

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/971

<u>Applicant</u>	: Mao Shing Management Company Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 747 (Part), 748, 749 (Part), 753 (Part), 754 (Part), 757 (Part), 758 (Part), 759 (Part), 760 S.A (Part), 760 S.B (Part), 761, 762, 763, 764 S.A (Part), 771 (Part), 793 (Part), 794, 795, 796, 797, 798 and 804 RP (Part) in D.D. 117 and Adjoining Government Land (GL), Kung Um Road, Yuen Long, New Territories
<u>Site Area</u>	: 5,972 m ² (about) (including about 90m ² of GL)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Temporary Warehouses for Storage of Paper Products and Electronic Goods 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 warehouses for storage of paper products and electronic goods for a period of 3 years (**Plan A-1a**). According to the Notes of the OZP for “U” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board (the Board). The Site is partly vacant and partly occupied by the applied use without valid planning permission (**Plans A-2, A-4a to A-4c**).
- 1.2 The Site was involved in ten previous applications (No. A/YL-TYST/47, 288, 376, 430, 443, 582, 654, 742, 852 and 871) for various temporary warehouse and/or open storage uses (**Plan A-1b**). The last two applications (No. A/YL-TYST/852 and 871), each covering a significant part of the Site, for temporary warehouse for storage of clothes and household products/shoes were approved with conditions each for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 4.5.2018. Compared with these two applications, the

current application is submitted by the same applicant for a similar warehouse use on a much larger site with a different site layout (i.e. increase in the number of structures).

1.3 According to the applicant, the items to be stored on-site within the warehouses include paper products (such as paper lantern) and brand new electronic goods. No open storage activities, repairing, dismantling, recycling, assembling, cleaning, other workshop activities and handling of cathode-ray tubes are allowed at the Site. The applicant also undertakes that all existing trees/implemented drainage facilities within the Site will be preserved/maintained at his own expense. Plans showing the site layout and tree preservation proposal submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

1.4 The major development parameters of the current application are summarised as follows:

Site Area	5,972 m ² (about) (including about 90 m ² of GL)
Total Floor Area (Non-domestic)	Not exceeding 1,867 m ²
No. and Height of Structures	15 <ul style="list-style-type: none"> • nine for warehouses (one with site office included and two with toilets included/attached) (7m, 1 storey) • two for electricity meter rooms (4m, 1 storey) • two for pump rooms (5m, 1 storey) • two for water tanks (5m, 1 storey)
Parking Spaces	Nil
Loading/Unloading Spaces	3 (for medium/heavy goods vehicle) (11 m x 3.5 m)
Operation Hours	7:00 a.m. to 9:00 p.m. Mondays to Saturdays, with no operation on Sundays and Public Holidays

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

- (a) Application Form received on 3.6.2019 **(Appendix I)**
- (b) Supplementary Planning Statement **(Appendix Ia)**

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 3 of Supplementary Planning Statement (**Appendix Ia**). They can be summarised as follows:

- (a) According to the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E), the Site falls within Category

1 areas and is considered suitable for open storage and port back-up uses.

- (b) The proposed development is in line with the planning intention of the “U” zone. The Site is subject to a number of previous planning permissions. A number of open storage yards and warehouses have been approved by the Board in the vicinity of the Site. Therefore, the development is compatible with the surrounding environment. Besides, there is a shortage of land for open storage purpose in Tong Yan San Tsuen.
- (c) There will be minimal traffic, environmental, visual and drainage impacts arising from the proposal. The proposed development would not generate queuing of traffic outside the Site. The proposed development is solely for storage purpose which is a tidy and static use. The applicant undertakes to follow the environmental mitigation measures in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use’ (Code of Practice), where applicable.

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 a notice of the application outside the Site and sending the notice to the Shap Pat Heung Rural Committee by registered post. 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 10 previous applications (No. A/YL-TYST/47, 288, 376, 430, 443, 582, 654, 742, 852 and 871) for various temporary warehouse and/or open storage uses covering different extents of the Site. Details of the applications are summarised in **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.
- 5.2 Application No. A/YL-TYST/47 for temporary open storage of new vehicles for re-export was rejected by the Committee on 25.9.1998 when the Site was zoned “Green Belt” (GB) on the draft Tong Yan San Tsuen OZP No. S/YL-TYST/1, mainly on the considerations that the proposed use was not in line with the planning intention of the then “GB” zone, amongst other grounds.
- 5.3 Applications No. A/YL-TYST/288, 376, 430, 443, 582, 654 and 742 for various temporary warehouse and/or open storage uses for various items were approved with conditions each for a period of 3 years by the Board on review/by the Committee on 21.10.2005, 18.1.2008, 5.6.2009, 21.8.2009, 6.7.2012, 3.1.2014 and 17.7.2015 respectively on the considerations, amongst others, that the proposals were generally in line with the planning intentions of the “U” zone; the

applied uses were generally not incompatible with the surrounding uses; and the technical concerns of relevant departments could be addressed by imposing approval conditions. However, applications No. A/YL-TYST/288, 376, 430, 582, 654 and 742 were revoked on 21.7.2008, 7.11.2008, 28.1.2011, 6.4.2013, 3.7.2014 and 17.10.2015 respectively due to non-compliance with approval conditions.

- 5.4 The last two applications (No. A/YL-TYST/852 and 871) covering significant part of the Site, submitted by the same applicant as the current application for temporary warehouse for storage of clothes and household products/shoes were approved with conditions by the Committee each for a period of 3 years on 4.5.2018 on similar considerations as stated in paragraph 5.3 above. The time-limited approval conditions, regarding provision of boundary fencing and implementation of fire services installations (FSIs) and landscape proposals under application No. A/YL-TYST/852 and provision of boundary fencing and submission and implementation of FSIs proposal under application No. A/YL-TYST/871, have yet to be complied with. The validity of the permissions are up to 4.5.2021.
- 5.5 Compared with the last two applications, the current application is submitted by the same applicant for a similar warehouse use on a much larger site with a different site layout (i.e. increase in the number of structures).

6. Similar Applications

- 6.1 A total of 105 similar applications for various types of temporary warehouse with/without open storage and/or ancillary workshop/ site office uses in this part of the “U” zone had been considered by the Committee since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1a**.
- 6.2 Out of the 105 similar applications, 101 of which were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/ warehouse uses and the concerns of relevant departments could be addressed by imposing approval conditions. However, amongst these approved applications, 37 were revoked due to non-compliance with approval conditions.
- 6.3 The remaining four applications (No. A/YL-TYST/478, 922, 926 and 943) were either rejected by the Committee or by the Board on review on 22.10.2010, 2.11.2018, 7.12.2018 and 1.2.2019 respectively, on the consideration that approval of application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses thus nullifying the statutory planning control mechanism, amongst other grounds.
- 6.4 For Members’ information, application No. A/YL-TYST/969 for proposed temporary warehouse for storage of stage equipment and application No. A/YL-TYST/972 for temporary warehouse for storage of construction materials at the northern part and within the same part of the subject “U” zone respectively will also be considered at this meeting (**Plan A-1a**).

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

7.1 The Site is:

- (a) accessible via Kung Um Road to its east (**Plan A-2**);
- (b) paved and fenced off; and
- (c) currently partly vacant and partly occupied by the applied use without valid planning permission.

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

- (a) comprise predominately warehouses, open storage/storage yards and construction sites intermixed with vehicle repair workshops, metal workshops, a logistics centre, graves, scattered residential structures, grassland, agricultural land and some vacant land/structure;
- (b) there are residential structures in the vicinity with the nearest one located about 10m to its east;
- (c) there are two warehouses with ancillary site office located to the immediate southeast and northeast of the Site which are operating with valid planning permissions under applications No. A/YL-TYST/822 and 836 respectively; and
- (d) the other warehouses, open storage/storage yards, vehicle repair workshops, metal workshops and logistics centre in the vicinity are suspected unauthorised developments (UD) subject to enforcement action taken by the Planning Authority.

8. Planning Intention

The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development. The area is therefore zoned “U” pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

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) Within the Site, Lots 747, 748, 749 and 753, 754 and 760 S.B, 758 and 759, 761, 762, and 764 S.A, 795 and 798 in D.D. 117 are covered by Short Term Waivers (STW) No. 4479, 4480, 4481, 4482, 4483, 4484, 4485 and 4486 respectively, whereas the GL therein is covered by Short Term Tenancy (STT) No. 2963 to permit structure(s) erected thereon for the purpose of 'temporary warehouse for storage of clothes and household products and logistic centre'.
- (c) The Site is accessible from Kung Um Road via GL. Her office does not provide maintenance work for 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 application, the STW/STT holder(s) will need to apply to her office for modification of the STW/STT 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 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 her department.

Traffic

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

- (a) The land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority.
- (b) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (c) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

- (a) The applicant should construct the run-in/out at Kung Um Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.
- (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 Kung Um Road.

Environment

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

- (a) DEP does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one situated about 10m to its east) (**Plan A-2**) and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected.
- (b) There was no environmental complaint concerning the Site received in the past 3 years.
- (c) Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the latest Code of Practice to minimise any potential environmental nuisances.

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

- (a) She has no strong view on the application from nature conservation point of view.
- (b) Should the application be approved, the applicant should be advised to adopt good site practice and implement necessary water pollution control measures in order to avoid affecting existing watercourse in the vicinity of the Site.

Drainage

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

- (a) He has no objection in-principle to the proposed development from the public drainage point of view.

- (b) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the submission of a drainage proposal and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or for the development of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the application subject to FSIs being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should be advised on the following points:
 - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, he 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 the 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 building works or UBW on the Site under the BO.

- (iii) Before any new building works (including containers/open sheds as temporary buildings, demolition 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 the BO.
- (iv) 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.
- (v) If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.

Others

9.1.9 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) The Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within areas zoned as “Other Specified Uses” annotated “Sewage Treatment Works” (“OU(STW)”) and “Local Open Space” (“LO”) as well as an area shown as ‘Road’.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

9.1.10 Comments of Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the subject application.
- (b) However, the Site falls within the boundary of the proposed YLS Development – Stage 2. The YLS Development would provide

land to meet the medium to long term housing needs of Hong Kong. The applicant shall be reminded that extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development – Stage 2 is formulated.

District Officer's Comments

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

His office has not received any locals' comment on the application and he has no comment from departmental point of view.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Director of Electrical and Mechanical Services (DEMS); and
- (c) Commissioner of Police (C of P).

10. Public Comment Received During the Statutory Publication Period

On 18.6.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 9.7.2019, one public comment (**Appendix IV**) was received from a member of the public raising concerns that the applied use may evolve into a recycling yard, which may lead to fire risk and pollution.

11. Planning Considerations and Assessments

- 11.1 The subject application is for temporary warehouses for storage of paper products and electronic goods at the Site zoned "U" on the OZP. The applied use is not in conflict with the planning intention of the "U" zone which is generally intended for open storage use but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within areas zoned as "OU(STW)" and "LO" as well as an area shown as 'Road' on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W), CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.
- 11.2 The surrounding areas comprise predominately warehouses, open storage/storage yards and construction sites intermixed with vehicle repair workshop and metal workshops etc. (**Plan A-2**). Although there are residential structures nearby, the proposal is generally not incompatible with the surrounding uses in the subject "U" zone.
- 11.3 There is no adverse comment on the application from concerned government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site (with the nearest one

located about 10m to its east) (**Plan A-2**), and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected. However, there has been no environmental complaint concerning the Site received in the past 3 years. To address the concerns on the possible environmental nuisances generated by the temporary use and to address the technical requirements of other 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 taken by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the latest Code of Practice in order to minimise any potential environmental impact.

- 11.4 Given that seven previous approvals for similar warehouse uses have been granted to the Site and 101 similar applications have been approved in this part of the “U” zone since the promulgation of TPB PG-No. 13E, approval of the current application is in line with the Committee’s previous decisions. There was one previous application for temporary open storage of new vehicles for re-export rejected by the Committee mainly on the consideration that the proposed use was not in line with the then “GB” zone. However, the Site has been rezoned to “U” since 1999 and such consideration is not applicable to the current application. There were four similar applications in this part of the “U” zone rejected mainly on the grounds, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system. However, such considerations are also not applicable to the current application.
- 11.5 There was one public comment raising concerns on the application as summarised in paragraph 10 above. The planning considerations and assessments in 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 as summarised in paragraph 10, the Planning Department considers that the temporary warehouses for storage of paper products and electronic goods could be tolerated for a period of 3 years.
- 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 2.8.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 9:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;

- (c) no open storage, repairing, dismantling, recycling, cleaning, assembling, other workshop activities and handling of cathode-ray tubes, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) all existing trees within the Site shall be maintained at all times, as proposed by the applicant, during the planning approval period;
- (f) the submission of a run-in/out proposal within **6** months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 2.2.2020.
- (g) in relation to (f) above, the implementation of run-in/out proposal within **9** months from the date of planning approval to the satisfaction of the Director of Highways or of the Town Planning Board by 2.5.2020.
- (h) 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 2.2.2020;
- (i) in relation to (h) 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 2.5.2020;
- (j) in relation to (i) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (k) the submission of a 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 2.2.2020;
- (l) in relation to (k) above, the implementation of the 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 2.5.2020;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e) or (j) 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
- (n) if any of the above planning conditions (f), (g), (h), (i), (k) or (l) 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 V**.

12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Member's reference:

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

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 reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 3.6.2019
Appendix Ia	Supplementary Planning Statement
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications in this Part of the "U" Zone on the OZP since the Promulgation of TPB PG-No. 13E
Appendix IV	Public Comment received during the statutory publication period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Tree Preservation Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4c	Site Photos

**PLANNING DEPARTMENT
AUGUST 2019**