millar's ear that he might like to search the belongings of Irene Dougan, claiming that she had a stash of illegal drugs on board the bus that she was selling to some of the younger women. Constable Millar couldn't believe what he was hearing but Cara insisted it was true so Constable Millar phoned his superior officer who arranged for a unit of the drugs squad to search Irene Dougan and her belongings when the bus reached its destination. He also arranged for a contact of his in the Forensic Laboratory to have the contents of the cup Anna had given him tested quickly. Later that day he received an email confirming that there were traces of cannabis in the remains of the coffee.

Hannah could not believe it. She phoned Patrick Harrison and let him know, in no uncertain terms, that she was disgusted with the service received. Patrick

told Hannah that he had a driver, Conal Norton, who lived very close to where the bus had been stopped. As Mr Norton was on a rest day, Patrick assured Hannah that he would be with her within 20 minutes to drive the bus on to Ballycastle.

As soon as he put the phone down to Hannah, Patrick phoned Conal who agreed to drive the party to Ballycastle on the condition that he receive double time and two days off in lieu. Patrick knew he was over a barrel and agreed to Conal's terms.

Fifteen minutes after she had finished the call with Patrick, Hannah welcomed Conal on board. The party were at last on their way to Ballycastle and a well-earned afternoon tea. She was shocked to see though that when there were a number of police officers waiting for them in Ballycastle. They immediately asked to speak to Irene Dougan and searched her belongings. Hannah laughed when it was suggested they were looking for drugs. Irene was not so amused and made her displeasure clear to the police officers when nothing suspicious was found.

Section A instructions

In addition to the narrative set out on pages 2 to 29 you have been provided with a series of statements which appear in Answer Book A. These statements purport to set out civil actions which could arise from the events described in the narrative. **Some of these statements are correct and some are incorrect.**

You should place an “x” in the box next to each of the statements which you believe to be correct.

You should not make any mark next to a statement which you believe to be incorrect.

With the exception of your examination number, you should not make any other marks on the answer book.

You will receive marks for each correct statement which you identify with an “x”.

However, if you identify a statement as correct when it is in fact incorrect, the same amount of marks will be deducted as would have been awarded for a correct answer.

Section B instructions

In addition to the narrative set out on pages 2 to 29, you have been provided with extracts from various statutes (the “statutory provisions”) set out on pages 32 to 38 and a series of statements which appear in Answer Book B. These statements purport to set out offences with which various individuals should be prosecuted under the statutory provisions, arising out of the events described in the narrative. **Some of these statements are correct and some are incorrect.**

You should place an “x” in the box next to each of the statements which you believe to be correct.

You should not make any mark next to a statement which you believe to be incorrect.

With the exception of your examination number, you should not make any other marks on the answer book.

You will receive marks for each correct statement which you identify with an “x”.

However, if you identify a statement as correct when it is in fact incorrect, the same amount of marks will be deducted as would have been awarded for a correct answer.

PLEASE NOTE:

1. A statement is correct if there is sufficient evidence to prosecute the offence (but see note 2). You do not need to consider whether the prosecution would be in the public interest.
2. Where two or more offences could be charged in the alternative you should select only the most appropriate offence based on the evidence presented in the narrative.

Offences Against the Person Act 1861

Threats to kill

Section 16 –

A person who without lawful excuse makes to another a threat, intending that that other would fear it would be carried out, to kill that other or a third person shall be guilty of an offence and liable on conviction on indictment to imprisonment for a term not exceeding ten years.

Causing grievous bodily harm with intent to do grievous bodily harm

Section 18 –

Whosoever shall unlawfully and maliciously by any means whatsoever wound or cause any grievous bodily harm to any person, with intent to do some grievous bodily harm to any person, or with intent to resist or prevent the lawful apprehension or detainer of any person, shall be guilty of felony, and being convicted thereof shall be liable to be imprisoned for life or to be fined or both.

Unlawful assault/battery

Section 42 –

Any person who unlawfully assaults or beats any other person shall be guilty of an offence under this section ...

Assault occasioning Actual Bodily Harm

Section 47 –

Whosoever shall be convicted upon an indictment of any assault occasioning actual bodily harm shall be liable to imprisonment for a term not exceeding 7 years or to be fined or both

Theft Act (Northern Ireland) 1969

Theft

Section 1 –

(1) A person is guilty of theft if he dishonestly appropriates property belonging to another with the intention of permanently depriving the other of it; and “thief” and “steal” shall be construed accordingly.

(2) It is immaterial whether the appropriation is made with a view to gain, or is made for the thief’s own benefit.

Robbery

Section 8 –

(1) A person is guilty of robbery if he steals, and immediately before or at the time of doing so, and in order to do so, he uses force on any person or puts or seeks to put any person in fear of being then and there subjected to force.

Burglary

Section 9 –

(1) A person is guilty of burglary if-

(a) he enters any building or part of a building as a trespasser and with intent to commit any such offence as is mentioned in subsection (2); or

(b) having entered any building or part of a building as a trespasser, he steals or attempts to steal anything in the building or that part of it, or inflicts or attempts to inflict on any person therein any grievous bodily harm.

(2) The offences referred to in subsection (1)(a) are offences of stealing anything in the building or part of a building in question, of inflicting on any

person therein any grievous bodily harm or of doing unlawful damage to the building or anything therein...

Handling Stolen Goods

Section 21 –

(1) A person handles stolen goods if (otherwise than in the course of the stealing), knowing or believing them to be stolen goods, he dishonestly receives the goods, or dishonestly undertakes or assists in their retention, removal, disposal or realisation by or for the benefit of another person, or if he arranges to do so.

Misuse of Drugs Act 1971

Restriction of possession of controlled drugs

Section 5 –

(2) Subject to ... subsection (4) below, it is an offence for a person to have a controlled drug in his possession ...

(3) ... it is an offence for a person to have a controlled drug in his possession ... with intent to supply it to another ...

(4) In any proceedings for an offence under subsection (2) above in which it is proved that the accused had a controlled drug in his possession, it shall be a defence for him to prove-

(a) that, knowing or suspecting it to be a controlled drug, he took possession of it for the purpose of preventing another from committing or continuing to commit an offence in connection with that drug and that as soon as possible after taking possession of it he took all such steps as were reasonably open to him to destroy the drug or to deliver it into the custody of a person lawfully entitled to take custody of it; or

(b) that, knowing or suspecting it to be a controlled drug, he took possession of it for the purpose of delivering it into the custody of a person lawfully entitled to take custody of it and that as soon as possible after taking possession of it he took all such steps as were reasonably open to him to deliver it into the custody of such a person.

Criminal Damage (Northern Ireland) Order 1977

Article 3 –

Criminal Damage

(1) A person who without lawful excuse destroys or damages any property belonging to another intending to destroy or damage any such property or being reckless as to whether any such property would be destroyed or damaged shall be guilty of an offence.

(2) A person who without lawful excuse destroys or damages any property, whether belonging to himself or another –

(a) intending to destroy or damage any property or being reckless as to whether any property would be destroyed or damaged; and

(b) intending by the destruction or damage to endanger the life of another or being reckless as to whether the life of another would be thereby endangered;

shall be guilty of an offence.

Arson

(3) An offence committed under this Article by destroying or damaging property by fire shall be charged as arson.

Road Traffic (Northern Ireland) Order 1981

Drivers of motor vehicles to have driving licences

Article 3 –

3.—(1) It is an offence under this Order for a person to drive on a road a motor vehicle of any class otherwise than in accordance with a licence authorising him to drive a motor vehicle of that class.

(2) It is an offence under this Order for a person to cause or permit another person to drive on a road a motor vehicle of any class otherwise than in accordance with a licence authorising that other person to drive a motor vehicle of that class.

Taking vehicle without owner's consent or other authority

Article 172.—

(1) Subject to paragraph (2), any person who, without having the consent of the owner or other lawful authority, takes or attempts to take, a motor vehicle, trailer or . . . cycle for his own or another's use or, knowing that any motor vehicle, trailer or . . . cycle has been taken without such authority, drives or attempts to drive it or allows himself to be carried in or on it shall be guilty of an offence under this Order.

Duties on occurrence of an accident caused by presence of a mechanically propelled vehicle

Article 175 –

(1) If in any case, owing to the presence on a road or other public place of a mechanically propelled vehicle, an accident occurs whereby-

(a) injury is caused to any person other than the driver of that vehicle; or
(b) injury is caused to any animal other than an animal in or on that vehicle or owned by the driver of that vehicle; or

(c) damage is caused to any property other than that vehicle or property in or on that vehicle or property of the driver or owner of that vehicle,

the following provisions of this paragraph shall have effect-

(i) the driver of the vehicle shall, if the vehicle is not stationary after the occurrence of the accident, stop the vehicle,

(ii) the driver of the vehicle shall keep the vehicle stationary at or near the place where the accident occurred for such period as is reasonable in all the circumstances having regard to the provisions of sub-paragraph (iii),

(iii) the driver of the vehicle shall give to any constable on demand and to any other person who on reasonable grounds requires him to do so, his name and address, the name and address of the owner of the vehicle and the identification mark or number of the vehicle,

(iv) the driver of the vehicle shall if for any reason he does not give the particulars mentioned in sub-paragraph (iii) or (whether or not those particulars are given) the accident has directly or indirectly resulted in injury to any other person, forthwith report the accident and give those particulars and, where the vehicle is a motor vehicle, produce his certificate (within the meaning of Article 97(4)) at a police station or to a member of the [Police Service of NI] so, however, that it shall be a good defence to any person charged under paragraph (2) with a contravention of the provisions of this sub-paragraph to prove that he had good cause for such contravention and that he reported the accident and gave the particulars at a police station or to a member of the [Police Service of NI] as soon as was reasonably practicable after the occurrence of the accident.

(2) Every person who knowingly contravenes any of the provisions of paragraph (1) shall be guilty of an offence under this Order.

90.—(1) Subject to the provisions of this Part, it shall not be lawful for any person to use, or to cause or permit any other person to use, a motor vehicle on a road unless there is in force in relation to the user of the vehicle by that person or that other person, as the case may be, such a policy of insurance or such a security in respect of third-party risks as complies with the requirements of this Part.

Public Order (Northern Ireland) Order 1987

Riotous or disorderly behaviour in public place

Article 18 –

(1) A person who in any public place uses-

- (a) disorderly behaviour; or
- (b) behaviour whereby a breach of the peace is likely to be occasioned, shall be guilty of an offence.

(2) A person guilty of an offence under paragraph (1) shall be liable on summary conviction to imprisonment for a term not exceeding 6 months or to a fine not exceeding level 5 on the standard scale, or to both.

(3) A person who in any public place uses riotous behaviour shall be guilty of an offence.

(4) A person guilty of an offence under paragraph (3) shall be liable on summary conviction to imprisonment for a term not exceeding 12 months or to a fine not exceeding level 5 on the standard scale or to both.”

Carrying of offensive weapon in public place

22.—(1) A person who, without lawful authority or reasonable excuse (proof of which lies on him), has with him in any public place any offensive weapon shall be guilty of an offence.

(2) In paragraph (1) “offensive weapon” means any article made or adapted for use for causing injury to the person, or intended by the person having it with him for such use by him or by some other person.

Road Traffic (Northern Ireland) Order 1995

Dangerous Driving

10. A person who drives a mechanically propelled vehicle dangerously on a road or other public place is guilty of an offence.

Careless, and inconsiderate, driving

Article 12 –

If a person drives a mechanically propelled vehicle on a road or other public place without due care and attention, or without reasonable consideration for other persons using the road or place, he is guilty of an offence.

Driving, or being in charge, when under influence of drink or drugs

Article 15 -

(1) A person who, when driving or attempting to drive a mechanically propelled vehicle on a road or other public place, is unfit to drive through drink or drugs is guilty of an offence.

(2) Without prejudice to paragraph (1), a person who, when in charge of a mechanically propelled vehicle which is on a road or other public place, is unfit to drive through drink or drugs is guilty of an offence.

(3) For the purposes of paragraph (2), a person shall be deemed not to have been in charge of a mechanically propelled vehicle if he proves that at the material time the circumstances were such that there was no likelihood of his driving it so long as he remained unfit to drive through drink or drugs...

(5) For the purpose of this Article, a person shall be taken to be unfit to drive if his ability to drive properly is for the time being impaired.

Driving, or being in charge of, a motor vehicle with alcohol concentration above prescribed limit

Article 16 –

(1) If a person—

(a) drives or attempts to drive a motor vehicle on a road or other public place, or

(b) is in charge of a motor vehicle on a road or other public place, after consuming so much alcohol that the proportion of it in his breath, blood or urine exceed the prescribed limit he is guilty of an offence.

(2) It is a defence for a person charged with an offence under paragraph (1)(b) to prove that at the time he is alleged to have committed the offence the circumstances were such that there was no likelihood of his driving the vehicle whilst the proportion of alcohol in his breath, blood or urine remained likely to exceed the prescribed limit...

Careless, and inconsiderate, cycling

Article 43 –

If a person rides a cycle on a road or other public place without due care and attention, or without reasonable consideration for other persons using the road or place, he is guilty of an offence.

Requirement to notify bus passengers to wear seat belts

24A.—(1) ...the operator of a bus in which any of the passenger seats are equipped with seat belts shall take all reasonable steps to ensure that every passenger is notified that he is required to wear a seat belt at all times when—

(a) he is in a seat equipped with a seat belt; and

(b) the bus is in motion.

(2) For the purposes of paragraph (1) a passenger may be notified only by one or more of the following means—

(a) an official announcement, or an audio-visual presentation, made when the passenger joins the bus or within a reasonable time of his doing so;

(b) a sign prominently displayed at each passenger seat equipped with a seat belt.

(3) For the purposes of paragraph (2)—

(a) “official announcement” means an announcement by the driver of the bus, by a conductor or courier or by a person who is a group leader in relation to any group of persons who are passengers on the bus; and

(b) a sign that takes the form of a pictorial symbol must be in the form shown in Schedule 2A, depicting a white figure on a blue background.

(4) An operator who fails to comply with paragraph (1) is guilty of an offence.

Police (Northern Ireland) Act 1998

Assaults on, and obstruction of, constables, etc.

Section 66 –

Any person who assaults, resists, obstructs or impedes a constable in the execution of his duty, or a person assisting a constable in the execution of his duty, shall be guilty of an offence.

Criminal Law Act (Northern Ireland) 1967

Penalties for concealing offences or giving false information.

Section 5 -

(3) Where a person causes any wasteful employment of the police by knowingly making to any person a false report tending to show that an offence has been committed, or to give rise to apprehension for the safety of any persons or property, or tending to show that he has information material to any police inquiry, he shall be liable on summary conviction to imprisonment for not more than six months or to a fine of not more than two hundred pounds or to both.

Section C instructions

In addition to the narrative set out on pages 2 to 29 you have been provided with a series of statements which appear in Answer Book C. These statements purport to set out rights which parties mentioned in the narrative would require over the lands of other parties also mentioned.

Some of these statements are correct and some are incorrect.

Using only the information contained in the narrative, you should place an “x” in the box next to each of the statements which you believe to be correct. You should not make any mark next to a statement which you believe to be incorrect.

With the exception of your examination number, you should not make any other marks on the answer book.

You will receive marks for each correct statement which you identify with an “x”.

However, if you identify a statement as correct when it is in fact incorrect, the same amount of marks will be deducted as would have been awarded for a correct answer.

PLEASE NOTE:

1. You should assume that the correct statements relate to the rights which will be required by the various parties once the various activities and transactions mentioned in the narrative have taken place. They may involve the right to use relevant roads/pipes/cables/tanks etc already in existence or to lay such roads/pipes/cables/tanks etc as are proposed in the narrative.
2. If the narrative states that a particular party is to be allowed to do or use something, you should still mark any statement requiring a right/obligation to that effect as being correct.
3. You should not assume that any rights will be automatically implied by law in favour of any party.
4. You should act only on the information which you have been given in the narrative. Do not mark any statements which do not arise from the information which you have been given.
5. Effluent pipes are pipes which run from a septic tank carrying filtered water through the ground.

