

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/I-TCV/14**

- Applicants** : Mr. Chiu Chiu Lun and Miss Chiu Man Kam represented by Miss Lai Wai Yu
- Site** : Lots 1304 S.A and 1304 RP (Part) in D.D.1 TC, Tung Chung Valley, Lantau Island
- Site Area** : About 231m<sup>2</sup>
- Land Status** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2
- Zonings** : “Village Type Development” (about 70%)  
[restricted to maximum building height of 3 storeys (8.23m)]  
  
“Residential (Group C)2” (about 30%)  
[restricted to maximum plot ratio of 1 and building height of 25mPD]
- Application** : Temporary Wholesale Trade (Wholesale Vegetable Market) with Ancillary Warehouse and Office for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicants seek planning permission to use the application site (the Site) for temporary wholesale trade (wholesale vegetable market) with ancillary warehouse and office for a period of 3 years (**Plan A-1**). The Site falls within an area partly zoned “Village Type Development” (“V”) (about 70%) and partly zoned “Residential (Group C)2” (“R(C)2”) (about 30%) on the approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2 (the OZP). According to the Notes of the OZP, the applied temporary wholesale trade for a period of 3 years requires permission from the Town Planning Board (the Board). The Site is currently used for the applied use without planning permission.

- 1.2 The Site, with an area of 231m<sup>2</sup>, is currently covered by a one-storey bamboo scaffolds (6m in height) for vegetable and fresh food market. There are 6 converted containers (3m in height), including 4 for ancillary warehouse for storage and 2 for ancillary office use underneath the bamboo scaffolds.
- 1.3 According to the applicants, there will be eight to ten goods vehicles of 5.5 tonnes and 9 tonnes entering the Site every day for transporting food and vegetables. No heavy vehicles of 24 tonnes will be involved. No car parking space and loading/ unloading space will be provided. The operation hours will be from 8:00 a.m. to 6:00 p.m. on Mondays to Saturdays (including public holidays), with no operation on Sundays. Plans showing the site location and layout submitted by the applicants are at **Drawings A-1 and A-2**.
- 1.4 In support of the application, the applicants have submitted the following documents:
- (a) Application form received on 23.12.2019 **(Appendix I)**
  - (b) Supplementary Information received on 24.12.2019 clarifying proposed uses, proposed layout and types of goods vehicles **(Appendix Ia)**
  - (c) Supplementary Information received on 3.1.2020 clarifying types of goods vehicles and site layout **(Appendix Ib)**
  - (d) Further Information received on 22.1.2020 clarifying justification of proposed use, opening hours, sewage discharge and types of goods vehicles (exempted from publication requirement) **(Appendix Ic)**
- 1.5 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application. Again, the meeting on 30.3.2020 has been rescheduled and the application is now scheduled for consideration by the Rural and New Town Planning Committee (RNTPC) at this meeting.

## **2. Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in **Appendices I to Ic** and summarised as follows:

- (a) the proposed use is intended to serve the needs of residents on Lantau;
- (b) there will be about 100 litres of water generated and discharged through drains; and
- (c) there is no residential dwelling in the vicinity and the road is paved. The proposed use will not affect the local residents and no dust nuisance will be created.

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

The applicants are the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

### 4. **Background**

The Site is currently not subject to any active enforcement action. Should there be sufficient evidence to prove that the use on the Site constitutes an unauthorized development (UD) under the Town Planning Ordinance, enforcement action would be instigated.

### 5. **Previous Application**

There is no previous application at the Site.

### 6. **Similar Applications**

6.1 There is no similar application for temporary wholesale trade for wholesale vegetable market with ancillary warehouse and office in Tung Chung Valley (TCV) area. However, there were eleven applications for temporary warehouse and/or open storage of construction tools, construction machinery and/or construction materials (No. A/I-TCV/1 to 7, 10 to 13), and one application for temporary warehouse (storage of daily necessities), retail shop with ancillary office (No. A/I-TCV/9) in TCV area (**Plan A-1**). They fall within various zones, including “V” zone, “R(C)2” zone, “Other Specified Uses” annotated “River Park” (“OU(River Park)”) zone, “OU(Stormwater Attenuation and Treatment Ponds)” zone and/or ‘Road’ area, and were rejected by the RNTPC on 22.12.2017, 26.1.2018, 9.2.2018, 21.6.2019 and 2.8.2019 respectively on the grounds that the development will frustrate/ is not in line with the planning intention(s), causing adverse ecological, landscape, visual and/or environmental impacts and setting of an undesirable precedent (**Appendix II**).

6.2 Details of these applications for various temporary warehouse and/or open storage uses in TCV area are summarised in **Appendix II** for Members’ reference. Their locations are shown on **Plan A-1**.

### 7. **The Site and Its Surrounding Areas (Plans A-1 to A-5)**

7.1 The Site is:

- (a) accessible from Tung Chung Road via an informal local track to its east (**Plan A-2**);
- (b) formed and being used for vegetable and fresh food market without valid planning permission (**Plans A-4 and A-5**); and

- (c) currently covered by a one-storey bamboo scaffolds for the vegetable and fresh food market, with 4 converted containers for ancillary warehouse and 2 converted containers for ancillary office use underneath the bamboo scaffolds.

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) the Site is located within a rural area with a mixture of uses including vacant land, fallow agricultural land, active agricultural land, village houses, open storage and containers. Some of the open storage uses are suspected UDs subject to enforcement action by the Planning Authority;
- (b) to the immediate west and north are some vacant land and fallow agricultural land;
- (c) to the south and southeast are some open storage uses;
- (d) the village cluster of Shek Lau Po is located about 80m to its southeast;
- (e) to its further west is the western tributary of Tung Chung Stream and its riparian area zoned “Conservation Area” (“CA”) (about 55m away); and
- (f) Mun Tung Market within Mun Tung Estate (completed in 2018) is located within about 10-minute walking distance to the northeast of Shek Lau Po village (**Plan A-3**).

## **8. Planning Intention**

- 8.1 The general planning intention of TCV area is to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage of the area.
- 8.2 The planning intention of “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 8.3 The planning intention of “R(C)2” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.

## 9. Comments from Relevant Government Departments

9.1 The following government departments have been consulted and their views on the application are summarized as follows:

### Land Administration

9.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) the Lots are demised for agricultural use under the Block Government Lease. No structure shall be erected on the Lots without LandsD's prior approval;
- (b) according to the site inspection by his office on 9.1.2020, there is a structure(s) on the Lots (subject to survey) without LandsD's prior approval. Subject to further checking, the structure may be in breach of the lease conditions;
- (c) currently, there is no Short Term Tenancy (STT) or Short Term Waiver (STW) application in connection with the Lots under processing and there is no approved STT or STW in connection with the Lots. If the planning application is approved, the owners of the Lots have to submit to LandsD an application for STW to cover the structure(s) built/to be built. LandsD would process the application in the capacity of the landlord. There is no guarantee that such application will be approved. If such application is approved, the approval will be subject to such terms and conditions, including payment of fees, as may be imposed by LandsD;
- (d) DLO/Is, LandsD has not received any complaint relating to the Lots; and
- (e) if the planning application is not approved and any unauthorized structure mentioned in point (b) above is not demolished, appropriate lease enforcement action will be taken by his office in accordance with the established practice.

### Traffic

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

- (a) no in-principle objection to the application from the traffic engineering point of view, since the applicants only seek planning permission for temporary wholesale trade (wholesale vegetable market) with ancillary warehouse and office for a period of 3 years at the Site;

- (b) the existing access roads in the vicinity of the Site are not managed by the Transport Department; and
- (c) should the Board approve the application, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

### **Environment**

#### 9.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) he does not support the application. Based on the information submitted, there will be 8 to 10 number of heavy lorries (5.5 and 9 tonnes) which will access the Site daily except Sunday. As there are village houses within 100m from the Site (**Plan A-2**), its operation would likely generate traffic noise and air nuisance to the nearby residential dwellings;
- (b) besides, there is no public sewer in the vicinity of the Site. Proper sewage collection and disposal system and additional measure(s) to prevent surface runoff and refuse which may generate from the proposed activities entering the nearby water course would be required for its daily operation. It is noted that there will be about 100 litre water/waste water to be discharged to the drainage. The application has not provided information on wastewater management of the proposed wholesale vegetable market use;
- (c) in accordance with the Environmental Impact Assessment Ordinance (EIAO), Part I of Schedule 2, Item N.3, “A Wholesale Market” is a Designated Project (DP) and an Environmental Permit will be required before its construction and operation. Based on his office’s record, no application under the EIAO for the proposed use has been received by his department. The EIAO requirements can be retrieved through the dedicated web link <https://www.epd.gov.hk/eia/english/legis/s2.html>. The applicants should be reminded about the EIAO implication for his/her proposal and review if the proposed operation falls within this DP item;
- (d) all wastes generated from the applied use should be appropriately disposed of in accordance with the Waste Disposal Ordinance (Cap. 354). The applicants should be responsible for arranging proper collection/disposal of the wastes either by Food and Environmental Hygiene Department collection service if available or other refuse collectors to ensure the wastes are properly disposed of;

- (e) should the Board approve this application, the applicants are advised to implement appropriate environmental measures recommended in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize environmental nuisances; and
- (f) no complaint record was found and no enforcement action was taken in the past three years.

### **Environmental Hygiene**

#### 9.1.4 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) the applicants should be reminded that no sanitary nuisance is to be generated in the Site and the operation of the applied use should not cause any adverse impact on the surroundings;
- (b) the refuse generated from the operation of the proposed temporary wholesale vegetable market should be properly disposed of; and
- (c) the Site is not covered by any valid licence and no application is received. The applicants should study whether the licence under the Places of Public Entertainment Ordinance (PPEO) (Cap. 172) should be applied for. According to Schedule 1 of the PPEO, a bazaar should be considered an entertainment and is to be covered by a valid licence under the PPEO.

### **Urban Design and Visual**

#### 9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) based on the information submitted, the proposed temporary use of the Site as ‘wholesale vegetable market’ will include a total of seven temporary structures including two containers (3m each in height) converted for ‘office’ use; four containers (one-storey and 3m each in height) converted for ‘ancillary storage’ use; and one temporary structure (6m in height) proposed for ‘temporary wholesale trade (wholesale vegetable market) use’ to cover these containers; and
- (b) there is no adverse comment from urban design and visual perspectives on the application in view that no significant visual impact is anticipated since the proposed ‘wholesale vegetable market’ is a relatively low-rise temporary structure

(6m high) and that the proposed land use is of temporary nature of not more than three years.

### **Landscape**

- 9.1.6 Comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):
- (a) with reference to the aerial photo of 2019, the Site is hard paved and no existing tree is found within the site boundary. Significant landscape impact arising from the application is not envisaged;
  - (b) since the Site is not facing public frontage and there are existing trees in the surrounding areas, it is considered not necessary to impose any landscape-related condition should the application be approved by the Board; and
  - (c) approval of the planning application does not imply approval of tree works such as felling, transplanting or pruning under lease. Applicants are reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works.

### **Nature Conservation**

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

he has no strong view on the application. It is noted that the Site is already paved and occupied with an existing temporary structure, which is currently used as a vegetable market. The applicants should ensure that no discharge from the Site is diverted to Tung Chung Stream located to the west of the Site.

### **Drainage**

- 9.1.8 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&Is, DSD):
- (a) the Site is within an area where neither stormwater nor sewerage connection maintained by DSD is available in the vicinity at present;
  - (b) should the Board approve this application, conditions on submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board and maintenance of the implemented drainage facilities at all times during the planning approval period are recommended; and



- (c) the applicants should be advised that adequate drainage works should be provided such that no adverse drainage impact would be induced to the areas in the vicinity and stormwater generated would be prevented from entering rivers/streams.

### **Building Matters**

#### 9.1.9 Comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (CBS/NTE1&L, BD):

- (a) he has no in-principle objection under the Buildings Ordinance to the proposed use in the Site;
- (b) if the Site is a leased land and the development is not a New Territories Exempted House (NTEH), the applicants' attention is drawn to the following points:
  - (i) for any existing structures erected on leased land without approval of the BD (not being a NTEH), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application;
  - (ii) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (iii) for UBW erected on leased land, enforcement action may be taken by the 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) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (v) in connection point (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in

accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)Rs) respectively; and

- (vi) as 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 the building plan submission stage.

### **Fire Safety**

#### 9.1.10 Comments of the Director of Fire Services (D of FS):

- (a) he has no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of his Department. EVA arrangement shall comply with Section 5, Part D of the Code of Practice for Fire Safety in Building 2011 administered by the BD. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) the following approval conditions are required:
  - (i) the submission of fire service installations and water supplies proposal for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
  - (ii) in relation to (i) above, the implementation of the fire service installations and water supplies proposal for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.

### **Electricity Safety**

#### 9.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) he has no particular comment on the application from electricity supply safety aspect; and
- (b) however, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether

there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

9.2 The following government departments have no comment on/no objection to the application:

- (a) Head of Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD);
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) District Officer (Islands), Home Affairs Department (DO(Is), HAD);
- (e) Director of Leisure and Cultural Services (DLCS); and
- (f) Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD).

## **10. Public Comments Received During Statutory Publication Period**

On 7.1.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 29.1.2020, two public comments were received from an individual and a local villager (**Appendix III**). They object to the application mainly on the grounds of not in line with the planning intention of the TCV area, not compatible with the surrounding areas, potential risks of traffic accidents generated by goods vehicles on the informal access road, unauthorized developments, adverse hygienic, environmental, landscape, visual, sewerage and traffic impacts on the surroundings, structural safety of the existing structures, setting undesirable precedent and resulting in a general degradation of the environment of the area.

## **11. Planning Considerations and Assessments**

11.1 The applicants seek planning permission for temporary wholesale trade (wholesale vegetable market) with ancillary warehouse and office for a period of 3 years within an area partly zoned “V” (about 70%) and partly zoned “R(C)2” (about 30%) on TCV OZP. The general planning intention of TCV area is to conserve the ecologically sensitive areas, to protect the rural and natural character, to maintain the unique landscape character and cultural heritage of the area. The planning intention of “V” zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. The planning intention of “R(C)2” zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on

application to the Board. The proposed development is not in line with the general planning intention of TCV and the planning intentions of the “V” and “R(C)2” zones. There is already a fresh food market (Mun Tung Market) within Mun Tung Estate located about 10-minute walking distance from Shek Lau Po village. No information is provided on why a wholesale vegetable market is required to serve the local residents. There is no strong planning justification in the submission to support a departure from the said planning intentions, even on a temporary basis.

- 11.2 The temporary wholesale trade with ancillary warehouse and office use is not compatible with the surrounding areas which are mainly village houses to the south and predominantly rural in nature to the north. There will be heavy goods vehicles entering the Site which will generate vehicular traffic along an existing (informal) access leading from Tung Chung Road which passes through a large part of the rural area. DEP does not support the application as there are residential dwellings in the surrounding of the Site (the nearest one about 80m to the south) and the applied use involves use of heavy vehicles. Its operation would likely generate traffic noise and air nuisance to the nearby residential dwellings. The applicants fail to demonstrate that the development would not cause any adverse environmental impact to the surrounding areas.
- 11.3 CE/HK&Is, DSD advises that there is neither stormwater nor sewerage connection maintained by DSD in the vicinity at present. Besides, the western tributary of Tung Chung Stream which is an Ecologically Important Stream and its riparian area zoned “CA” is located about 55m to the west of the Site. According to the applicants, about 100 litres of water will be generated and discharged to the drainage daily. DEP does not support the application as the applicants have not provided information on wastewater management of the proposed wholesale vegetable market use. DAFC also advises that no discharge from the Site should be diverted to Tung Chung Stream. In view of the above, the applicants fail to demonstrate that the development would not cause adverse sewerage impact on the surrounding areas.
- 11.4 There are a total of twelve applications for temporary warehouse for storage and retail shop with ancillary office, and temporary warehouse and/or open storage of construction tools, construction machinery and/or construction materials in TCV area. They were rejected by the RNTPC between 2017 and 2019. The current application is for a temporary wholesale vegetable market with ancillary warehouse for storage and office uses. The Site is currently occupied by the applied use without planning permission and would be subject to planning enforcement action by the Planning Authority. Approval of the application, even on a temporary basis, would set an undesirable precedent and encourage other applications for similar uses with warehouse/storage use. The cumulative effect of approving such applications would result in a general degradation of the rural environment and landscape character of the area.
- 11.5 Two public comments were received, both objecting to the application on grounds as summarized in paragraph 10 above. The above planning assessments and considerations at paragraphs 11.1 to 11.4 are relevant.

## 12. Planning Department's Views

12.1 Based on the assessment made in paragraph 11 and taking into account the public comments in paragraph 10, the Planning Department does not support the application for the following reasons:

- (a) the applied use is not in line with the planning intentions of “V” zone and “R(C)2” zone. There is no strong planning justification in the submission for a departure from the planning intentions, even on a temporary basis;
- (b) the applicants fail to demonstrate that the applied use will not have adverse environmental and sewerage impacts on the surrounding areas; and
- (c) the approval of the application would set an undesirable precedent for similar applications within the “V” and “R(C)2” zones. The cumulative effect of approving such similar applications would result in a general degradation of the rural environment and landscape character of the area.

12.2 Alternatively, 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 **26.5.2023**. 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 8:00 a.m., as proposed by the applicants, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays, as proposed by the applicants, is allowed on the Site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of a drainage proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **26.11.2020**;
- (e) in relation to (d) above, the implementation of the drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **26.2.2021**;
- (f) in relation to (e) above, the maintenance of the implemented drainage facilities at all times during the planning approval period;
- (g) the submission of a fire service installations and water supplies proposal for firefighting 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 **26.11.2020**;

- (h) in relation to (g) above, the implementation of the fire service installations and water supplies proposal for firefighting within **9 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **26.2.2021**;
- (i) if any of the above planning conditions (a), (b), (c) 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
- (j) if any of the above planning conditions (d), (e), (g) or (h) is not complied with by the specified date, the planning approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

12.3 The recommended advisory clauses are attached at **Appendix IV**.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.
- 13.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses to be attached to the permission, and the date when the validity of the permission should expire.

### **14. Attachments**

<b>Appendix I</b>	Application form received on 23.12.2019
<b>Appendix Ia</b>	Supplementary Information received on 24.12.2019
<b>Appendix Ib</b>	Supplementary Information received on 3.1.2020
<b>Appendix Ic</b>	Further Information received on 22.1.2020
<b>Appendix II</b>	Similar Applications in TCV area
<b>Appendix III</b>	Public Comments
<b>Appendix IV</b>	Advisory Clauses
<b>Drawing A-1</b>	Plan showing the Site location
<b>Drawing A-2</b>	Plan showing the layout
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo

**Plans A-4 and A-5 Site Photos**

**PLANNING DEPARTMENT  
MAY 2020**