

Equestrian Design

PLANNING APPLICATION

for

The change of use of Model Farm, Knolton, Wrexham, LL13 0LF, to a commercial equine stud enterprise, including the provision of a new stable building, horse walker and horse exercise arena.

DESIGN AND ACCESS AND SUPPORTING INFORMATION STATEMENT

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1. Introduction:

1.1 This statement accompanies an application which seeks to establish a commercial equine stud enterprise at Model Farm, following the recent acquisition of the site by the applicants. The necessary equine facilities would also support the applicants' own personal equine interests.

1.2 Model Farm is a former agricultural holding described via the recent sales particulars as:

"A most attractive period detached country house of immense charm and character with potential for modernisation/refurbishment standing in super mature gardens with useful outbuildings and land, extending, in all, to around 8.4 acres, in an extremely popular, yet accessible, rural location."

1.3 With specific regards to the associated land, the sales particulars describe that:

"The land is retained within five enclosures of permanent pasture, ideal for the grazing of all kinds of livestock, particularly horses."

1.4 Whilst a previous planning consent for stables upon the site was implemented, evident by the foundations and initial course of blockwork which are still in situ and visible (having been so since 2006), the stables were never completed. As opposed to completing the already consented stables, this proposal seeks to secure more modern facilities to support the establishment of the stud enterprise. Specifically, permission is sought for:

- the construction of a timber American Barn to provide stabling for ten horses and ancillary storage provision;
- introduction upon the land of an enclosed 60 x 30m horse exercise arena (manege);
- new manure store;
- new hardcore yard area; and
- amended field and hence site access arrangement.

1.5 It is important to note at the outset that the proposal is not speculative with the applicants uniquely placed to draw on and apply their existing equestrian experience and success in this field. It should also be noted that the proposed new infrastructure would be solely for use by those horses resident at the stud

farm, including the applicant's own, and not for any form of wider commercial use by others.

- 1.6 This statement is intended to provide the information required to support the determination of the proposal. It ultimately seeks to demonstrate that it complies with policies of relevance within the Development Plan. It therefore supports the contention that the proposal constitutes sustainable development for which planning permission should be forthcoming for without delay.

2. Site Context:

- 2.1 The application site comprises a former farmstead. The wider site extends to approximately 10.4 acres.
- 2.2 The former farmhouse is an attractive detached country house in mature and attractive gardens which include a small ornamental pond. The house is accessed via a gravelled drive direct from the main highway which also provides ample parking at the property.
- 2.3 Within the curtilage of the property are a number of outbuildings including lean-to style garden stores attached to the side of the house; a store room attached to the rear; and a sizeable detached brick half-timbered and slate roofed outbuilding which was a former cow house, now in use for general storage purposes.
- 2.4 The property does benefit from planning approval for a U shaped stable block, that has been commenced with the provision of the foundations and a couple of courses of blockwork, to the east of the garden. These foundations are understood to date back to before 2006. This building was originally intended to accommodate six horses but was never completed.
- 2.5 The adjoining land is to the north and east of the property, comprised of five individual paddocks which collectively form a triangular shape predominately bounded by the A582 to the east and the road to the west. The paddocks and site in general are very well defined via native hedges which are in good condition. Sporadic field trees are also a feature of the land, including some to the site boundaries. The site slopes gently from south to north. The land benefits from a number of separate and existing field access gates, including one to the north of the main dwelling access.

- 2.6 All adjoining land is in agricultural use in what is an attractive countryside setting.
- 2.7 Photographs of various views of the proposed development site are appended to this report.

3. The Proposal – Overview and Rationale

Overview

- 3.1 The applicants acquired Model Farm and the associated land, in the summer of 2019, following an extensive and prolonged search for a site from which to establish and operate an equine stud farm on a commercial basis, as well as to support their own personal equine interests. Following the purchase they have invested significant time and expense in renovating the house as well as carrying out repairs to the land and its boundaries.
- 3.2 The applicants – Amy and Alice Bannister-Bell – both have a strong and very successful equestrian background having been involved with horses for in excess of 25 years. Both are freelance equestrian coaches and riders and have been operating as such for the past 11 years covering the north Wales, Cheshire & Shropshire area along with travelling to Isle of Man, North Scotland and Ireland for coaching. They regularly hold clinics and riding camps at a number of local venues; Southview competition centre Wettenhall; Radfords Equestrian Llanymynech; Hadley Park Whitchurch; Chapel Farm Livery Newbridge; EquiT Rhyl; Park House Equestrian Ellesmere; amongst others.
- 3.3 Both Amy and Alice hold the much sought after and internationally recognised level of coaching qualification within the British Horse society (BHS) – the Stage 5 performance coach in complete horsemanship (formally known as BHSI). At the time of attaining the qualification, in 2014, Alice and Amy were the two youngest people to hold the qualification. Both are on the BHS Accredited professional coaches register (APC) which requires all coaches to hold current First Aid, Child Protection and safe guarding along with an annual DBS check. To put their pedigree in context there are only 230 stage 5 performance coaches in complete horsemanship on the APC worldwide.
- 3.4 Amy also holds a first class honours degree in equine science and welfare and for the past six years has been part time lecturer at Wrexham Glyndwr University for the Equine degree. Amy is also on the BHS Instructors &

Fellows Association Committee – the purpose of which is to support coaches of level 5 status, providing training, CPD and a network for like-minded highly qualified coaches.

- 3.5 At the present time the applicants own eight horses which are currently kept on livery pending completion of their own facilities. In addition to simply accommodating their own horses on the land however, they wish to develop facilities which would equally serve an equine stud business and hence which would support the creation of a new rural enterprise.
- 3.6 The ambition to establish the stud business reflects a relative degree of success in this area already by the applicants. Together, the applicants have been breeding horses since 2011 but in relatively low volume. Nevertheless, the quality of the foals produced and the experience they have gained has helped them establish a very credible reputation, aided by the fact that Amy is a qualified artificial insemination (AI) technician, which are few and far between in the regional equine industry, being an AI technician eliminates the need for a vet present for inseminations. The formal establishment of a dedicated business and hence the scaling up of their experience is dependent on them securing their own purpose-built facilities from which to operate. Evidence of the offspring produced to date by the applicants can be provided if deemed necessary.
- 3.7 In terms of the business model the applicants' intention is to have up to a maximum of 8 (mature) horses at the site, inclusive of their own horses, plus a small number of foals at any one time. The scale of the operation has been arrived at following very careful consideration of the critical mass needed for the enterprise to viably function.
- 3.8 The existing 3 broodmares are all are high quality, some have been bought from across the UK and Ireland utilising existing networks and contacts built up by the applicant over many years, some have been homebred by Amy & Alice. The plan is to increase the breeding from these mares and to potentially acquire one or two more broodmares to the breeding programme for variation of bloodlines as other youngstock are sold. A small number of foals may also be acquired in a similar way in addition to being bred on site depending on the success of coverings. All horses will be kept at the site for a significant amount of time, with the mares being foaled down and all foals being produced, schooled and trained to the highest levels from birth to approximately 4 years old. The applicant will retain a small number of the best performing horses for their own use and enjoyment and sell on the others for profit. Demand for the horses is likely to be high reflecting their high existing

reputation and the reputation of Amy & Alice as sought after coaches/trainers and the broodmares having good competition records. Amy & Alice have previously had involvement with the rare breed survival trust by helping care for their Eriskay pony broodmares, the breeding of rare breeds is something that they would like to explore in the future as supporting rare and endangered breeds of horses and ponies is very important to them.

- 3.9 To support the establishment of the proposed enterprise, good quality stabling is required as well as an adequate quantity of ancillary storage with regards to accommodating bedding, feed, tack and equipment . Central to the proposal is therefore stabling in the form of an American Barn providing stabling for ten horses inclusive of two foaling boxes and ancillary storage provision. The American Barn is a very safe and controlled environment for young, unhandled foals when being moved, assessed and treated by the vet, it can also help make the weaning process less stressful due the social housing within the barn,
- 3.10 Initially both of the applicants will be employed at the new enterprise on a full time basis with a further part time opportunity being created in due course. The enterprise would also draw on wider rural services such as feed merchants, farriers, physios, equine dentists and veterinary practices, thereby indirectly safeguarding jobs and supporting growth in the wider rural economy.

Stabling and Storage

- 3.11 The proposed stabling is required for obvious welfare reasons. Each of the horses present at the enterprise will require access to a dedicated stable at all times – of particular importance given that the diet and resting routine of elite sports horses needs to be carefully controlled. Two of the stables proposed can be seen to have been designed to a larger foaling box specification, to allow room within which the foal can be delivered and room for it to initially reside with its mother.
- 3.12 The proposed American Barn stable arrangement offers a highly efficient arrangement from an operational perspective which better accords with modern needs and expectations. From a management perspective the arrangement entails very evident security benefits and also facilitates easier day to day management as everything is together under the one roof. The arrangement also offers enhanced welfare benefits for the horses, offering full shelter from prevailing winds and a more comfortable and social environment (as ventilation is much easier to control and since horses are ‘herd’ animals

they will be able to see and communicate with each other). The facility to wash and dry horses within the barn post exercise also allows yard users to monitor their recovery, monitor behaviour of young stock and heavily pregnant mares, grooming horses within a barn enables them to stay warm and dry while removing rugs etc, Also as part of the breaking process it is common professional practice to initially mount and ride horses inside an enclosed familiar environment such as an American barn to keep him relaxed.

- 3.13 In terms of storage provision at the site dedicated space is required for a multitude of ancillary needs. This includes the storage of feed, bedding, tack and maintenance equipment all of which need to be kept in a dry, contained and secure environment.
- 3.14 With regards to feed the dietary requirements of the horses needs to be well-controlled reflecting their intended and active thoroughbred, warmblood pedigree. Whilst grazing will form part of their diet other hard feeds are also required, including a compound feed of grains provided and stored in 25kg bags. Aside from these internal (secure and dry) storage is also required for hay with this also forming a staple part of the horse's diets all year round but especially during winter.
- 3.15 In terms of the bedding requirement for the horses the applicants will use both straw and shavings for bedding and each horse will require the equivalent of two hay-bale sizes of straw or two bales of shavings for bedding each week, which equates to a sizeable forward supply being required. Bedding such as shavings and straw also need to be stored in a cool, dry space but due to the heavy nature they need to be easily accessible and therefore stored within the barn,
- 3.16 Storage space is also required to keep the different types of tack associated with each of the equestrian disciplines the horses will be training and competing in. This includes saddles, saddle pads, girths, rugs, bridles, bits, reins, bandages, boots, various different stirrups as well as tack cleaners, care products and grooming equipment.
- 3.17 There is also a need to accommodate equipment related to maintaining the proposed manege and the general upkeep of the yard and wider land. This includes a number of hand tools such as shovels, spades, a wheelbarrow, pitch forks, muck scoops, shaving forks, chainsaw etc, together with a mini tractor, manege harrow and the like.

- 3.18 The volume of storage proposed (tantamount to two loose boxes) is the minimum necessary to meet what can be seen to comprise the genuine needs that the proposed enterprise will give rise to.

Exercise Arena (Manege)

- 3.19 The 60m x 30m manege would enable the safe breaking, schooling and correct training to take place throughout the year, in all weather conditions, on the correct competition surfaces.
- 3.20 The presence of the manege is critical given the applicants' current attainment levels as well as those desired for the elite nature of the horses to be bred and trained at the enterprise. In these regards the larger size of the proposed manege is important in enabling a greater number of jumps and their more complex configuration – replicating that encountered at the highest levels of competition. The larger manege also provides a safer environment for the breaking and schooling of younger horses.
- 3.21 Access to the manege will also act to ensure that training and schooling is genuinely possible 365 days of the year regardless of the weather. Also important to emphasise is that the chance of injury when falling on a suitable arena surface is significantly reduced, for both horse and rider, when compared to the chance of injury when falling on a grassed area. As such and in addition to the reasons outlined regarding specific training and schooling needs, the use of the arena will help to minimise the risk of injury.

Horse Walker

- 3.22 the proposed horse aalker is to have four bays which will allow one horse in each bay, so allowing up to 4 horses to be exercised at one time, at a controlled pace. It will be powered by a small, silent, electric motor which has a variety of speeds and settings which allows the applicants to tailor the speed of the horse walker to the needs of the horses using it at that particular time. It will have a timber post and rail fence to either side of the horse, with a solid rubber mat between the bays. Regular and controlled exercise is essential for the competition horses to ensure that muscle and joint injuries are kept to a minimum. Typically, the horse walker would be used by the applicants to warm up and cool down a horse before and after strenuous exercise, without the horse being ridden. A horse walker helps to reduce stiffness after competition and they are also a proven aid with the rehabilitation of muscle or joint injuries, as the horse would be exercised

without being written and therefore not putting as much strain on the horses muscles and joints but also improving the horses fitness.

4. Equestrian Statement:

- 4.1 The applicants currently compete, train in a number of equestrian disciplines including show jumping, showing, dressage and cross country. They also compete in, train for eventing (which is effectively a triathlon of equestrian sports, where three different disciplines (dressage, cross country and show jumping) are combined in one competition. These are highly disciplined equestrian sports which in order to compete at elite levels require intense training from both horse and rider. It is these disciplines which the enterprise will focus on in terms of the schooling and training of the horses bred and bought in.

Dressage

- 4.2 This is usually the first phase of an Eventing competition and at the level of competition that the applicants compete at and intends to train horses for is carried out in a 60m x 20m arena. Dressage is judged on balance, rhythm, suppleness and the obedience of the horse and its harmony with the rider. The challenge is to demonstrate that an extremely fit horse, which is capable of completing the cross country and show jumping phases on time, is also capable of performing in a precise, relaxed and graceful manner required for dressage. Both horse and rider must be able to demonstrate various elements of walking, trotting and canter gaits, and the regularity of the respective gaits in circles of various standard diameters.
- 4.3 60X30m maneges such as that proposed are required to practise the more demanding movements like canter changes, when the horse is required to change its lead leg when it is cantering, working up to changing its lead leg as frequently as every stride. The arena being 60X 30m allows the rider to practice the test in full with the correct dimensions and accuracy of movements. It is important to train a horse to work around the outside of the white boarded dressage arena (60mx20m) as at a competition so therefore the 30m wide arena allows this training to take place in advance of competitions,

Show jumping

- 4.4 This is usually the second element of an Eventing competition where competitors ride in a grassed arena or manege over a course of between 12

and 15 show jumping fences (depending upon ability), of varying height, width, complexity and layout within an allotted time. Time faults are incurred for exceeding the time allowance and jumping faults are incurred for knockdowns or refusals (where a horse stops before jumping a fence). A standard 40m x 20m manege would only accommodate 3 or 4 showjumps. The use of a 60m x 30m manege would allow another 5 or possibly 6 fences to be utilised (depending upon the arrangement) – again critical given the desired skills levels. The use of a 60mX30m will also allow the practice of course riding, jumping of larger obstacles and grid work. Gridwork is gymnastic jump training for horses, you jump around 4-8 fences in a straight line to improve technique and reactions, this requires a minimum of 60m in length to utilise the grid work effectively. It is also important to note that no showjumping competition will take place in an arena smaller than 60mX30m and also that many of the horses are large (above 16 hands) so therefore require space to safely carry out the jumping training.

Cross-Country

- 4.5 This is usually the third phase of an Eventing competition, where competitors ride a cross country circuit of fences and obstacles such as jumps, fences, walls, streams and banks, within an allotted time. Depending upon the competition level, the number of fences and obstacles can vary between 12 (for junior riders) up to 30 or 40 (for the more experienced rider). Cross country is an endurance event that needs both horse and rider to be in extremely good physical condition, therefore a large enough arena to carry out faster fitness work on a surface is important and to be at ease and trust each other in very physically demanding situations.
- 4.6 The manege will be used with jumps set out to replicate those found on a typical cross-country course. A standard 40m x 20m manege would only ordinarily accommodate 2 or 3 of the cross-country type jumps. The use of a 60m x 30m manege would allow another 5 or possibly 6 fences to be utilised (depending upon the arrangement) – critical given the desired skill levels. It will also allow training over fences at competition speed and to carry out faster fitness work on the safety of a surface.

Working hunter

- 4.7 This competition involves the rider jumping a course of rustic fences that consist of hedges, styles, birch rails and water trays, all contained within an arena followed by a ridden show including walk, trot, canter and a gallop/extension. The horse and rider combination are judged on style and

training. The level Amy and Alice compete at is the highest in the UK, Horse of the Year Show qualifiers, they require the horses and riders to jump upto 1.15m. A arena of 60x30m would be required to train over the complex courses and jumping exercises that working hunter competitions demand.

British Equestrian Federation (BEF) Futurity Gradings

- 4.8 The British Equestrian Futurity Young Horse Evaluations are run by the company British Breeding and evaluate British bred horses from foals to 3 years old. The evaluation of each horse will be marked using a set of criteria appropriate for that horses age and intended discipline. In the Futurity, horses and ponies from foals to 3 years old are evaluated for their performance potential as dressage horses, show jumpers, eventers or endurance horses and ponies by a vet and one or two of a panel of discipline specific experts at a number of regional venues around the country during July, August and September. Amy and Alice have presented homebred young stock for PEF gradings gaining high scores and increasing the value of the bloodlines. To prepare a horse for a grading it is important to use a large surfaced arena as the horse is required to be presented loose in all three paces and at speed, three-year-olds are required to be loose jumped down the line of fences. Teaching a young horse to loose jump is a very skilled practice and requires a large surfaced arena and jumping equipment to carry out. It is very important horses are well prepared for their grading so they perform to the best of their ability; preparation for gradings can take several months, videos, photos and results from grading days are very valuable when selling young stock at option or privately.

5. The Proposal – Detailed Matters:

Access

- 5.1 Vehicular access to the existing house has poor visibility, when looking both right and left. Consequently, it is proposed that the access for the stud farm will utilise and enhance an existing field gate access point to the north of the house, as indicated on the submitted drawings; the existing access to the house, will remain for ongoing residential use.
- 5.2 The improved access is proposed to be gated with wooden gates, set back at an adequate distance so as to mitigate the need for traffic to queue on the public highway whilst waiting for the gates to be opened.

- 5.3 The connecting access from the gate to the highway will be surfaced with tarmacadam, which as a bound material will prevent any likelihood of loose material being brought out onto the public highway from vehicles entering and exiting the site. A short drain will be installed at the boundary to stop water from the applicants' land discharging onto the highway.
- 5.4 The proposed access arrangement will ensure visibility in both directions meets the minimum requirements so as to not jeopardise the effective and safe operation of the highway. Importantly there would be sufficient room within the yard area for vehicles to turn and exit the site in a forward-facing direction.
- 5.5 Access to the American Barn will be available directly across an existing but reinstated area of hardcore yard, as indicated on the submitted drawings.

Siting

- 5.6 The preferred design solution is to site the new stable building to the east of the applicants' dwelling, in the southern most of the five individual paddocks. This approach acts to ensure that when viewed from wider public vantage, the building is read against and hence with the adjacent dwelling and its outbuildings and hence ensures it does not give rise to any unacceptable perception of encroachment. The location also benefits from a good degree of natural screening afforded by the well-established native hedgerows. Finally, the positioning entails obvious security benefits in terms of proximity to the applicants adjacent dwelling and practical benefits in terms of ease of access.
- 5.7 It is necessary to site the manege further north east in the central and largest of the five paddocks. This reflects the need to accommodate the 60 x 30m size of the manege, on as flat land as possible, and the important need (it is considered) to work with existing field boundaries so as to not adversely affect landscape character. The siting has also had regard to recommendations made by the ecologist and with respect to avoiding the root protection areas associated with the boundary hedges and trees.

External Appearance

- 5.8 The preferred design solution is to construct the proposed new building with horizontal weather boarding to the external face and timber sheeting fixed to the internal face on a concrete base, with a corrugated sheet roof. Photographs showing an example of the timber boarding and corrugated roof

are appended to this report. In design terms the American Barn has been designed to be not dissimilar in appearance to modern agricultural buildings already in place in the surrounding area and hence in this regard, it is not considered to constitute a conspicuous feature within the landscape. It is proposed that the timbers are to be stained brown in colour and the corrugated sheeting to be olive green, both to match the enclosed photographs.

- 5.9 The surface of the manege will comprise of a sand and fibre mix, which is considered to be the most suitable for the high level of training that will be attained and its colour will blend into and integrate with the wider site. An example of the proposed finish is appended to this statement and a sample can be provided if necessary.
- 5.10 The design approach across all elements of the proposal is considered entirely appropriate for the site context.

Yard Area

- 5.11 A new yard area is proposed as part of the new access arrangement. It is proposed that this area is comprised of stone hardcore which as a permeable arrangement will allow water to soakaway. The new yard area will provide a parking area for vehicles accessing the site, including the parking of the applicant's horse box. Importantly this space will also enable visiting vehicles to safely manoeuvre within the site in order to be able to exit in a forward-facing direction. A hardcore surface is required reflecting that access will need to be available throughout the year.
- 5.12 A smaller area of stone hardcore is to be reinstated to the east of the farmhouse, south of the proposed new yard. This area, whilst it appears to be currently grassed, has a hardcore surface underneath which is to be reinstated via clearing the grass. The previously consented stable foundations will also be removed from this area to secure a level surface. It is proposed that the manure store will be sited upon this area of hardcore. This area will also be that across which the applicant will access the proposed American Barn daily on foot.

Traffic Generation

- 5.13 It is contended that the proposal will not give rise to a disproportionate level of trips to and from the site, and certainly not to a level in excess of those commensurate with the sites agricultural past. This reflects that the

applicants, as the primary employees of the enterprise, would access the site daily via foot via their adjacent dwelling. It also reflects the business model which is focussed on the breeding and schooling of horses for sale by the applicants as opposed to horses being brought to the site for breeding or training and then being visited by their owners prior to the animals leaving the site. Most sales of youngstock is done via auctions held throughout the year or online with the use of videos, photos and competition results and hence this activity does not as it did in the past generate visits to the site.

- 5.14 Beyond daily trips by the applicant, additional trips to the site would be required from the, farrier, at a rate of perhaps one visit every 6 weeks or the vet and dentist at a less frequent amount. It is expected that these visits will be made using a car or small van.
- 5.15 The ability to store food and bedding etc. within the proposed American Barn will enable deliveries of such to remain relatively infrequent at an average rate of perhaps one visit every 5 to 6 weeks. Bedding deliveries will be made via a 4X4 and trailer sized vehicle, with the feed deliveries likely to be made via a large 'Luton transit van'.
- 5.16 Other than those trips listed, the only other additional vehicular visits to the farm will be for the transport of the horses themselves, when being brought to the site or when leaving once sold, as well as when travelling to a competition (using a vehicle and horse trailer or small horsebox). Trips associated with competitions are highly likely to be at a weekend (typically when equestrian competitions are held) with perhaps 2 or 3 horses leaving and returning for competition purposes, during 8 months of the year, equating to approximately 48 visits per year, or 1 visit per week, some of these shows are over night so horses may leave on Saturday and arrive back on Sunday.
- 5.17 The outline of vehicle movements above is considered to be a good indication of the average numbers of vehicles likely to be visiting the site, during the course of its typical operation. These rates are not considered to create any undue burden on the surrounding highway network, nor importantly in any way jeopardise highway safety on the surrounding network.

Grazing & Pasture Management

- 5.18 There are approximately 8.4 acres of grazing land available at Model Farm, with a further 2 acres of rented land immediately adjacent to it. The British Horse Society's guidelines recommend one acre per horse for grazing and 0.5

acres per pony. All youngstock under the age of 3 will be pony size and some will remain pony size at full maturity due to purpose breeding. The elite nature of the horses being bred and kept at the site means they will be provided with additional nutrition in the form of compound gain feeds, whilst grazing does form a large percentage of their diet, the horses are not left for prolonged periods to graze throughout the winter months. They will have additional roughage provided to them in the form of hay or haylage to help support the fitness programme and work load of competition horses. It must also be noted that at any one time a number of the horses kept at the site will be young and hence not ordinarily require the full recommended acreage.

- 5.19 Visual inspections indicate that all the existing pasture is in good condition. As part of the ongoing maintenance of the fields, the applicant will regularly check for any damage and/or field erosion occurring and will intervene to address any issues if and when the need to do so arises.

Manure Handling

- 5.20 Poor manure management can lead to smells, vermin and flies, which will affect the horse's health and well-being. Any foul solids and fouled bedding from within the building will be removed on a regular basis, during the continuous maintenance of the bedding material, and will be stored in the onsite manure store. The manure will be spread on the land as and when required for fertilisation purposes.

Residential Amenity

- 5.21 With the exception of the on-site dwelling which is occupied by the applicants, the enterprise is far enough away from the nearest residential neighbours so as to avoid any detrimental impact on residential amenity.

Flood Risk and Drainage

- 5.22 None of the wider site is within an area identified as at risk from flooding which can be verified by way of reference to the Natural Resources Wales' flood risk mapping.
- 5.23 Surface run off from the new stable building is to drain into the existing ornamental pond on the site and hence will be sustainably attenuated.

- 5.24 With regards to foul water run-off from the stables, there will not be any because when being kept in the stables, the horses will be bedded on straw/wood pellets/or wooden shavings. This bedding material will soak up any liquids generated by the horses within the stables and as the bedding needs to be dry for the comfort, health and wellbeing of the horses, it will be maintained and changed as and when required so liquid run off from the stables themselves will not occur. Any foul solids and fouled bedding from within the stables will be removed on a regular basis, during the continuous maintenance of the bedding material and this is to be stored in the proposed manure store.
- 5.25 The new manege is also to drain into the existing ornamental pond, as indicated on the submitted application drawings.

Boundary Treatments

- 5.26 The existing site boundaries are in good condition having recently being patched and repaired as necessary. The proposal does not necessitate varying any of the existing boundaries.
- 5.27 It is proposed that the manege would be enclosed by way of the erection of a timber post and rail fence, to the dimensions specified in the submitted drawings, stained in colour to match that proposed for the American Barn. This form of enclosure is low key, relatively common in the wider landscape and hence is considered genuinely inconspicuous.

Climate Change

- 5.28 All the new surface water drainage is to be directed into new soakaways and as such it is not expected to have any detrimental effect on the surrounding water courses or drainage arrangements.
- 5.29 All manure is to be used as fertilizer on the applicant's own land which is a highly sustainable approach.
- 5.30 The new American Barn can be seen to have a series of rooflights inset into the Onduline sheet roofing, helping to reduce energy demands by maximising natural lighting.

External Lighting

5.31 No external lighting is proposed on the new building nor for the manege.

Security

5.32 Security is not a significant concern for the applicant not least given their onsite residential presence. Beyond this security cameras will be deployed with good quality locks to be fitted to field gates and American Barn.

Engineering Operations

5.33 A degree of engineering work is required in order to provide a level surface for the manege, as shown on the submitted application drawings. The sides of the excavated surface are to be sown with grass seed to maintain the appearance of the existing field. The works will not necessitate the importing onto the land any materials from off-site, with operations instead being focussed on a cut and fill strategy. Some additional tree planting, as illustrated on the submitted drawings, will also act to naturally screen the earth embankments.

Ecological considerations

5.34 The application site has been subject to an extended phase one habitat survey. The survey found what is known as an outlier badger sett being that which is generally used by a single badger when on their travels and unable to get back to the family set. Upon investigation however, this set was found to be flooded, collapsed and very short (approx. 5m short). Nevertheless, and notwithstanding that it wouldn't be directly affected by any aspect of the development, the ecologist has conferred with Natural Resources Wales who have concluded that subject to the installation of a one-way badger gate at the set entrance (which will allow a badger to exit, but not enter), they harbour no concerns. The ecologist has also recommended an exclusion zone from the set entrance, as a purely precautionary measure, which as can be seen from the submitted drawings has been adhered to.

5.35 The phase one survey also considered the potential of the onsite pond to support greater crested newts, with a number of recommendations having been made to mitigate any harm on a precautionary assumption that they could be present.

Trees and Hedgerows

- 5.36 A visual assessment of the existing trees and hedging in the immediate area of the manege has been made and all appear to be in good condition. Recommendations have been made to situate the manege in the position indicated, so as not to adversely affect the retained trees and hedging, with the manege being situated outside of their respective root protection zones.
- 5.37 A small number of new trees are to be provided, to be planted in the positions indicated on the submitted drawings. The new trees are to comprise of a mix of Birch (*Betula Pendula*) Rowan (*Sorbus Aucuparia*) of between 1.8m and 2.0m in height. Silver birch and Rowan trees grow well in the company of the same species of tree and grow well and look good in groups. They are relatively shallow rooted and have an expected life expectancy of 50 to 60 years before showing signs of decay. They thrive in areas of poor quality soil and also grow well in wet ground conditions, (unless they are stood in water). As such they are expected to thrive in this particular location.
- 5.38 The new trees are to be bare rooted (not containerised) and are to be planted between the middle of October and the end of November. Planting can take place through to the end of March, depending on the weather as long as the ground isn't frozen.
- 5.39 The trees are to be planted no closer than 3 metres apart, with the holes dug using a spade, with the hole being slightly wider and slightly deeper than the roots of the tree. The soil will be loosened around the dug edges and the tree then placed in the hole and the depth checked, with the collar (the mark on the tree from where it originally started to grow above ground) level with the top of the soil.
- 5.40 The trees will be held upright and the soil gently pushed back in around the tree root ball, pressing the soil gently around the root. The soil will then not be compacted as this can prevent water and air circulation and finally the turf will be placed back around the tree.
- 5.41 The newly planted trees will be protected from damage by the provision of a tree guard and stake, with the stakes being upright and vertical and placed firmly in the ground.
- 5.42 All the newly planted trees are to be protected individually by post and rail timber fencing. Any grass found to be growing inside the tree guards is to be

removed and the guard put back in place after the grass removal. The tree guards will be removed and disposed of once the trees have grown to 3m in height.

- 5.43 Any trees that become damaged or diseased and require removal within 5 years of planting are to be replaced.

Heritage Status

- 5.44 Model Farmhouse is not listed as a designated heritage asset nor is any other structure upon the land.

6. Conformity with the Development Plan:

- 6.1 The Development Plan for the locality comprises of the adopted (Feb 2005) Wrexham Unitary Development Plan (1996 – 2011). Despite being well beyond the intended end date of the Plan it remains in operation pending its replacement by the Wrexham Local Development Plan 2 (2013 – 2028) which it is noted is now at an advanced stage of preparation and subject to ongoing independent examination.
- 6.2 Assessment against the UDP Policies Map identifies that the application site is located adjacent to but not within a Special Landscape Area, also designated as a historic landscape, which is understood to commence on the eastern side of the A582. It is noted that the UDP does not have any specific policies covering equine related developments nor any dedicated supplementary planning guidance.
- 6.3 Policy PS2 is therefore pertinent which states that *“Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment”*.
- 6.4 In response it is contended that the proposed form of development can be seen to be entirely appropriate and in keeping with a countryside setting, and in many regards in terms of its built form and some activities would be indistinguishable from a traditional agricultural enterprise.
- 6.5 The scale of the proposal is deemed in keeping with the site, its setting and the available land. The preceding section of this report sets out in greater detail how careful consideration has been afforded to the siting and design approach of all elements of the proposal to ensure that it can be sensitively

integrated into the landscape without constituting a conspicuous feature. Importantly no element of the development would curtail views across to the special landscape character to the east nor would it detract attention from it. The reality is that given the lie of the land and site boundaries that the new facilities would not be unduly prominent.

- 6.6 With specific regards to the manege it is widely accepted, as is evident through local precedence and case law, that maneges are regarded as appropriate recreational facilities within the context of the countryside. This reflects that maneges need not constitute intrusive features providing careful consideration is given to their siting, colouring of the surface finish and the materials, style and colouring of the enclosure fencing, as is considered the case in this proposal. Consequently, it is contended that the impact of introducing a manege on the character and landscape would in the given location be negligible.
- 6.7 The preceding section of this report sets out detailed considerations on specific matters which should provide the assurance that the proposal complies with all technical considerations, with the recommendations from the ecologist capable of being secured via the imposition of appropriately worded conditions. It is therefore contended that the proposal can be seen to accord with key development plan policies of relevance.

7. Conclusions:

- 7.1 In conclusion, it is contended that the proposal can be seen to constitute sustainable development complying with Development Plan policies of relevance and entailing evident wider benefits. This reflects that the development can be seen to constitute appropriate development within the context of the site which can importantly be sensitively located within the existing landscape without entailing any detrimental impact on its openness, character, wider amenity, heritage or biodiversity value.
- 7.2 The proposal represents an entirely appropriate and positive form of rural diversification. The establishment of the enterprise would generate jobs and act to directly support the wider rural economy, evidently aiding its vitality. Finally, it represents an opportunity to help raise the profile and positive awareness of the local area through the applicants' reputation in the national equine circuits. Accordingly, it is requested that planning permission be forthcoming without delay.

- 7.3 In the event the local planning authority do not concur with this view, the applicant looks forward to positively engaging with the authority to secure a solution. In this regard the applicant considers the submission of this application as constituting the start of a positive dialogue with the local planning authority and looks forward to any potential issues being communicated at the earliest possible opportunity.

APPENDIX ONE – Various site images

Google Aerial Images of the site



Model Farm Ownership boundary Long term rent of this field



Existing stable foundations building position arena position



View of the proposed yard area from the south (stable foundations in the foreground)



View of the proposed yard area from the north



View of the proposed stable area from the west



View of the proposed stable area from the east



View of the proposed manege area from the east



View of the gate to be used as new entrance



General view looking left from proposed new entrance gate



Looking left out of the existing access at 2.4m back from carriageway edge



General view looking right from the proposed entrance gate



Looking right out of the existing access at 2.4m back from carriageway edge

APPENDIX TWO – Photographs of proposed stable building external finishes



American barn with horizontal weatherboarding to the external face



Typical example of olive green corrugated roof sheeting

APPENDIX THREE – Photographs of proposed manege surface material



Sand and fibre mix



APPENDIX 4 – General impression of a 4 bay horsewalker



APPENDIX 5 – General impression of retaining slope against the external manege



grass retaining slope

APPENDIX 6 – Horse Passports

Details of Ownership

- For competitive purposes, the nationality of the horse is that of its owner.
- On change of ownership the passport must immediately be lodged with the National Equestrian Federation, giving the name and address of the new owner, for re-registration and forwarding to the new owner.
- If there is more than one owner or the horse is owned by a company, then the name of the individual responsible for the horse shall be entered in the passport together with his address. If the owners are of different nationalities, they have to determine the nationality of the horse.
- When the Fédération Equestre Internationale approves the leasing of a horse by a National Equestrian Federation, the details of these transactions must be recorded by the National Equestrian Federation concerned.

Date of registration by the National Equestrian Federation Date d'enregistrement par la Fédération Equestre Nationale Registrierungsdatum der nationalen Reiterischen Vereinigung	Name of owner Nom du propriétaire Name des Eigentümers	Address of owner Adresse du propriétaire Anschrift des Eigentümers
	BRIDGET BYRNE ROCKFIELD HOUSE BALLAGH NEWTOWNFORBES CO LONGFORD FOAL NO :4203471.	
	STEPHEN LLOYD ADREFELYN FARM PENLEY WREXHAM LL13 0NF 469674	
	ALICE BANNISTER BELL, 3 ROCK COTTAGES, TILSTON, MALPAS, CHESHIRE, UNITED KINGDOM SY14 7DP 21-May-2018	

Yours sincerely

SECTION I PART A

IRISH HORSE REGISTER

UELN NUMBER 372414004203471

NUMERO UELN

REGISTERED NAME

Ref: 4203471

WELCOME ROGER

SEX: (SEXE) Colt

DATE OF FOALING: 2004

(DATE DE NAISSANCE)

Chip no 372141404203471

COLOUR: (ROBE) CHESTNUT

HEIGHT: 0 cms

(LA HAUTEUR)

PARENTAGE TESTED: Yes

(ORIGINE PREUVEE)

dna typed

CATEGORY: Section A

BREED (RACE): IRISH SPORT HORSE

PEDIGREE

SIRE

WELCOME FLAGMOUNT

372414002462555

ID ID C1 (ISH APP)

DEERPARK DOWAGER

372414002489452

ISH Sect A

DAM

FLAGMOUNT KING

372414000032824

ID ID C1 (ISH APP)

WELCOME

1602292

RID (10515) Sect A

NAHEEZ (USA)

2442875

TB App

BALLYGEEHER LASS

1932446

ISH Sect A

(Extended Breeding Overleaf)

BREEDER DETAILS

PASSPORT ISSUED TO :

JOHN MULDOWNNEY

C/ O BRIDGET BYRNE

ROCKFIELD HOUSE

BALLAGH NEWTOWNFORBES

CO LONGFORD

440906

STEPHEN LLOYD

ADREFELYN FARM

PENLEY

WREXHAM

LL13 0NF

469674

Roger

SECTION I PART A
IRISH HORSE REGISTER

UENL NUMBER
(Numero UENL) **372414004592725**

REGISTERED NAME:
BBE TRACTOR TED

DATE OF BIRTH: 2006
(Date de Naissance)

COLOUR & SEX: BAY GELDING
(Robe et Sexe)

BREED: IRISH SPORT HORSE
(Race)

COUNTRY OF ORIGIN: Ireland
(Pays de Naissance)

CATEGORY: SECT A

PARENTAGE TESTED: YES
(Origine Preuve) **FULL**

HEIGHT: (Hauteur)

PEDIGREE (Extended Breeding Overleaf)

SIRE CLASSIC VISION [ID]
(Père) 372414001956248 ID: Class 1 (ISH: App)

DAM BARON LASS [ISH]
(Mère) 372414002445708 Sect A

BREEDER BRIAN MEHIGAN HAWTHORN VILLA STUD DROMKEEN INNISHANNON CORK 708841	ISSUING AUTHORITY L'autorité de délivrance  Horse Sport Ireland Beech House, Millennium Park, Osberstown, Naas, Co. Kildare Tel No: +353 (0)45 850800 Email: info@horsesportireland.ie Web: www.horsesportireland.ie
PASSPORT ISSUED TO MRS C MURPHY STONE COTTAGE GALLANTRY BANK BICKERTON MALPAS SY14 8AY 10264042	Northern Ireland Horse Bo Co-op Society Ltd The Meadows, Embankment Road Lurgan BT66 6NE Tel No: +44 28 38343355
CERTIFICATE OF ORIGIN VALIDATED ON 28-Nov-2006 Certificate d'origine valide le	
MICROCHIP NUMBER  372141404592725	

SECTION II

FEI No:

Print Date 27-Apr-2017

BY THE COMPETENT AUTHORITY **IRISH HORSE REGISTER**
PAR L'AUTORITE COMPETENTE

COUNTRY OF ORIGIN (PAYS DE NAISSANCE): Ireland

ON BEHALF OF **HORSE SPORT IRELAND**
DE LA PART
DE

Beech House, Millennium Park,
Osberstown, Naas, Co. Kildare
TELEPHONE NUMBER: 045 850800
NUMERO DE TELEPHONE:

FAX NUMBER: 045 850800
NUMERO DE TELECOPIE:

NORTHERN IRELAND HORSE BOARD CO-OP SOCIETY LTD
The Meadows, Embankment Road, Lurgan BT66 9NE
TELEPHONE NUMBER: 028 38 343355
NUMERO DE TELEPHONE:

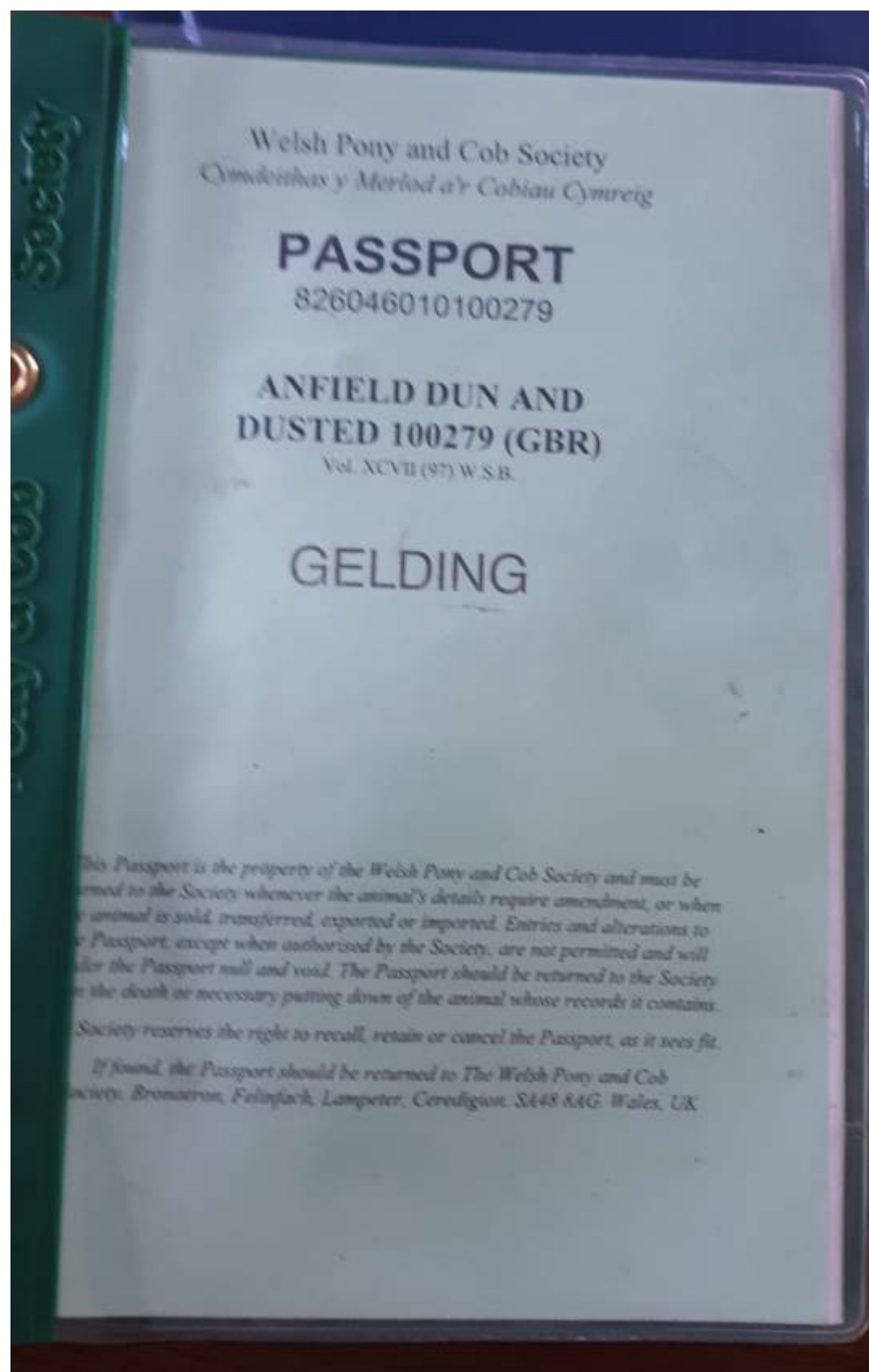
FAX NUMBER: 028 97528500
NUMERO DE TELECOPIE:

STAMP: CACHE
SIGNATURE

Alison Corbally
Alison Corbally, Director of Breeding And Programmes

GINGER DICK 12629 ID ID: Class 1 (ISH: App)	BELL LAUGHTON 10774 ID ID: Class 1 (ISH: App)
LADY GLEN 1567144 RID ID: Sect A	LAUGHTON LASS ID
BARON DE CHANTEPIE 40215 SF App	FLAGMOUNT DIAMOND 372414001260669 ID ID: Class 1 (ISH: App)
MISS SUSY 1974185 ISH Select	SILVER ROCK 1281119 RID ID: Sect A
BALLINSPIITTE NELL 1569074 ISH Sect A	PAGE DE PAULSTRA SF
NICAELLA II SF 	IDEA (USA) 34894 TB App

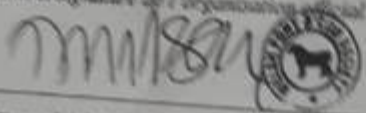
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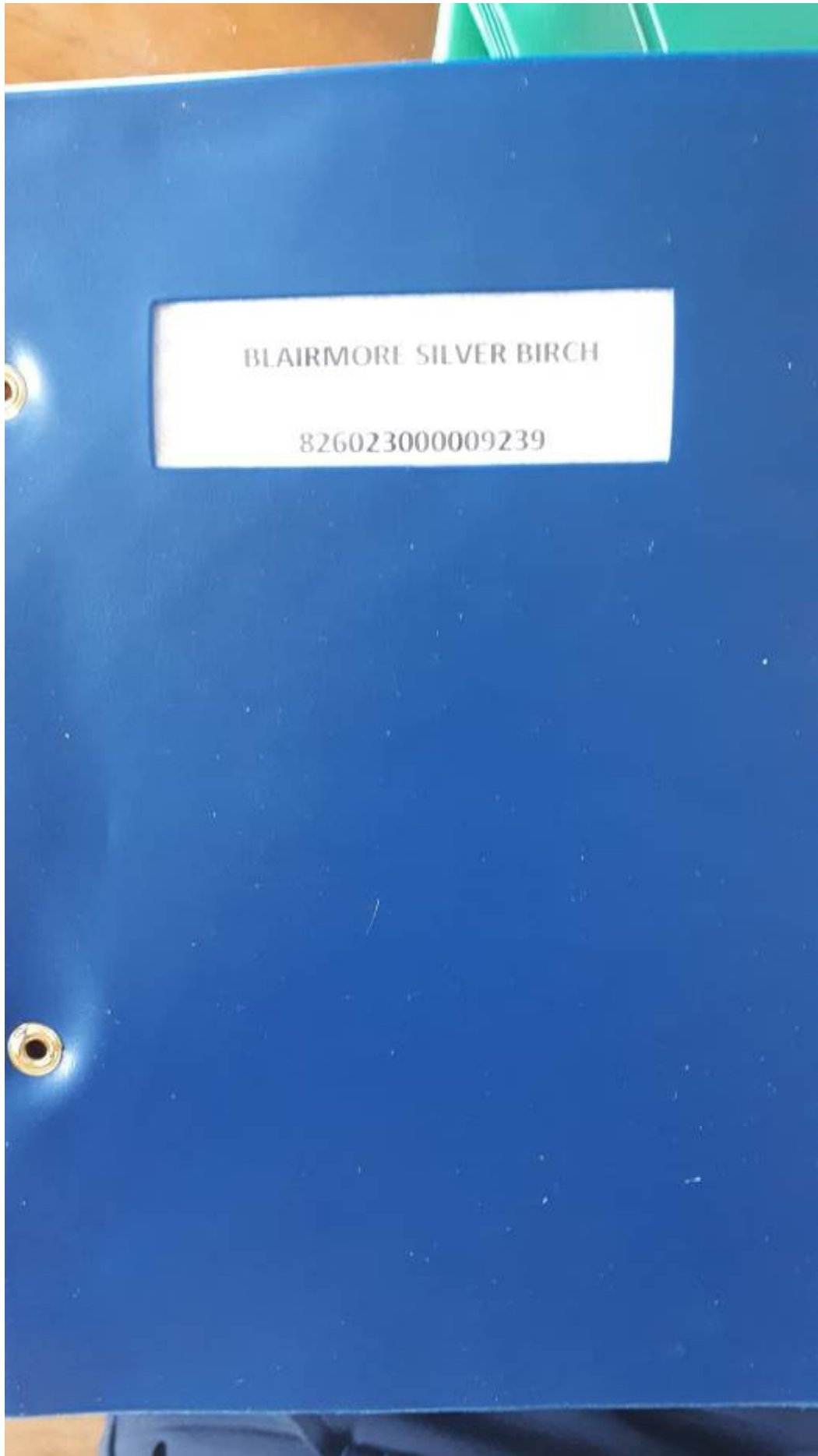
Section III

TRANSFER OF OWNERSHIP

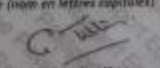
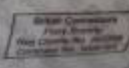
Please note that it is the Buyer's responsibility to notify the Welsh Pony and Cob Society of any transfers of ownership of a Pony/Cob, and to return the Passport to the office within 30 days of purchase along with the appropriate fee.

Name and Address of New Owner: <i>Nom et adresse du propriétaire:</i> AMY BAYNSTER-BELL 3 ROCK COTTAGES WET LANE TILSTON SY14 7DP	Date of transfer of ownership: <i>Date d'enregistrement:</i> 09/07/2018 Signature of Seller: <i>Signature du vendeur:</i> L. Ames
Nationality/<i>Nationalité:</i> BRITISH Official Society stamp and signature: <i>Cachet et signature de l'organisation officielle:</i> 	Office use only Transfer Number: 274670 Date Recorded: 25/04/19
Name and Address of New Owner: <i>Nom et adresse du propriétaire:</i>	Date of transfer of ownership: <i>Date d'enregistrement:</i>
Nationality/<i>Nationalité:</i> Official Society stamp and signature: <i>Cachet et signature de l'organisation officielle:</i>	Signature of Seller: <i>Signature du vendeur:</i>
Nationality/<i>Nationalité:</i> Official Society stamp and signature: <i>Cachet et signature de l'organisation officielle:</i>	Office use only Transfer Number:
Date Rec	Date Rec

Rocky



SECTION I
Part A — Identification details
Partie A — Données d'identification

(1a) Species/Espèce: HORSE	(4) Unique Life Number (15 digits): <i>Numéro unique d'identification valable à vie (15 chiffres)</i> 826023000009239
(1b) Sex/ Sexe: Female	(5) Transponder code (where available): <i>Code du transpondeur (si disponible)</i> 981000008290950
(2a) Date of birth: 02 June 2016 <i>Date de naissance</i>	Reading system (if not ISO 11784) / <i>Système de lecture (si différent de ISO 11784)</i> Bar-Code (optional) / <i>Code-barres (optionnel)</i>
(2b) Country of birth: Inverness-shire, Scotland <i>Pays de naissance</i>	(6) Alternative method of identity verification (if applicable) <i>Méthode alternative de vérification d'identité (si applicable)</i>
(3) Description / <i>Description</i> (3a) Colour / <i>Couleur</i> : Bay (3a) HEAD/face: Centrally located whorl below eye level. Linear whorl between nostrils. (3b) NECK/Encolure: (3c) FORELEG L/Ant. G: Black hoof. (3d) FORELEG R/Ant. D: Black hoof. (3e) HINDLEG L/Post. G: Black hoof. (3f) HINDLEG R/Post. D: Black hoof. (3g) BODY/Corps: Bilateral flank fold whorls. White hairs above left flank fold. (3h) MARKINGS/Markes:	(7) Information on any other appropriate method providing guarantees to verify the identity of the animal (blood group/DNA code) (optional): <i>Informations sur toute autre méthode appropriée assurant des garanties pour vérifier l'identité de l'animal (groupe sanguin/code DNA) (optionnel)</i>
	(8) Name and address of person to whom document is issued: <i>Nom et adresse du destinataire du document.</i> Miss A Bell Assich Bothy, Cawdor, Nairn, Inverness, IV12 5XU
	(11) Signature of qualified person (name in capital letters): <i>Signature de la personne qualifiée (nom en lettres capitales)</i> MRS G TILLIN  Name of issuing body or competent authority 

Betty



Welsh Pony and Cob Society
Cymdeithas y Merlod a'r Cobiau Cymreig

PASSPORT
826046010098325

Name & Registration Number (*Nom et Numéro d'identification*)
LLANEILIAN GOLDEN
TICKET 98325 (GBR)

Breed (*Race*): Welsh Cob (Section D) Vol. XCVI (96) W.S.B.
Height: No height limit

Sex (*Sex*): Male
GELDING

Colour (*Robe*): Cream

Sire (*Père*): HERMAS GOLDEN LLOYD 66265 (GBR)

Dam (*Mère*): 141812 Sial Swyn-ebrill (GBR)
Damsire (*Danspère*): TREHENLLI CULHWCH 48102 (GBR)

Date of Foaling: 6th April 2014
(*Date de Naissance*):

Breeder(s): Miss A. Skinner,
(*Naïssance(s)*): 15 Tan Y Bryn Road, Amlwch, Anglesey. LL68 9BD

Owner(s): Miss A. Skinner,
(*Propriétaire(s)*): 15 Tan Y Bryn Road, Amlwch, Anglesey. LL68 9BD

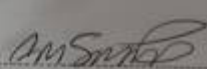
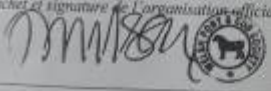
Certificate of Origin Issued and Validated on: 8th September 2014
(*Certificat d'Origine Délivré et Validé le*):

By: The Welsh Pony and Cob Society
(*Par*): Brunneron,
Felinfach,
Lampeter, Ceredigion, SA48 8AG
United Kingdom.
Tel: 44-(0) 1570 471 754
Fax: 44-(0) 1570 470 435
Email: info@wpes.uk.com

B.W. Jones
B.W. Jones
Assistant Principal Officer

TRANSFER OF OWNERSHIP

Please note that it is the Buyer's responsibility to notify the Welsh Pony and Cob Society of any transfers of ownership of a Pony/Cob, and to return the Passport in the office within 30 days of purchase along with the appropriate fee.

Name and Address of New Owner: <i>Nom et adresse du propriétaire:</i> ALICE BANNISTER-BELL 3 ROCK COTTAGES WET LANE TILSTON SY14 7DP	Date of transfer of ownership: <i>Date d'enregistrement:</i> 10/07/18 Signature of Seller: <i>Signature du vendeur:</i> 
Nationality/Nationalité: BRITISH Official Society stamp and signature: <i>Cachet et signature de l'organisation officielle:</i> 	Office use only Transfer Number: 274671 Date Recorded: 25/06/19
Name and Address of New Owner: <i>Nom et adresse du propriétaire:</i> 	Date of transfer of ownership: <i>Date d'enregistrement:</i> Signature of Seller: <i>Signature du vendeur:</i>
Nationality/Nationalité: Official Society stamp and signature: <i>Cachet et signature de l'organisation officielle:</i> 	Office use only Transfer Number: Date Recorded:

Freddy

DOCUMENT OF DESCRIPTION

BLAIRMORE GOLD RUSH		FOAL CERTIFICATE No. (Poulin Certificate No.) CNS2585		VOL. No. XXXVIII	
SIRE (Père)		GRANDSIRE (Grand Père) Bungwee Flinn McCool ECPSS00204-32		GRANDDAM (Grand Mère) Blairmore First Edition NC07083	
DAM (Mère)		GRANDSIRE (Grand Père) The President NC07095		GRANDDAM (Grand Mère) Acorn ECPSM01269	
BREEDER (Éleveur)		Miss A Bell & Miss A Bannister Hobb Hill Stables, Hobb Hill, Tilston, Cheshire, SY14 7DU		COLOUR / (Couleur) Dun	
PASSPORT ISSUED TO / (Destinataire du document) ON		SEX / (Sexe) Female		DATE OF BIRTH (Date de Naissance) 05 Apr 2015	
OWNER (Propriétaire)		Miss A Bell & Miss A Bannister Hobb Hill Stables, Hobb Hill, Tilston, Cheshire, SY14 7DU		UEN 826023000006849	
OWNERS SIGNATURE		MICROCHIP NO (Transpondeur) 981000008136218			
NATIONALITY					

Muddle

SECTION I PART A Identification Details/ Partie A Données
IRISH HORSE REGISTER
 Name/ Nom: HILLTOWN MAISIE

1a Species: EQUINE (Espèce)	2a Date Of Birth: 2011 (Date De Naissance)	DUPLICATE
1b Sex: FEMALE (Sexe)	2b Country Of Birth: Ireland (Pays de Naissance)	

Description (Signalement) 3a Colour (Robe): BAY

1c HEAD TETE	CENTRAL WHORL ABOVE UPPER EYE LEVEL
2c NECK ENCOLURE	CREST WHORLS UPPER THIRD OF NECK BOTH SIDES. UPPER THROAT WHORLS LEFT AND RIGHT SIDES
3c FORELEG L. ANT. D.	NO MARKINGS
4c FORELEG R. ANT. D.	NO MARKINGS
5c HINDLEG L. POST. D.	NO MARKINGS
6c HINDLEG R. POST. D.	WHITE TO LEVEL OF PASTERN KISING BEHIND BLACK TO HEEL STRIPED HOOF
7c BODY CORPS	NONE
8c MARKINGS MARQUES (AUX)	NONE

Unique Life Number (15 chiffres)
 Numéro unique d'identification (15 chiffres)
 Transponder code (whi)
 Code du transpondeur (s)
 Alt ID Verification (if ap)
 Identify Verification/ DNA
 Identification de l'identité/ l'AI
 Name & address of person
 Document is issued:
 Nom et adresse du destinat

National Member
 MRS A J A BANNISTER
 106972
 6 Month Jumping

British Showjumping
 2019 National Champion
 Hester Muller & A Touch Imperious

Expires:
 31 May 2020

10 Place: Beech House, Millennium Park,
 Naas, Co. Kildare, Ireland
/ Lieu

Signature of qualified person (name in capital letters)/ Signature de la personne qualifiée (nom en lettres capitales):
 A.F. Corbally Alison Corbally
 Director of Breeding & Programmes

Stamp of issuing body or competent authority/ Cachet de l'organisme émetteur ou de l'autorité compétente:
Horse Sport Ireland
 Beech House, Millennium Park,
 Naas, Co. Kildare, Ireland

1/62

Hilltown Maisy



U.E.L.N.: 826002170884986

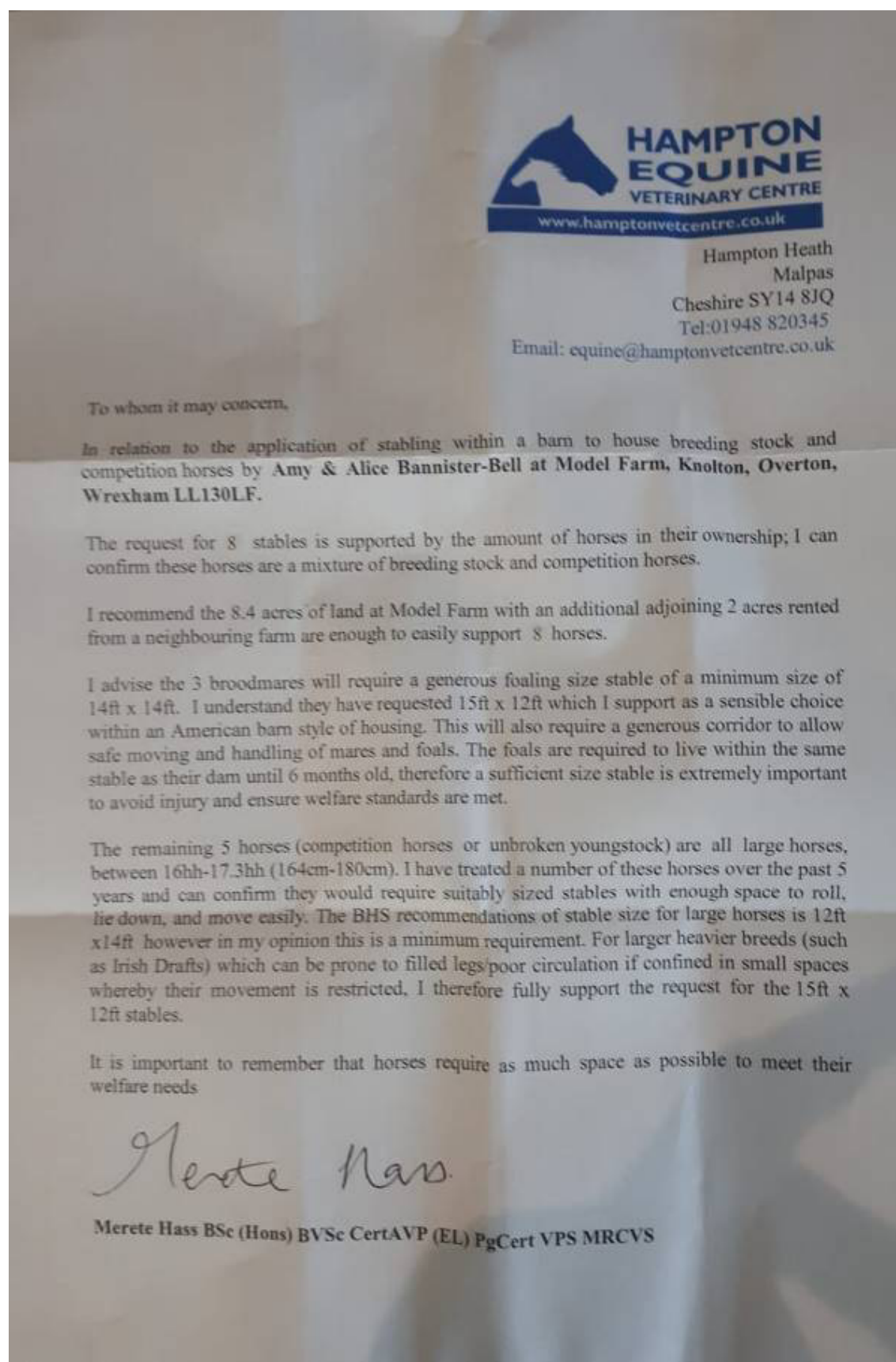
Section I
Part A - Identification details
Parte A - Données d'identification

(1) Species: Espèce:	HORSE	(6) Alternative method of identity verification (if applicable): Méthode alternative de vérification d'identité (si applicable):	N/A
(2) Sex: Sexe:	FEMALE	(7) Information on any other appropriate method providing guarantees to verify the identity of the animal (blood group/DNA code) (optional): Informations sur toute autre méthode appropriée donnant des garanties pour vérifier l'identité de l'animal (groupe sanguin/code ADN) (optionnel):	N/A
(3) Date of birth: Date de naissance:	26/05/2017	(8) Name and address of person to whom document is issued: Nom et adresse du destinataire du document:	Amy & Alice Bannister-Bell, Hobb Hill Stables, Tipton, Cheshire, SY14 7DU, United Kingdom
(4) Country of birth: Pays de naissance:	United Kingdom	(9) Date: Date:	21/03/2019 (Original issued:)
(5) Description/Signalement:		(10) Place: Lieu:	RUSPER
(10a) Colour: Couleur:	Bay	(11) Signature of qualified person (name in capital letters): Signature de la personne qualifiée (nom en lettres capitales):	Hannah Legrand, Studbook Employee
(10b) Head: Tête:	CENTRAL WHORL AT UPPER EYE LEVEL WITHIN TEAR SHAPED STAR. WHITE HAIRS TO UPPER MUZZLE BETWEEN NOSTRILS.	Stamp of issuing body or competent authority: Cachet de l'organisme émetteur ou de l'autorité compétente:	
(10c) Fencing L: Aire L:	NO WHITE MARKINGS		
(10d) Fencing R: Aire R:	NO WHITE MARKINGS		
(10e) Hindleg L: Pied L:	NO WHITE MARKINGS		
(10f) Hindleg R: Pied R:	WHITE TO FETLOCK LEVEL, STRIPED HOOF		
(10g) Body: Corps:	NO WHITE MARKINGS		
(10h) Markings: Marques:	NO WHITE MARKINGS		
Unique Life Number: (15 digits): Numéro unique d'identification valable à vie (15 chiffres):	826002170884986		
Transponder code (where available): Code du transpondeur (si disponible):	86100000000000000000000000000000		
Reading system (if not read, N/A): Système de lecture (si non lu, N/A):			

Part B - Outline diagram - Partie B - Schéma général

Minnow

APPENDIX 6 – Letter from the applicant's vet



APPENDIX 7 – Tree/Hedge/Badger Sett Protection Fencing Detail

The exclusion zones as shown on the attached drawing 1460320 will be protected with fencing. The site is open and we do not believe that protection of the entire site is necessary. We have indicated on the plans where we believe additional precautions (Heras block and mesh style fencing) should be installed. In other areas the trees are protected by the existing fence and hedging which defines the various boundaries and in our opinion, this will be sufficient to protect the trees, hedges and the collapsed badger sett on site.

Where additional fencing has been specified the fencing is to be strong enough to resist impacts and suitable to the degree of construction activity on the site and to be in accordance with that specified within BS5837:2012.

All fencing will be in place prior to any other development work commencing on site. Such fencing will therefore be erected before any materials or machinery are brought onto site. Once erected the fences will not be moved or altered in any way without prior consultation with the Local Planning Authority.

If the fencing is damaged in any way it will be re-instated to its original condition before construction work can re-commence. Notices will be erected on the fencing such as 'Construction Exclusion Zone – No Access'.

Protective fences shall be maintained in situ until all equipment, machinery and surplus materials have been removed from the site. Nothing will be stored or placed inside any of the fenced area and the ground levels within the fenced area will not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

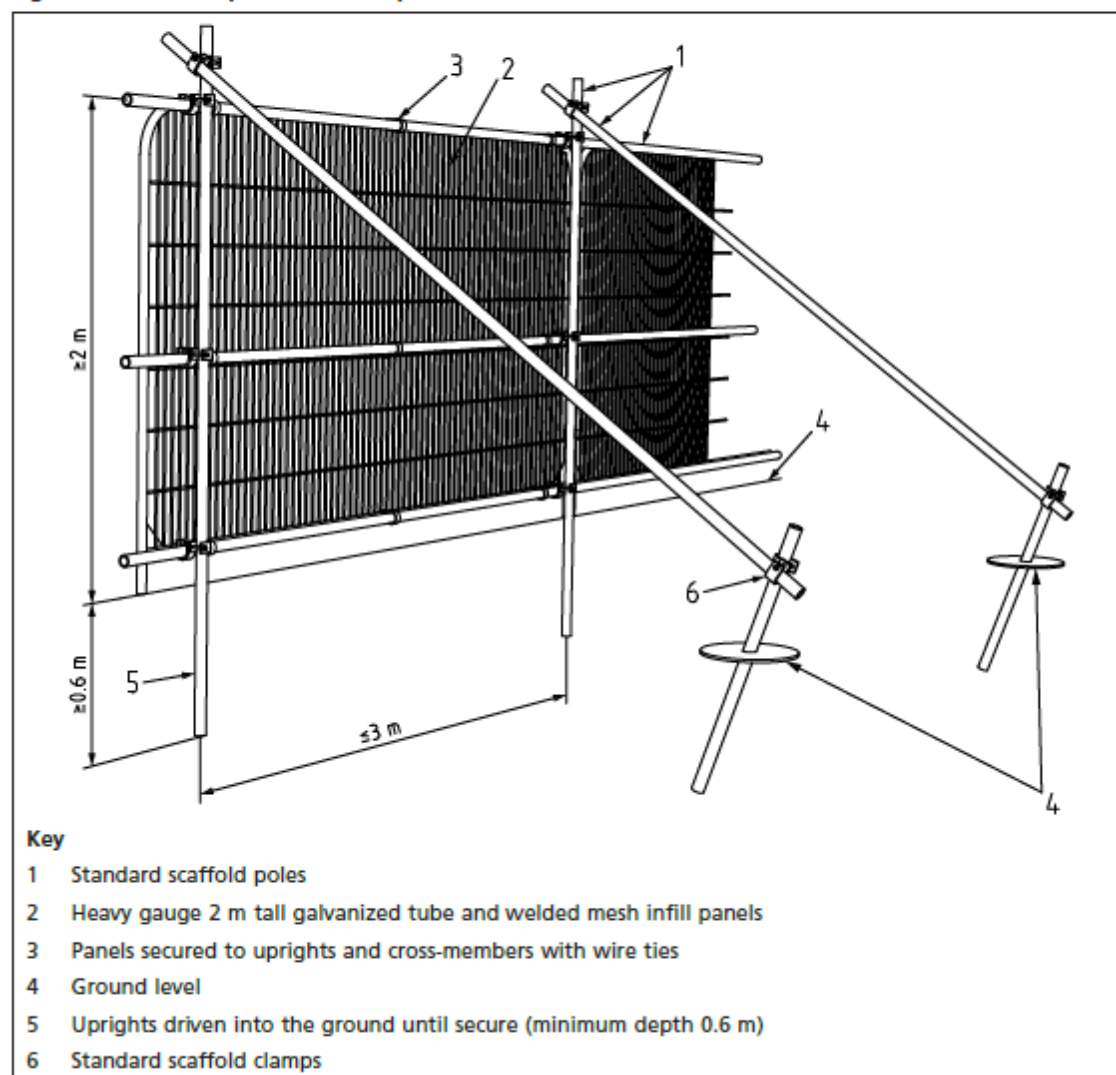
British Standard 5837:2012 indicates the recommended areas for the Root Protection Areas (RPA) which should be enforced with protective fencing. Specifications within BS5837:2012 inform our recommendations for both the fencing type as detailed below in figure 2 and the location of this fencing.

NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

Figure 2 Default specification for protective barrier



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