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寄件者: Wu Johnny [REDACTED]
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收件者: tpbpd/PLAND; Gary Tat Leung LAM/PLAND; Ryan Long Yin CHAN/PLAND
副本: [REDACTED]
主旨: Responses to comments on planning application No. A/YL-NSW/323
附件: Responses to Comments on planning application No. A_YL-NSW_323.pdf
類別: Internet Email

Planning Application No. A/YL-NSW/323

To whom it may concern / Mr. Lam and Mr. Chan,

Regarding Planning Application (No. A/YL-NSW/323) , I am writing to provide our responses to the comments that we have received on 30-04-24, and I have enclosed a file with this email as well.

If you have any queries, please reply this email directly, or you may call [REDACTED] to reach me.

Kind regards,

Wu Cheuk Ting (Assistant Project Manager)

A-Tech Engineering Consultants Limited

Planning Application No. A/YL-NSW/323

To the Town Planning Board,

Responses to department comments for the application

Proposed Temporary Shop and Services and Vehicle Repair Workshop for a Period of 3 Years

Lot 3614 RP in D.D. 104

We are writing to reply the comments from **Commissioner for Transport** and **District Planning Officer/Fanling, Sheung Shui & Yuen Long East, PlanD** respectively.

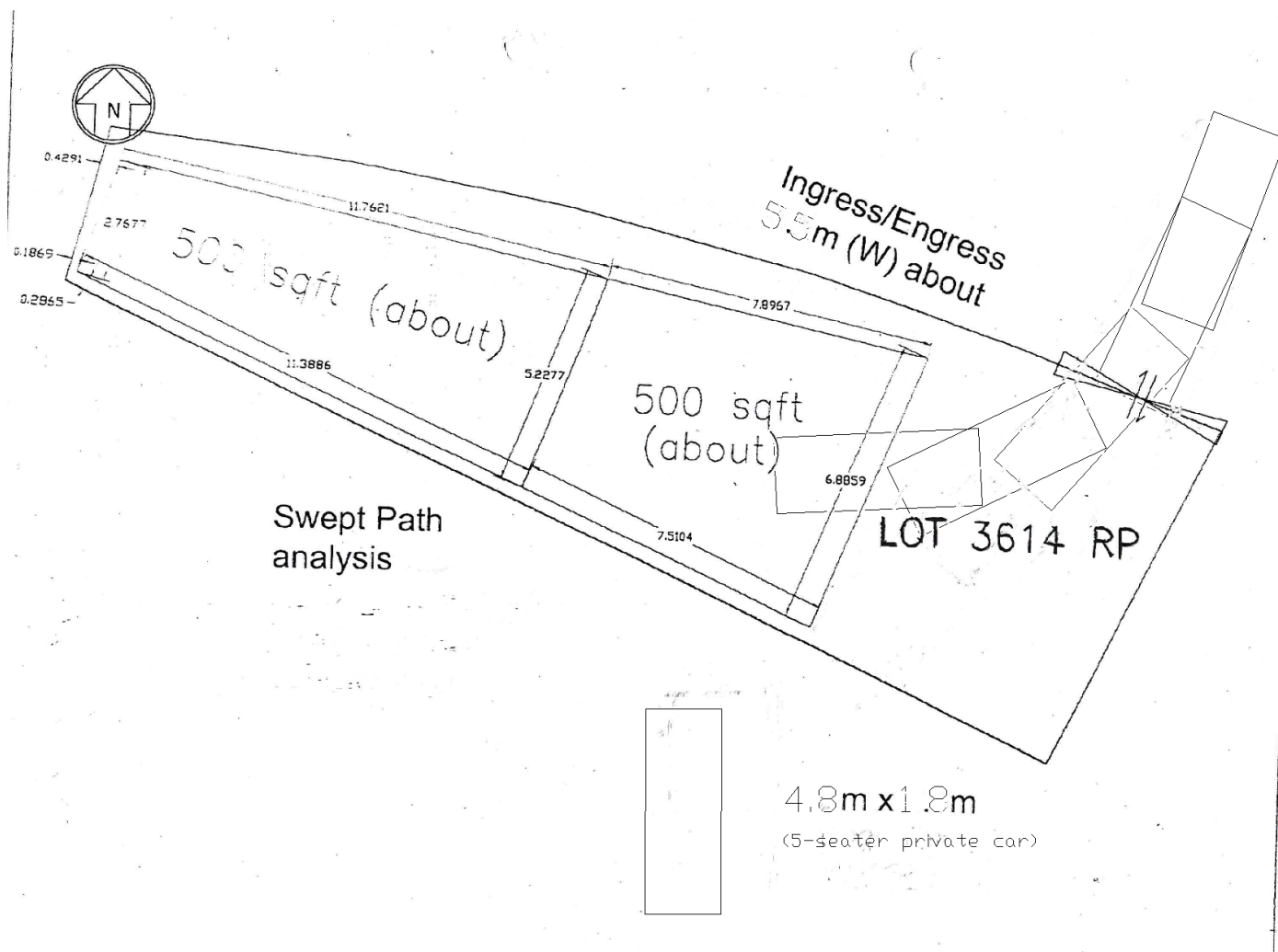
In terms of the comments from Commissioner for Transport, please see below for our responses:

1. It is noted that the repair services for private cars will be provided. Besides private car, the applicant should specify the type(s) of vehicle allowed for entering the subject site, such as tow trucks or staff shuttle.

Our response: Our applicant only intends to provide simple repair services for private cars (such as replacing basic parts for private cars and repairing tires for private cars). Therefore, only private cars would be entering the subject site.

2. It is noted that the width of the ingress/egress is proposed to be 5.5m width. The applicant should indicate the exact location and clear width(s) of the vehicular ingress/egress on a plan with scale and demonstrate sufficient space for manoeuvring of the types of vehicles allowed entering, leaving and within the subject site by swept path analysis.

Our response: Please refer to the diagram below.



3. The applicant should clarify any provision of loading/unloading and car parking spaces within the subject site for the operation of shop and repairing services. If affirmative, the applicant should provide details of trip generation and advise the traffic impact on the existing road network.

Our response: Even though the proposed uses/ development is Proposed Temporary Shop and Services and Vehicle Repair Workshop, our applicant currently proposes to set up a Real Estate Agency for the Temporary Shop and Services part. For the Vehicle Repair Workshop, the applicant only proposes to provide simple repair services. Hence, there is no provision of loading / unloading. Meanwhile, there is no car parking space within the subject site. In addition, the repair services are only intended to be carried out inside one of the existing vacant structures.

In terms of the comments from District Planning Officer/Fanling, Sheung Shui & Yuen Long East, PlanD

1. Please confirm that no vehicle repair work will be carried out at the open area of the site and clarify whether the open area will be used by adjacent lots for accessing their sites.

Our response: Our applicant confirms that no vehicle repair work will be carried out at the open area of the site. For the open area, it will be used by adjacent lots occasionally for accessing their sites.

2. Please advise the number of cars (5-seater private car) to be serviced in the workshop at the same time.

Our response: The number of cars (5-seater private car) to be serviced in the workshop at the same time would normally just be 1.

Thank you for your attention.

Kind regards,

Wu Cheuk Ting (Assistant Project Manager)

A-Tech Engineering Consultants Limited