

RNTPC Paper No. A/YL-PS/563
For Consideration by
the Rural and New Town
Planning Committee
on 3.8.2018

**APPLICATION FOR RENEWAL OF PLANNING APPROVAL
FOR TEMPORARY USE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/YL-PS/563

- Applicant** : Victory & Prosperous Storage & Logistics Co. Ltd. represented by Goldrich Planners and Surveyors Ltd.
- Site** : Lots 664 (Part), 669 (Part), 670 (Part), 671 (Part), 672, 673, 714 (Part), 715 (Part), 716 (Part), 717 (Part), 723 S.A (Part), 724, 727 (Part), 728 (Part), 731 (Part), 734 (Part), 762 S.D (Part) and 768 in D.D. 123, Lots 558 (Part) and 562 (Part) in D.D. 126, and Adjoining Government Land, Wang Chau, Ping Shan, Yuen Long, New Territories
- Site Area** : About 7,670m² (including 4,920m² government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan No. S/YL-PS/17
- Zoning** : “Open Storage” (“OS”)
- Application** : Renewal of Planning Approval for Temporary Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval to continue using the application site (the Site) for temporary container storage with ancillary repair workshops for container vehicles and trailers for a period of 3 years (**Plan A-1**). The Site is currently being used for the applied use with valid planning permission (No. A/YL-PS/484) until 7.8.2018.
- 1.2 The Site is involved in three previous applications (Nos. A/YL-PS/305, 384 and 484) for the same use submitted by the same applicant. The last Application No. A/YL-PS/484 was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) for a period of 3 years on 7.8.2015. All the time-specific approval conditions have been complied with. The planning permission is valid until 7.8.2018. Details of the previous applications are summarized at paragraph 6 below and at **Appendix IV**.

1.3 The major development parameters of the current applicant and the last approved application are the same and as follows:

Major Development Parameters	Last Approved Application (A/YL-PS/484)	Current Application (A/YL-PS/563)
Site Area	About 7,670m ² (including 4,920m ² government land)	
Applied Use	Temporary Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers for a Period of 3 Years	
Total Floor Area (non-domestic)	547.69m ²	
No. of Structures	6	
Height of Structures	2.6m to 6m	
Container Vehicle Waiting Spaces	12	
Loading/Unloading Spaces for Container Vehicles	2	
Total Capacity	222 TEU	
Operation Hours	<ul style="list-style-type: none"> ● 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays ● 7:00 a.m to 7:00 p.m. from Mondays to Saturdays for repair workshops for container vehicles and trailers ● No operation on Sundays and public holidays 	

1.4 Compared with the last approved Application (No. A/YL-PS/484), the current application is submitted by the same applicant for the same use on the same site with the same development parameters and a similar layout.

1.5 The vehicular access plan, site plan, landscape and tree preservation proposal, drainage proposal and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.6 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 4.6.2018 **(Appendix I)**
- (b) Supplementary planning statement with location plan, vehicular access plan, site plan, landscape and tree preservation proposal, drainage proposal and fire service installations proposal **(Appendix Ia)**
- (c) Letter of 22.6.2018 providing responses to Transport Department's (TD) comments **(Appendix Ib)**
- (d) Letter of 18.7.2018 clarifying that both site 1 and site 2 can be accessed by the same local track; the guard room was moved from site 1 to site 2 due to managerial reasons; and the government land within the site is currently covered by Short Term Tenancy **(Appendix Ic)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed at **Appendices Ia, Ib and Ic**. They can be summarised as follows:

- (a) Containers which have been emptied pending for reloading will be placed at the Site. The maximum number of empty containers to be stored on each portion of the Site at one time is about 222 TEUs.
- (b) The container vehicles come by appointment. As the process of lifting a container and putting it in place on a trailer only takes about 5 minutes, it takes about 10 minutes for a container trailer to come and complete the operation.
- (c) There are sufficient loading/unloading and waiting spaces to avoid container trailers waiting outside the Site.
- (d) Only the location of the guardroom (2.25m²) is changed due to managerial reasons comparing to the previous application. There is no other change in development parameters, i.e. covered area, floor area and the site coverage.
- (e) The Site falls within 'Category 1' area under Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13E). Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas.
- (f) The Site is the subject of a previous Application No. A/YL-PS/484 approved by the Committee on 7.8.2015 for a period of 3 years. The applicant has complied with all planning conditions under the planning permission. There is no significant adverse impact to the environment, drainage and landscape aspects.
- (g) The government land within the Site is covered by Short Term Tenancy.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is not a "current land owner" but 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 notice of the application outside the Site and sending registered mail to Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Town Planning Board Guidelines

- 4.1 The Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B) are relevant to the application. The relevant assessment criteria are at **Appendix II**.
- 4.2 On 17.10.2008, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under

Section 16 of the Town Planning Ordinance (TPB PG-No. 13E). The Site falls within Category 1 areas under the TPB PG-No. 13E. Relevant extracts of the Guidelines are at **Appendix III**.

5. Background

The Site is covered by a valid planning permission under application No. A/YL-PS/484 until 7.8.2018. It is not subject to any active planning enforcement action.

6. Previous Applications

- 6.1 The Site is involved in three previous planning applications (Nos. A/YL-PS/305, 384 and 484). Details of the previous applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1**.
- 6.2 Application Nos. A/YL-PS/305, 384 and 484 for the temporary container storage with ancillary repair workshops for container vehicles and trailers for a period of 3 years, submitted by the same applicant as the current renewal application, were approved by the Committee with conditions on 7.8.2009, 20.7.2012 and 7.8.2015 respectively. The major considerations were that the development was considered broadly in line with the planning intention of the “OS” zone, the applications were generally in line with the TPB PG-No. 13E, no objection or no adverse comment from relevant departments and the development was compatible with the surrounding land uses.
- 6.3 Compared with the last approved Application (No. A/YL-PS/484), the current application is submitted by the same applicant for the same use on the same site with the same development parameters and a similar layout.

7. Similar Application

There is no similar application in the same “OS” zone on the OZP.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

- 8.1 The Site is:
 - (a) currently used for the applied use with valid planning permission under Application No. A/YL-PS/484 up to 7.8.2018. The Site comprises of two portions separated by a local track and a warehouse; and
 - (b) accessible through a local track along the eastern boundary leading to Fuk Hi Street.
- 8.2 The surrounding areas have the following characteristics:
 - (a) to the north and northeast are storage yards, open storage yards of construction machinery, logistics centres, vacant land and open storage yards of recycling materials;

- (b) to the east are storage yards, a logistics centre, sites used for parking of vehicles and vacant land;
- (c) to the south and southeast are sites used for parking of container vehicles, trailers, lorries and private cars; and
- (d) to the west and southwest are vehicle repair workshops, a logistics centre, open storage yards of construction machinery and vehicle materials, vacant land and unused land.

9. Planning Intention

The “OS” zone is intended primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application are summarised 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 Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) The private land (PL) of Lot No. 727 in D.D. 123 is covered by Short Term Waiver (STW) No. 3561 to permit structures for the purpose of “Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers”.
- (c) The government land (GL) of the Site is covered by Short Term Tenancy (STT) No. 2622 for the purpose of “Container Storage with Ancillary Repair Workshops for Container Vehicles and Trailers and Warehouse (Excluding Dangerous Goods Godown)”.
- (d) The Site is accessible to Fuk Hi Street through both GL and PL. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way.
- (e) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (f) Should planning approval be given to the subject planning application, the STT/STW holder will need to apply to his office

for modification of the STT/STW conditions if there is any irregularity on Site. Besides, the lot owner of the lot without STW will need to apply to his office for permitting the structures to be erected or regularize any irregularities on Site. Such application will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application 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 the LandsD.

Building Matters

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

- (a) There is no record of approval by the Building Authority (BA) for the structures existing at the Site and Buildings Department (BD) is not in a position to offer comments on their suitability for the use related to the application.
- (b) If the existing structures are erected on leased land without approval of the BD, they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (c) Before any new building works (including containers and open storage sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BA 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.
- (d) For UBW erected on leased land, enforcement action may be taken by the BA 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.
- (e) The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively.
- (f) 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 the building plan submission stage.

Traffic

10.1.3 Comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT, TD):

- (a) He has no comment on the planning application.
- (b) The applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.
- (c) The local track leading to the Site from Fuk Hi Street is not under TD's purview. Its land status should be checked with the lands authority.
- (d) The management and maintenance responsibilities of the access road/path/track should be clarified with the relevant management and maintenance authorities accordingly.

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

- (a) The access arrangement should be commented by TD.
- (b) Adequate drainage measures should be provided at the Site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Fuk Hi Street. Presumably, the relevant departments will provide their comments.

Drainage

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

According to the applicant's submission, the existing drainage facilities which were implemented under an approved Application No. A/YL-PS/484 will be maintained for the subject development. He has no objection in principle to the proposed development from a drainage point of view. Should the Board considers that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his Division.

Environment

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

- (a) He has no objection to the application according to the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“COP”) as there is no sensitive receiver in the vicinity of the Site and along the local track connecting the Site to Fuk Hi Street. The applicant is advised to follow the relevant mitigation measures and requirements in the COP to minimise any potential environmental nuisances.
- (b) In particular, the subject temporary use involving ancillary repair workshops for container vehicles and trailers might cause potential land contamination issue. The applicant is advised to implement the following environmental measures as specified in the COP:
 - (i) bunds should be provided to contain any spillage of chemical storage and the chemical storage area should be properly hard-paved;
 - (ii) drainage channels and an oil interceptor should be installed to reduce pollutants from the site run-off; and
 - (iii) materials stored in the open area which may leak out oil or chemical waste should be placed on the non-slip heavy duty membrane and properly covered with water proofing sheet to avoid any soil contamination.
- (c) There is no environmental complaint pertaining to the Site received in the past 3 years.

Nature Conservation

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

As the Site is paved and disturbed, he has no strong view on the application from nature conservation point of view. Should the application be approved, the applicant is advised to ensure that the proposed uses would not affect the nearby wooded area in “Conservation Area” zone at the west of the Site.

Water Supply

10.1.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.

- (b) For the provision of water supply to the development, the applicant may need to extend his inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

Fire Safety

10.1.9 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 (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his Department for approval.
- (c) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (d) However, the applicant should be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Landscape

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

- (a) With reference to the aerial photo of 2018, it is observed that the Site is hard paved with the applied use already in operation. Existing trees are observed generally adjoining the Sites. Similar open storage yards are found in the vicinity ("OS" zone) except the west under "Conservation Area" zone. Significant change to the landscape character arising from the continued use of this renewal application is not envisaged.

Advisory Remarks

- (b) When comparing the submitted landscape proposal with that of the approved landscape and tree preservation proposal under previous Application No. A/YL-PS/484 (for the same site, by the same applicant), it is noted that the applicant proposes to remove a number of existing trees along the western boundary of "Site 2". The applicant is advised that the landscape proposal approved by

the Board under s.16 does not imply the approval for tree works such as pruning, transplanting, or felling under lease. Tree work applications should be submitted direct to DLO for approval.

- (c) The applicant shall be reminded of the importance of general tree care as well as proper tree maintenance. Useful information on general tree maintenance is available for reference in 護養樹木的簡易圖解 (http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf) and the Handbook of Tree Management (Chinese Version: https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_management.html) published by the GLTM Section, DEVB.

Others

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

He has no particular comment on the project from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned 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 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.

District Officer’s Comments

10.1.12 Comments of the District Officer (Yuen Long), HAD (DO(YL), HAD):

His office has not received any comment from the locals on the application.

10.2 The following government departments have no comment on the application:

- (a) Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD);
- (b) Director of Leisure and Cultural Services (DLCS);
- (c) Commissioner of Police (C of P);
- (d) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (e) Chief Engineer/Housing Projects 2 (CE/HP2), CEDD; and
- (f) Project Manager (West) (PM(W)), CEDD.

11. Public Comments Received During Statutory Publication Period

On 12.6.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 3.7.2018, no public comment was received.

12. Planning Considerations and Assessments

12.1 The Site falls within Category 1 areas under TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 1 areas: favourable consideration will normally be given to applications within the areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns.

12.2 The planning intention of the “OS” zone is primarily for the provision of land for appropriate open storage uses and to regularise the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. The development is considered broadly in line with the planning intention of the “OS” zone.

12.3 The development for container storage with ancillary repair workshops for container vehicles and trailers is not incompatible with the surrounding land uses which are predominantly vehicle parks, logistics centres and open storage yards (**Plan A-2**).

12.4 The application is generally in line with TPB PG-No. 34B in that there is no material change in planning circumstances since the previous temporary approval was granted; adverse planning implications arising from the renewal of the planning approval are not envisaged; all conditions under previous approval have been complied with; and the approval period sought is the same as that of the previous approval.

12.5 Relevant government departments, including AC for T/NT of TD, CHE/NTW of HyD, DEP, CE/MN of DSD, D of FS and CTP/UD&L of PlanD, have no objection to or adverse comment on the application. The proposed use will unlikely create significant adverse traffic, environmental, drainage, fire safety and landscape impacts to the surrounding areas. There has been no environmental complaint concerning the Site received in the past 3 years. To minimize any potential environmental nuisances and to address the technical requirements of concerned government departments, appropriate approval conditions 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. Should the application be approved, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of

Temporary Uses and Open Storage Sites” in order to minimise the possible environmental impacts on the nearby sensitive receivers.

12.6 The Committee has approved three previous applications for the same use at the Site. Approval of the current application is in line with the previous decisions of the Committee.

12.7 There is no public comment received.

13. Planning Department’s Views

13.1 Based on the assessment made in paragraph 12 above, the Planning Department considers that the temporary container storage with ancillary repair workshops for container vehicles and trailers could be tolerated for a further 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 from **8.8.2018 until 7.8.2021**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operations between 7:00 p.m. and 7:00 a.m. for the repair workshops and between 11:00 p.m. and 7:00 a.m. for all other operations from Mondays to Saturdays, 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) the stacking height of containers stored within the Site shall not exceed 8 units during the planning approval period;
- (d) no vehicle is allowed to park, queue back or reverse onto/from public road at any time during the planning approval period;
- (e) the maintenance of the landscape screen planting including trees and shrubs at all times during the planning approval period;
- (f) the existing drainage facilities shall be maintained at all times during the planning approval period;
- (g) the submission of condition record of the existing drainage facilities within **3** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **8.11.2018**;
- (h) the submission of a fire service installations proposal within **6** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **8.2.2019**;

- (i) in relation to (h) above, the implementation of the fire service installations proposal within **9** months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **8.5.2019**;
- (j) if any of the above planning conditions (a), (b), (c), (d), (e) and (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;
- (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; and
- (l) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

[Approval conditions (a) to (d), (f) to (l) are the same as the previous Application No. A/YL-PS/484, while condition (e) is added to reflect the latest departmental comments and the applicant's proposal]

Advisory clauses

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

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

the applicant fails to demonstrate that the development would not generate adverse environmental impacts on the surrounding areas.

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 received on 4.6.2018
Appendix Ia	Supplementary planning statement with location plan, vehicular access plan, site plan, landscape and tree preservation proposal, drainage proposal and fire service installations proposal
Appendix Ib	Letter of 22.6.2018 providing responses to TD's comments
Appendix Ic	Letter of 18.7.2018 clarifying that both site 1 and site 2 can be accessed by the same local track; the guard room was moved from site 1 to site 2 due to managerial reasons; and the government land within the site is currently covered by Short Term Tenancy
Appendix II	Extract of the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B)
Appendix III	Extract of the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13E)
Appendix IV	Previous Applications covering the Site
Appendix V	Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Plan
Drawing A-3	Landscape and Tree Preservation Proposal
Drawing A-4	Drainage Proposal
Drawing A-5	Fire Service Installations Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2018**