

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

**APPLICATION NO. A/YL-TYST/961**

- Applicant** : Mr. LEUNG Sie Ho, Kevin represented by A & D Surveyors Ltd.
- Site** : Lots 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
- Site Area** : 2,175 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
- Zoning** : “Residential (Group B)1” (“R(B)1”)  
[Restricted to maximum plot ratio of 1; maximum site coverage of 40%; and maximum building height of 4 storeys over single-storey car park (15m)]
- Application** : Temporary Eating Place and Outside Seating Accommodation (OSA) of Restaurant 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 eating place and OSA of restaurant for a period of 3 years (**Plan A-1a**). According to the Notes of the OZP for the “R(B)1” zone, ‘Eating Place’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Site was formerly occupied by a primary school (i.e. Wai Kwan Primary School) which was closed down in 2007, though the structures have been renovated and converted. The Site is currently occupied for temporary eating place with ancillary car parking use with valid planning permission No. A/YL-TYST/878 until 2.3.2021 (**Plans A-2 and A-4a to A-4c**).
- 1.2 The Site was involved in 5 previous applications (No. A/YL-TYST/161, 674, 740, 789 and 878) (**Plan A-1b**). Apart from the former application for proposed extension of the former school building, the remaining four applications were for temporary eating place with ancillary parking spaces use submitted by the same applicant as the current. Details of the previous applications are at paragraph 5 and **Appendix II**. Compared with the last application (No. A/YL-TYST/878), the current application is submitted by the same applicant for similar use (with additional OSA) on the same site with largely the same layout.

- 1.3 According to the applicant, an OSA of 152m<sup>2</sup> is proposed outside a cluster of existing buildings and no additional buildings will be erected within the Site. No sound or audio equipment will be provided in the open areas of the Site. A total of 10 private car parking spaces will be provided (**Drawing A-1**). The applicant undertakes that no vehicles would queue back or reverse onto/from public roads. Plans showing the site layout, run-in/run-out proposal and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-3** respectively.
- 1.4 The development parameters of the current application are the same as the last approved application (No. A/YL-TYST/878). They are summarised as follows:

<b>Major Development Parameters</b>	<b>Previously Approved Application No. A/YL-TYST/878</b>	<b>Current Application No. A/YL-TYST/961</b>
<b>Site Area</b>	2,175m <sup>2</sup> (about)	
<b>Gross Floor Area</b>	860m <sup>2</sup> (about)	
<b>Plot Ratio</b>	0.395 (about)	
<b>Site Coverage</b>	39.5%	
<b>No. and Height of Structures</b>	10 <ul style="list-style-type: none"> <li>• two for seating areas with food preparation rooms (4.5m, 1 storey)</li> <li>• one for kitchen (4m, 1 storey)</li> <li>• five for storage rooms (3.5m, 1 storey)</li> <li>• one for toilet (2.5m, 1 storey)</li> <li>• one for fire service water tank with ancillary facilities (3.5m, 1 storey)</li> </ul>	
<b>Parking Spaces</b>	10 (5m x 2.5m) (for private car)	
<b>Operation Hours</b>	12:00 p.m. to 11:00 p.m. daily	

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

- (a) Application Form received on 20.3.2019 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Supplementary Information received on 20.3.2019 providing a revised layout plan and run-in/out proposal **(Appendix Ib)**

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Sections 4 of the Supplementary Planning Statement (**Appendix Ia**). They can be summarised as follows:

- (a) The applied use is compatible with the planning intention and would not change the character and amenity of Ping Shan. It can also provide an alternative option

of eating place for nearby residents with its comfortable and relaxing environment. The OSA can make the environment more appealing to guests.

- (b) The operation of the restaurant has been smooth since its opening and patronage is increasing every month. The OSA is a desirable way to meet a higher market demand and provide an opportunity for customers to intimate with nature.
- (c) 10 parking spaces will be provided within the Site. The existing parking spaces are not fully occupied during peak hours. The Site also enjoys good access to public transport facilities.
- (d) The applied development would not affect the 15 existing trees on the Site, which are generally in fair condition. All these trees would be retained. A set of tree preservation proposal with photo records of existing trees and tree assessment schedule is enclosed in the Supplementary Planning Statement.
- (e) The applicant would meet all other statutory and licensing requirements, including those of the Buildings Department (BD), Fire Services Department (FSD), Food and Environmental Hygiene Department, and Environmental Protection Department (EPD).

### **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 the notice of application at the Site and sending the notice to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is currently not subject to planning enforcement action.

### **5. Previous Applications**

5.1 The Site was involved in 5 previous applications (No. A/YL-TYST/161, 674, 740, 789 and 878). Apart from the former application, which was submitted by a different applicant for proposed extension of the former school building, the remaining 4 applications were submitted by the same applicant as the current for eating place with ancillary parking spaces use. Details of the applications are summarised at **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.

5.2 Application No. A/YL-TYST/161 for proposed extension of the school building of the former Wai Kwan Primary School covering a larger site was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 1.3.2002. However, the approved scheme was not implemented and the planning permission expired on 2.3.2005. In 2007, the

former Wai Kwan Primary School was closed down.

- 5.3 Application No. A/YL-TYST/674 for proposed eating place with ancillary parking spaces submitted by the current applicant covering the majority of the Site was approved with conditions by the Committee on 25.4.2014 on a temporary basis of 3 years, instead of the permanent basis sought. The application was approved mainly on considerations that it was not incompatible with the surrounding areas which are rural in character and the approval of the application on a temporary basis would not frustrate the long-term use of the area. However, the planning approval was subsequently revoked on 25.10.2014 due to non-compliance with approval conditions on submission and implementation of run-in/run-out, landscape and tree preservation, and FSIs proposals.
- 5.4 Applications No. A/YL-TYST/740 and 789 for the same use on the same Site submitted by the same applicant as the current were approved with conditions by the Committee on 3.7.2015 and 3.2.2017 respectively each for a period of 3 years. The former application was approved on similar considerations as application No. A/YL-TYST/674, while the latter application was approved with sympathetic consideration on the applicant's effort demonstrated by the submission of run-in/run-out, tree preservation, and FSIs and equipment proposals, as well as the commitment to construct a fire service water tank. Shorter compliance periods were also imposed for close monitoring. However, both planning permissions were subsequently revoked on 3.10.2015 and 3.8.2017 respectively due to non-compliance with approval conditions on the submission and/or implementation of run-in/run-out, tree preservation and landscape, and/or FSIs proposals, with the latter application only failing to comply with the implementation aspect of the accepted tree preservation and landscape proposal.
- 5.5 The last application (No. A/YL-TYST/878) for the same use on the same Site submitted by the same applicant as the current was approved with conditions by the Committee on 2.3.2018 for a period of 3 years mainly on the grounds that, amongst others, the applicant had explained that the non-compliance of approval condition of previous application No. A/YL-TYST/789 was due to the failure to deliver the revised tree preservation and landscape proposal to the Planning Department (PlanD) on time for comments and information on the aforementioned completed proposal has been included in the submission. The only time-limited condition for the implementation of the accepted FSIs proposal has been complied with. The validity of the planning approval is up to 2.3.2021.
- 5.6 Compared with the last application, the current application is submitted by the same applicant for similar use (with additional OSA) on the same site with largely the same layout.

## **6. Similar Application**

There is no similar application for eating place and/or OSA use within the same "R(B)1" zone on the OZP.

## 7. **The Site and Its Surrounding Areas (Plans A-1a to A-4c)**

7.1 The Site is:

- (a) abutting Tong Yan San Tsuen Road to its west;
- (b) paved and fenced off; and
- (c) currently occupied for eating place use with valid planning permission (**Plans A-2 and A-4a to A-4c**).

7.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) mixed in character with predominantly rural residential and community uses to the east of Tong Yan San Tsuen Road, and industrial uses to the west;
- (b) to its north and east across Ma Fung Ling Road are the New Ping Shan Sub-station, Ping Shan Lane Garden, a plant nursery, the Vegetable Marketing Co-operative Society, the Federation of Pig Raising Co-operative Society and stores;
- (c) to its immediate east is a plant nursery and Yuen Long Wai Kwan Land which is a temporary social welfare facility (social service centre) under planning permission (No. A/YL-TYST/866); to its further east is a low-rise residential development known as Evergreen Place;
- (d) to its immediate south are warehouses and a petrol filling station, and across Ping Hong Lane are some residential structures;
- (e) to its southwest across Tong Yan San Tsuen Road is an area zoned “Industrial” (“I”) comprising car parks, an open storage yard, and vacant sites, one of which is with valid planning permission (No. A/YL-TYST/750) for industrial use and dangerous goods godown;
- (f) another petrol filling station is located to the west across Tong Yan San Tsuen Road in an area zoned “Other Specified Uses” annotated “Petrol Filling Station” and to its northwest is the Tong Yan San Tsuen Playground in the “Open Space” zone; and
- (g) apart from the aforementioned operations and developments, the open storage yard in the “I” zone and the warehouses to the immediate south of the Site are suspected unauthorised developments (UDs) subject to enforcement action taken by the Planning Authority.

## 8. **Planning Intention**

The planning intention of the “R(B)1” zone is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighborhood 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 summarised as follows:

### **Land Administration**

9.1.1 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) Lot No. 1355 RP in D.D.121 within the Site is covered by Short Term Waiver (STW) No. 4174 to permit structures erected thereon for the purpose of “Eating Place with Ancillary Parking Spaces”.
- (c) The Site is accessible from Tong Yan San Tsuen Road via government land (GL). Her office does not provide maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the planning application, the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to her office to permit the structures to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation 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 her department acting in the capacity as 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 her department.

### **Traffic**

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

- (a) He has no adverse comment to the application from traffic

engineering point of view.

- (b) Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads.

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

- (a) The access arrangement should be commented by the Transport Department (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) His department shall not be responsible for the maintenance of any access connecting the Site and Tong Yan San Tsuen Road.

**Environment**

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

- (a) There has been no environmental complaint concerning the Site received in the past 3 years.
- (b) Provided that the development is properly designed to incorporate suitable environmental mitigation measures, it is unlikely to cause major pollution.
- (c) Regarding the sewerage/effluent discharge, air/oily fume and noise aspects, sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, a septic tank and soak-away pit should be provided. The applicant should design and maintain the septic tank and soak-away pit according to the Professional Persons Environmental Consultative Committee (ProPECC) Note No. 5/93 requirements. Any effluent discharge from the Site should also comply with the requirements under the Water Pollution Control Ordinance. The applicant is also reminded of his obligation to take appropriate measure to minimise oily fume, cooking odour and noise impact as required under the Air Pollution Ordinance and Noise Control Ordinance.

**Drainage**

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

- (a) The Site is within a well-developed area and he has no objection to the application from drainage viewpoint.

- (b) The applicant is reminded to provide his own drainage facilities to collect the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. The development should not obstruct overland flow or cause any adverse drainage impact to the adjacent areas and existing drainage facilities.

### **Fire Safety**

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

- (a) He has no objection in-principle to the proposal subject to FSIs being provided to his satisfaction.
- (b) Furthermore, he has the following comments on the submitted FSIs proposal (**Drawing A-3**):
  - (i) The applicant should make clarification on FSI provision for the subject temporary eating place with OSA. Such FSI provision should be indicated in the form of FS notes on the submitted FSIs proposal for consideration.
  - (ii) 2 additional nos. of 9L water type fire extinguishers should be provided at the proposed OSA.
- (c) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), or application for licence for the subject eating place/OSA is required, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.

### **Food and Environmental Hygiene**

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

- (a) There was no prosecution or complaint regarding the licensed premises recently.
- (b) Her department's facilities will not be affected and such work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.
- (c) For any waste generated from such operation/business, the applicant should arrange disposal properly at their own expenses.
- (d) Proper licence/permit issued by her department is required if there is any food business/catering service/activities regulated by her under the Public Health and Municipal Services Ordinance



(Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by her department. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from her department in accordance with Cap. 132. For the operation of other types of food business, relevant food licences should also be obtained from her department in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from her department for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business. The application for food business licences under Cap.132, if acceptable by her department, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements. Whenever restaurant licensees wish to include an OSA into their licensed premises, they are required to submit application to her department by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, her department will refer it to the relevant departments including such as BD, TD, FSD, PlanD, Home Affairs Department (HAD), LandsD for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the departments concerned and the OSA licence will be issued upon full compliance of all the requirements.

- (e) Concerning relevant licence, please be informed that as at 7 May 2019, no application for food licence for the subject eating place has been received and under processing according to New Territories licensing office (NTLO) record. Please also note that one valid General Restaurant Licence (No. 2294806494) is issued at the portion of Lot 1355 RP and the portion of Lot 1356 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories. One relevant case at captioned premises for OSA was received by NTLO (with DOA on 18 October 2017), the case was not further processed as no acceptable document was received from applicant for our further processing.

### **Building Matters**

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

- (a) There is no record of approval by the Building Authority for the existing structures at the Site and BD is not in a position to offer comments on their suitability for the use proposed in the application.

- (b) The applicant's attention is drawn to the following points:
- (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BD, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application.
  - (ii) 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 works or UBW on the Site under BO.
  - (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO.
  - (iv) If the proposed use under application is subject to issue of a licence, the applicant is 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) 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.
  - (vi) 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 B(P)R at the building plan submission stage.

### **District Officer's Comments**

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

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

9.2 The following Government departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Project Manager (West), Civil Engineering and Development Department

- (PM(W), CEDD); and
- (e) Commissioner of Police (C of P).

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

On 29.3.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 23.4.2019, two public comments from a Yuen Long District Councillor (**Appendix III-1**) and a member of the public (**Appendix III-2**) were received. The district councillor objects to the application mainly on grounds of multiple revocation due to non-compliance with approval conditions in the past; while the member of the public opined that planning permission should be granted permanently given the growing population in the area and popularity of the proposal, provided that no noise nuisance would result from the use.

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

- 11.1 The application is to make use of the vacant ex-Wai Kwan Primary School for temporary eating place and OSA of restaurant for a period of 3 years at a site zoned “R(B)1” on the OZP. There is an existing eating place operating with valid planning permission (No. A/YL-TYST/878) at the Site which has a total floor area of about 860m<sup>2</sup>. The current proposal involves an additional OSA with an area of about 152m<sup>2</sup>. Although the proposed development is not entirely in line with the planning intention of the “R(B)1” zone, which is primarily for sub-urban medium-density residential developments in rural areas, nevertheless, the proposed use could meet demand for eating places in the area. There is also no known programme for long-term development on the Site. Approval of the application on a temporary basis would not jeopardise the long-term planning intention of the “R(B)1” zone.
- 11.2 The Site is located at the fringe of the “R(B)1” zone in proximity to the major thoroughfare of Castle Peak Road – Ping Shan with access to public transport facilities (**Plan A-2**). The proposed eating place with additional OSA use of about 152m<sup>2</sup> is relatively small in scale and is considered not incompatible with the surrounding areas which is mixed in character comprising various residential developments/dwellings, community facilities (e.g. playground, garden and social welfare centre), petrol filling stations, electricity substation, car parks, stores, warehouses and open storage yard, etc.
- 11.3 Relevant government departments consulted, including DFEH, DEP, C for T, CE/MN of DSD and D of FS, have no adverse comments on the application. The proposed development is unlikely to cause significant adverse traffic and environmental impacts on the surrounding areas. Besides, no complaint pertaining to the Site was received by DEP in the past three years and there is no prosecution or complaint regarding the licensed premises received by DFEH recently. To address the technical requirements of concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site will be subject to enforcement action by the Planning Authority.

- 11.4 Compared with the last previous application (No. A/YL-TYST/878), the current application is submitted by the same applicant for similar use (with additional OSA) on the same site with largely the same layout. All the time-limited approval conditions of the previous application have been complied with, and the validity of which is up to 2.3.2021. Given that 4 previous approvals for similar uses have been granted to the Site, approval of the current application is considered in line with the Committee's previous decisions.
- 11.5 Two public comments were received on the application during the statutory publication period as summarised in paragraph 10. The planning considerations and assessments in the paragraphs 11.1 to 11.4 above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 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 17.5.2021/2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### Approval conditions

- (a) no operation between 11:00 p.m. and 12:00 p.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no sound or audio equipments are allowed to be used in the open areas of the Site, as proposed by the applicant, at any time 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 existing trees and landscape planting on the Site shall be maintained at all times during the planning approval period;
- (e) the submission of a revised 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 17.11.2019;
- (f) the implementation of the revised fire service installations proposal 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 17.2.2020;
- (g) if any of the above planning conditions (a), (b), (c) or (d) 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

- (h) if any of the above planning conditions (e) or (f) 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 at **Appendix IV**.

- 12.3 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(B)1" zone which is primarily intended for sub-urban medium-density residential developments in rural areas. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

**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 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.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reasons for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form received on 20.3.2019
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	Supplementary Information received on 20.3.2019 providing a revised layout plan and run-in/out proposal
<b>Appendix II</b>	Previous Applications covering the Application Site
<b>Appendices III-1 and III-2</b>	Public comments received during the statutory publication period
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Site Layout Plan
<b>Drawing A-2</b>	Run-in/Run-out Proposal
<b>Drawing A-3</b>	Fire Service Installations Proposal
<b>Plan A-1a</b>	Location Plan

<b>Plan A-1b</b>	Previous Application Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2019**