

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises ('the premises');
- (b) to note that the comments of the District Lands Officer/Yuen Long, Lands Department that the premises falls within Yuen Long Town Lot No. 385 which is governed by a New Grant No. 3923 dated 23.1.1990 (the New Grant). According to the New Grant, the lot shall not be used for any purpose other than for industrial or godown purposes or both, excluding any trade that is now or may hereafter be declared to be an offensive trade under Public Health and Municipal Services Ordinance, or any enactment amending the same or substituted therefor. The owner shall submit an application to his department for the proposal. However, there is no guarantee that such application, including the granting of any Government land (if any), will be approved. Such application will be dealt with by his department acting in the capacity as the landlord at his discretion, and if it is approved will be subject to such terms and conditions including among others, the payment of such appropriate fees as may be imposed by his department;
- (c) to note the comment of the Commissioner of Transport that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (d) to note the comments of the Director of Environmental Protection that adequate mechanical ventilation and necessary pollution control measures should be properly designed and maintained to avoid accumulation of aerial emissions and minimise potential noise and odour nuisances to the public. To minimise oily fume and cooking odour emissions from the fast food shop, the applicant should make reference to the Environmental Protection Department's (EPD) pamphlet "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" available from the EPD website. All wastewater collected from kitchen, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the EPD". Effluent discharges from the applied use are subject to control under the Water Pollution Control Ordinance;
- (e) to note that the comments of the Director of Fire Services that the commercial portion should be completely separated from the industrial portion and separate means of escape shall be available. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or referral from the licensing authority; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that 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 unauthorised building works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance. Provision of sanitary fitments and barrier free access

should be demonstrated during building plan submission. Detailed checking of plans will be carried out during building plan submissions stage; and

- (g) to note the comments of the Director of Food and Environmental Hygiene that the operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from such activities or operations, disposal should be arranged properly at your own expenses. Proper licence/permit issued by her department is required if there is any catering service/activities regulated by her under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.