

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/814

- Applicant** : Great Treasure International Limited
- Site** : Lots 3017 S.B ss.2, 3017 S.B ss.3 (Part), 3017 S.B ss.4 (Part), 3017 S.B ss.5, 3017 S.B ss.6 (Part), 3017 S.B ss.7 (Part) and 3017 S.B ss.8 (Part) in D.D. 111 and Adjoining Government Land, Wang Toi Shan, Pat Heung, Yuen Long
- Site Area** : 3,156.38m² (about)
(including Government Land of about 384.5m² – about 12%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”)
[maximum plot ratio of 0.2 and building height of 2 storeys (6m)]
- Application** : Temporary Open Storage of Vehicles, Vehicle Parts and Construction Materials for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary open storage of vehicles, vehicle parts and construction materials for a period of three years. The Site is currently used for the applied use without valid planning approval (**Plans A-2, A-4a to A-4c**).
- 1.2 The Site was the subject of eight previous planning applications (No. A/YL-PH/111, 230, 295, 357, 547, 589, 660 and 729) for various temporary open storage and workshop uses. The last Application No. A/YL-PH/729 for the same applied use submitted by the same applicant was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 10.6.2016. All the approval conditions have been complied with and the planning permission lapsed on 10.6.2019.
- 1.3 According to applicant, the development involves three main structures of about 2 to 4.2m in height, including a canopy (with offices and conference rooms below), toilet and staff resting place with a total floor area of about 326m². The operation hours are from 9:00 a.m. to 6:00 p.m. from Mondays to

Saturdays and there is no operation on Sundays and public holidays. No workshop-related activities will be conducted on-site. A maximum of two loading / unloading spaces for vehicles under 5.5 tonnes are provided. The Site is accessible by a local track leading to Kam Tin Road to the south.

- 1.4 Compared with the last application No. A/YL-PH/729, the current application is the same in terms of applied use, total floor area, number of structures and building heights, but has a slightly smaller site area (-14.62m² / -0.5%). The layout plan, landscape plan, drainage plan and fire service installations proposal submitted by the applicant are shown on **Drawings A-1 to A-4**.
- 1.5 In support of the application, the applicant has submitted the following documents:
 - (a) Application form and supplementary planning statement received on 24.6.2019 **(Appendix I)**
 - (b) Supplementary information (SI) received on 24.6.2019 and 27.6.2019, enclosing replacement pages and updated development parameters **(Appendix Ia)**
 - (c) Further Information (FI) received on 6.8.2019 providing responses to departmental comments **(Appendix Ib)**
 - (d) FI received on 9.8.2019 providing responses to departmental comments **(Appendix Ic)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the supplementary statement and SI at **Appendices I and Ia**. They can be summarized as follows:

- (a) There are no permanent structures erected, hence the proposed development would not contravene the planning intention of the Site.
- (b) There is an existing local track providing access to Kam Tin Road, and the development would use the original facilities at the Site, hence no additional construction works would be undertaken. The development is compatible with the surrounding environment, would not result in adverse environmental impacts, and would not adversely affect nearby residents. The landscape and drainage and fire safety facilities will be properly maintained.
- (c) The development would not result in adverse traffic impact as the traffic flow generated by the development would be minimal.
- (d) The Site is subject to previous approved applications for various temporary open storage uses. All the approval conditions of the planning permission under the last planning application no. A/YL-PH/729 have been complied with.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is one of the “current land owners” and has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and notifying Pat Heung Rural Committee by registered mail. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines on “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E) are relevant to this application. The Site falls within Category 3 areas under TPB PG-No.13E promulgated by the Town Planning Board (the Board) on 17.10.2008. Relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently not subject to any outstanding enforcement case. However, it is noted that the planning permission granted under the previous planning application (No. A/YL-PH/729) covering the Site lapsed on 10.6.2019. While the storage use was still observed at the Site, it may be subject to planning enforcement action.

6. Previous Applications

6.1 The Site was the subject of eight previous planning applications (No. A/YL-PH/111, 230, 295, 357, 547, 589, 660 and 729) for similar temporary open storage with or without workshop use. Details of the applications are summarized in **Appendix III** and the locations of the sites are shown on **Plan A-1b**.

6.2 Applications No. A/YL-PH/111 and A/YL-PH/230 for temporary open storage of vehicles and vehicle parts with repairing workshop, and temporary open storage of construction materials were rejected by the Board on review on 27.2.1998 and 29.1.1999 respectively for reasons that the developments were not in line with the planning intention; incompatible with the well wooded small knoll located to its immediate south zoned “Conservation Area” (“CA”); and would set an undesirable precedent for similar applications if approval given.

6.3 Application Nos. A/YL-PH/295 and 375 for temporary open storage of new vehicles, vehicle parts and construction materials (for 12 months and 3 years respectively) were approved with conditions by the Committee on 10.9.1999 and 30.3.2001 respectively. A land-use review for the subject “R(D)” zone was conducted in 1999 at the request of the Board, which found that most of the “R(D)” zone was occupied by open storage and vacant land. As such, both applications were approved on considerations that the said land-use review

concluded that applications for temporary uses at the site and the surrounding areas should be considered on a case-by-case basis having regard to the possible impacts of the developments on the area; similar applications for various types of open storage uses within the same “R(D)” zone had already been approved taken into consideration that the developments would unlikely induce adverse traffic and environmental impacts on the surrounding areas; the applications were not incompatible with the surrounding open storage and workshop uses; no sensitive receiver was found in the immediate vicinity of the site; the site was accessible via an existing local track leading from Kam Tin Road and would not route through major village settlement in the area; there was no adverse departmental comment and favourable consideration might be given to the applications as an interim arrangement to alleviate the acute shortage of open storage land in the area.

- 6.4 Application Nos. A/YL-PH/547 and A/YL-PH/589 for temporary open storage of new vehicles, vehicle parts and construction materials (electric generators) were approved with conditions by the Committee on 28.9.2007 and 7.8.2009 respectively for a period of three years. The applications were approved mainly on considerations that there was no change in site circumstances from their immediate previous planning approvals; the developments were not incompatible with adjoining environment; approval of the applications on a temporary basis would not frustrate the planning intention of the “R(D)” zone since there was not yet any programme/known intention to implement the zoned use on the OZP; the developments generally complied with the Town Planning Board Guidelines on “Application for Open Storage and Port Back-up Uses” in that previous approval for a similar use had been granted for the site; all of the approval conditions of the previous approval had been complied with (for A/YL-PH/547 only); and no adverse departmental comments had been received. However, the planning permission of Application No. A/YL-PH/547 was revoked on 28.12.2008 as the applicant failed to comply with the condition on the provision of fire service installations.
- 6.5 Application Nos. A/YL-PH/660 and A/YL-PH/729 for the same applied use as the current application were approved with conditions by the Committee on 3.5.2013 and 10.6.2016 on similar considerations as mentioned in para. 6.4 above. The planning permission of Application No. A/YL-PH/660 was revoked on 3.11.2015 due to non-compliance with approval conditions on drainage, tree preservation and fire safety aspects. For the last Application No. A/YL-PH/729, all approval conditions had been complied with, and the planning permission lapsed on 10.6.2019.

7. Similar Applications

- 7.1 There are 18 similar applications (No. A/YL-PH/585, 597, 610, 613, 627, 636, 641, 655, 656, 677, 685, 699, 710, 716, 741, 765, 776 and 789) for various temporary open storage uses within the same “R(D)” zone or straddle the adjoining “Agriculture” (“AGR”) zone since the promulgation of the TPB PG-No. 13E on 17.10.2008. Details of these applications are summarized in **Appendix IV** while the locations of the sites are shown on **Plan A-1a**.

- 7.2 Sixteen applications (No. A/YL-PH/597, 610, 613, 627, 641, 655, 656, 677, 685, 699, 710, 716, 741, 765, 776 and 789) were approved with conditions by the Committee between 2009 and 2018, mainly on considerations that the temporary developments would not frustrate the planning intention of the “R(D)” zone; not incompatible with the surrounding land uses, and generally complied with TPB PG-No. 13E in that previous approval was granted. However, Applications No. A/YL-PH/610, 613, 627, 655, 656, 677 and 789 were revoked due to non-compliance with the approval conditions.
- 7.3 The remaining two applications No. A/YL-PH/585 (for temporary open storage of tires) and 636 (fall mostly within the “AGR” zone for temporary open storage of construction materials) were rejected by the Committee in 2009 and 2012 respectively. Application No. A/YL-PH/585 was rejected mainly on the grounds that the development did not comply with TPB PG-No.13E in that there were local objections and adverse departmental comments on environmental and agricultural aspects; the development would generate adverse environmental impact and increase fire hazards to the surrounding area; and no technical assessment was submitted to address potential impacts. Application No. A/YL-PH/636 was rejected mainly on the grounds that the development did not comply with TPB PG-No. 13E in that there was no previous approval granted on the site and there were local objections and adverse departmental comments; there was insufficient information to demonstrate that the developments would not have adverse impacts on the surrounding areas; and the development was not in line with the planning intention of the “AGR” zone.

8. The Site and Its Surrounding Areas (Plans A-2 to A-4b)

- 8.1 The Site is:
- (a) currently used for the applied use without valid planning approval;
 - (b) fenced off and paved; and
 - (c) accessible via a local track leading from Kam Tin Road .
- 8.2 The surrounding areas are predominantly a mixture of warehouse, open storage/storage yards and workshops (**Plan A-2**). They are either “existing uses” tolerated under the Town Planning Ordinance or suspected unauthorized developments subject to enforcement action to be taken by the Planning Authority :
- (a) to the north of the Site is a vehicular track leading from Kam Tin Road. Further north are open storage yards, a workshop and residential dwelling / structure (about 20m);

- (b) to the east of the Site are open storage yards, a graveyard and unused land;
- (c) to the south and further east of the Site are well-wooded small knolls with graveyard; and
- (d) to the west and northwest of the Site are an open storage yard and warehouse.

9. Planning Intention

The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

10. Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views are summarized as follows:

Land Administration

10.1.1 Comments of the District Lands Officer, Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises Old Scheduled Agricultural Lots held under Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The concerned Government Land (GL) within the Site is covered by Short Term Tenancy (STT) No. 2897 to permit structures erected thereon for the purpose of “Temporary Open Storage (Vehicles, Vehicle Parts and Construction Materials)”.
- (c) Lot No. 3017 S.B ss.2 in D.D. 111 is covered by Short Term waiver (STW) No. 4320 to permit structures erected thereon for the purpose of “Temporary Open Storage (Vehicles, Vehicle Parts and Construction Materials)”.
- (d) A portion of the Site falls within Fung Shui Area 71/YGS/60.
- (e) The Site is accessible from Kam Tin Road via GL and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.

- (f) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (g) Should planning approval be given to the planning application, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. The owner(s) of the lot without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others, the payment of premium or fee, as may be imposed by LandsD.

Traffic

10.1.2 Comments of the Commissioner for Transport (C for T):

- (a) He has no comment on the application from traffic engineering perspective.
- (b) Approval condition on no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period should be included.
- (c) The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.

10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or exclusive road drains.

- (b) His department is not/shall not be responsible for the maintenance of any access connecting the Site and Kam Tin Road.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) There is no environmental complaint concerning the Site received by DEP in the past three years.
- (b) Should the application be approved, the applicant should be advised to adopt the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspect of Temporary Uses and Open Storage Sites” (the COP) issued by the DEP to minimise any potential impact.

Drainage

10.1.5 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) Presumably, the applicant would maintain the same drainage facilities as those implemented under the previous approval. The applicant should inform relevant departments if the existing drainage arrangement has been changed.
- (b) In light of the above, he has no in-principle objection to the proposed development. Should the application be approved, approval conditions on maintain the drainage facilities provided under the previous approval; and to submit records of the existing drainage facilities on-site should be included in the planning permission.

Building Matters

10.1.6 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use related to the application.
- (b) The applicant’s attention is drawn to the following points:

- (i) Before any new buildings works (including containers / open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BD should be obtained. Otherwise, they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (ii) If the existing structures (not being New Territories Exempted Houses) are erected on leased land without approval of BD, they are UBW under the BO and should not be designated for any use under the application.
- (iii) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- (iv) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (v) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage.

Nature Conservation

10.1.7 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

As the Site has been used for open storage for some years, he has no comment on the application from nature conservation perspective.

Fire Safety

10.1.8 Comments of the Director of Fire Services (D of FS):

- (a) He has no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) The submitted FSIs proposal is considered acceptable. The

installation / maintenance / modification / repair work of FSI shall be undertaken by a Registered FSI Contractor (RFSIC). The RFSIC shall after completion of the installation / maintenance / modification / repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to him.

- (c) The applicant should also be advised to adhere to the good practice guidelines for open storage in **Appendix V**. Having considered the nature of the open storage, the approval condition on provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be included in the planning permission. To address this approval condition, the applicant should submit a valid fire certificate (FS 251) to his department for approval.
- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

District Officer's Comments

10.1.9 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

He has not received any comment from locals upon close of consultation and he has no particular comment on the application.

10.2 The following Government departments have no objection/ no comment on the application:

- (a) Director of Electrical and Mechanical Services;
- (b) Project Manager (West), Civil Engineering and Development Department;
- (c) Chief Engineer/Construction, Water Supplies Department; and
- (d) Commissioner of Police.

11. Public Comment Received During Statutory Publication Period

On 2.7.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 23.7.2019, no public comments have been received.

12. Planning Considerations and Assessments

12.1 The application is for temporary open storage of vehicles, vehicle parts and construction materials for a period of 3 years at a site zoned "R(D)". The

planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments subject to planning permission from the Board. The applied use is not in line with the planning intention of the “R(D)” zone. Nevertheless, there is no known programme for permanent development in this part of the “R(D)” zone. It is considered that approval of the application on a temporary basis would not frustrate the long-term planning intention of the “R(D)” zone.

12.2 The development is not incompatible with the surrounding areas which are generally mixed uses with open storage/storage yards, workshops and unused land. The only residential structure in the vicinity is about 20m to the north. Nevertheless, the access to the Site from Kam Tin Road would not pass by the said residential structure. There is no environmental complaint received by DEP in the past 3 years and no local objection has been received.

12.3 According to TPB PG-No. 13E, the Site falls within Category 3 areas. The following guidelines are relevant:

Category 3 areas: Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications within these areas would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments / proposals, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

12.4 The development generally complies with TPB PG-No.13E in that previous approvals for similar / same open storage use at the Site had been granted and all approval conditions under the last approved application No. A/YL-PH/729 have been complied with. Also, relevant departments consulted, including C for T, DEP, D of FS and CE/MN of DSD have no adverse comment on the application. Compared with the last approved application No. A/YL-PH/729, the current application submitted by the same applicant is the same in terms of applied use, total floor area, number of structures and building heights, except for a smaller site area. As there is no major change in planning circumstances since the last approval, sympathetic consideration could be given to the current application.

12.5 To address the possible environmental nuisance, approval conditions restricting the operation hour and vehicle type and prohibiting workshop activities are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized

development on the Site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to undertake the environmental mitigation measures as set out in the latest "COP". In addition, the technical requirements of C for T, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraphs 13.2 (e) to (i).

- 12.6 There are 16 similar applications for various temporary open storage within the same "R(D)" zone approved with conditions by the Committee between 2009 and 2018 as mentioned in paragraph 7.2 above. Approving the current application is in line with the Committee's previous decisions on these similar applications.
- 12.7 No public comments have been received during the statutory publication period.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the temporary open storage of vehicles, vehicle parts and construction materials could be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 16.8.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out on the Site during the planning approval period;
- (d) no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the submission of records of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of

the Director of Drainage Services or of the Town Planning Board by 16.11.2019;

- (h) the provision of fire extinguisher(s) with a valid fire certificate (FS 251) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.9.2019;
- (i) the implementation of the accepted fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 16.2.2020;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (k) if any of the above planning conditions (g), (h) or (i) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VI**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the development is not in line with the planning intention of the "R(D)" zone which is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application form and supplementary planning statement received on 24.6.2019
Appendix Ia	Supplementary information (SI) received on 24.6.2019 and 27.6.2019, enclosing replacement pages and updated development parameters
Appendix Ib	FI received on 6.8.2019 providing responses to departmental comments
Appendix Ic	FI received on 9.8.2019 providing responses to departmental comments
Appendix II	Relevant extracts of Town Planning Board Guidelines No. 13E on “Application for Open Storage and Port Back-up Uses”
Appendix III	Previous applications covering the Site
Appendix IV	Similar applications for various open storage uses within the same “R(D)” zone, or straddling partly within the same “R(D)” zone and the adjoining “AGR” zone
Appendix V	Good Practice Guidelines for Open Storage Sites
Appendix VI	Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Landscape Plan
Drawing A-3	Drainage Proposal
Drawing A-4	Fire Service Installations Proposal
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and 4b	Site Photos

**PLANNING DEPARTMENT
AUGUST 2019**