

Attachment I
R-to-C table in response to comments
from EPD

**APPLICATION FOR PERMISSION
 UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
 RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CONCRETE BATCHING PLANT
 FOR A PERIOD OF 5 YEARS AT TSING YI TOWN LOT NO. 108 RP (PART),
 SAI TSO WAN ROAD, TSING YI, NEW TERRITORIES
 ON THE APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/32
 (APPLICATION NO. A/TY/147 – FURTHER INFORMATION 2)**

Comments	Response(s)
<p><u>Environmental Protection Department (EPD)</u> Received on 10 May 2024</p>	
<p>EPD advised that the applicant to provide justification (i.e. Environmental Assessment) in supporting the proposed conclusion even though the condition of the CBP remains the same as previous application.</p>	<p>In terms of environment, there is no additional emission source identified as there is no change to the current development. No additional sensitive receiver is identified as the nearby land use remains the same as presented in the previous Environmental Assessment (“EA”). Thus, the findings of the previous EA are still considered valid. With the implementation of mitigation measures discussed in the previous EA, no adverse environmental impact due to the operation of the development is anticipated. Hence new EA is not required to provide.</p> <p>For more details, please refer to Section 5.8 of the Planning Statement (Attachment II of Further Information (1) dated 21 May 2024).</p>
<p><u>Environmental Protection Department (EPD)</u> Received on 7 June 2024</p>	
<p>1. Please confirm if there is any new operational discharge (in terms of new sources and production rate changes), and if the staff no. are</p>	<p>1. There is no new operational discharge (in terms of new sources and production rate changes) and the staff number is the same as the</p>

Comments	Response(s)
<p>the same as previous application. Also, please confirm there is no new water sensitive receivers nearby that could be affected by the project since last application.</p> <p>2. Please clarify the meaning of "there are no major changes to the development parameters" in Section 5.8 of the Planning Statement and specify what changes will be made in the proposed project. In addition to the footprint of the project site, total production capacity and ASRs, please confirm whether the vehicle marshalling area, production rate and the number of barges and vehicle trips per time will remain consistent with current conditions. Furthermore, please clarify if there are occasional nighttime and holiday operations for the existing plant to justify that there will be no additional or changed air quality impacts for the proposed project.</p>	<p>previous application (i.e. limited to 10). The Applicant confirms that there are no new water sensitive receivers nearby that could be affected by the project since last application.</p> <p>2. As for "no major changes to the development parameters" in Section 5.8 of Planning Statement, the subject renewal application only involves updates to the site area to align with the existing development (i.e. about 7,198.7m²), and the rest of the development parameters, including total Gross Floor Area, plot ratio, site coverage, building height, no. of non-domestic blocks, and no. of parking spaces and loading/unloading spaces, remain consistent with the Class B Amendments Scheme of the previous planning application No. A/TY/136 (for details, please refer to Figure 4 under Section 4 of the Planning Statement).</p> <p>Moreover, as mentioned above, the footprint of the project site would be about 7,198.7m². According to Section 4 of the Planning Statement, the total production capacity/rate (i.e. the maximum design production capacity will be 300m³ per hour, however, the actual production rate will be limited to not exceeding 80% of the output rate (i.e. 240m³ per hour) under the Specific Process Licence issued by the Environmental Protection Department), ASRs (i.e. remains as 5 ASRs and no new additional ASRs in the vicinity), the number of barges (i.e. maximum of one cement barge and one aggregate barge will be required per day under maximum production capacity) and vehicle trips per time (i.e. remains as 30 trucks per hour) will remain consistent with current conditions. No marshalling area outside the Application</p>

Comments	Response(s)
	<p>Site will be provided in accordance with the submission for the compliance with approval condition (f) under previous application.</p> <p>The normal operation hours remain unchanged from the previous application (i.e. 0700 – 1900 from Mondays to Saturdays, and occasionally during night time and on Sundays or public holiday, if required) such that no additional or changed air quality impacts will be induced from the proposed project.</p>