

Further to our conversation this morning about the Llanfair Farm full application and your comments made on this matter, I can confirm the following:

- The existing trees and hedgerow on the southern boundary of the application site will be preserved in totality and Heras fencing will be installed beyond the root protection area to prevent any damage to the trees. This was detailed in our conversation in relation to the outline planning application and is shown below in my email of 18th December 2024;
- The dotted circles denote offsetting distances from the sewage treatment plant and drainage mound – these are to ensure there is no surface water bodies within that area which could be contaminated
- The bisecting fencing is simply curtilage fencing erected on completion of the dwelling. The one fence is attached to the other for stability. The new hedge would be planted after completion of the fence
- The parking bay is a porous gravel surface. The new hedge is alongside it and will not be impacted by an occasional car parked in the bay, in the same way that a roadside hedge continues to thrive. In the alternative, we can move the bay further south and remove the proposed oak tree.