

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/292

- Applicant** : Perfect Estate Limited represented by Fotton ELA Architects Limited
- Site** : Lot 2933 in D.D. 104, Mai Po, Yuen Long, New Territories
- Site Area** : About 1,192 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6
- Zoning** : “Open Space” (“O”)
- Application** : Proposed Temporary Eating Place with Private Vehicle Park for a Period of 3 Years, and Filling and Excavation of Land

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary eating place with private vehicle park for a period of 3 years, and filling and excavation of land. The Site falls within an area zoned “O” on the approved Mai Po & Fairview Park OZP No. S/YL-MP/6 (**Plan A-1**). According to the Notes of the OZP for “O” zone, ‘Eating Place’ use is a Column 2 use which requires planning permission from the Town Planning Board (the Board). Any filling or excavation of land necessary to effect a change of use to any of those specified in Columns 1 and 2 of the Notes or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works) requires planning permission from the Board. The Site is currently used for a plant nursery and hard paved.
- 1.2 The Site is the subject of a previous application No. A/YL-MP/54 for temporary open storage of timber and plywood for 12 months which was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 16.7.1999.
- 1.3 The proposed development will involve land filling of about 707 m² with depth of

about 0.1m for repavement for driveway/pavement within the Site (**Drawing A-7**) and land excavation of a total of about 805 m² with depth of 0.1m to 3.2m for proposed underground drainage pipe, sand trap, underground cesspool, foundation footings of restaurant building and repavement for driveway/pavement respectively within the Site (**Drawing A-6**). The applicant has submitted floor plans, elevations, sections, drainage plan, emergency vehicular plan, and landscape plan (**Drawings A-2 to A-5 and A-8**) in support of the application. As shown on the plan at **Drawing A-1** and **Plans A-2**, the Site is accessible at the east via Castle Peak Road – Mai Po. The major parameters are summarized below:

No. of structures (Building Height, No. of Storeys)	1 restaurant (5.4m, 1 storey)
Total floor area	About 230m ²
No. of parking spaces	9 (private cars) 1 (accessible car parking space)
No. of loading/unloading spaces	1 (light goods vehicle)
Operation Hours	8:00am to 11:00pm daily

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

- (a) Application Form received on 25.2.2020 **(Appendix I)**
- (b) Further Information (FI) received on 1.4.2020 in response to comments of Director of Agriculture, Fisheries and Conservation (DAFC)* **(Appendix Ia)**
- (c) FI received on 6.4.2020 in response to comments of Commissioner for Transport (C for T)* **(Appendix Ib)**
- (d) FI received on 16.4.2020 providing clarifications on excavation area and existing plants on the Site* **(Appendix Ic)**

**exempted from publication*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix I** and the FI at **Appendices Ia and Ic**. They can be summarized as follows:

- (a) Taken into account that there is a large number of residential housing in the proximity of the Site and the long travel distance to Yuen Long Town Centre with eating places, the applicant wishes to provide a nearby dining option for the residents of Royal Palm and Palm Springs.
- (b) Customers are expected to reach the proposed restaurant on foot and by car. 9 private car parking spaces and one accessible car parking space are proposed. A

delivery van is expected to make delivery of cooking ingredients once a day and a cesspool emptier truck is expected to empty the cesspool every 7 days. Considering the small traffic counts contributed by these activities, no adverse traffic impact is anticipated.

- (c) There will be no adverse environmental and drainage impacts. The construction and operation of a cesspool storing sewage generated by the restaurant will strictly follow corresponding regulations and no contaminated surface runoff nor contamination of soil and pollution is expected. During construction, handheld stone cutters and handheld hydraulic breakers will be involved and the noisy work will take no more than approximately 3 working days. Possible site run-off during works will be collected and pumped away so there will be no site run-off leaving the site. The proposed filling and excavation of land is necessary for the provision of cesspool, drainage pipes, foundation footings of the restaurant building and the repavement of driveway/pavement.
- (d) According to the landscape proposal, no felling of trees is involved. An existing *Ficus virens* Aiton at the west of the Site will be preserved. All the plants including the potted plants and the balled-and-burlapped plants at the Site will be removed as they belong to the plant shop owner currently using the Site.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the lot within the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) is relevant to the application. According to the TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

5. Background

The Site is not subject to any planning enforcement action.

6. Previous Application

The Site is the subject of a previous application No. A/YL-MP/54 for temporary open storage of timber and plywood for 12 months which was rejected by the Committee in 1999 mainly on the grounds that the development was not in line with the planning intention of the “O” zone; was not compatible with the land uses of the surrounding areas including residential areas of Royal Palms, Palm Springs and Yau Mei San Tsuen and agricultural and fish farming activities; did not comply with the then revised Town Planning Board Guidelines for Application for Development within Deep Bay Area; and approval of the application would set an undesirable precedent for other similar applications. Details of the application are summarized at **Appendix II**. Its location is shown on **Plan A-1**.

7. Similar Applications

7.1 There are 8 applications mainly on the same site for similar restaurant/temporary restaurant use but without filling/excavation of land within the same “O” zone, of which the first was rejected and the remaining 7 approved.

1 Rejected Application

7.2 Application No. A/YL-MP/10 for proposed restaurant was rejected by the Committee in 1996 for the reasons that the proposed development was not in line with the planning intention of the “O” zone and would adversely affect the development of the area for open space use; there was insufficient information to demonstrate that the development would not have adverse environmental, ecological, drainage, traffic and sewerage impacts on the surrounding areas; and the approval of the application would set an undesirable precedent for similar applications.

7 Approved Applications

7.3 Application No. A/YL-MP/22 originally applying for permanent restaurant use was approved by the Committee in 1997 on a temporary basis for a period of 5 years up to 8.8.2002 mainly on the consideration that concerned Government departments had no adverse comments on the proposed development in terms of its potential impacts on the environment, ecology, drainage, sewerage and traffic of the surrounding areas.

7.4 Subsequent to Application No. A/YL-MP/22, 6 applications all for temporary restaurant uses or their renewal applications (No. A/YL-MP/125, 153, 171, 194, 237 and 265) were approved by the Committee between 2003 and 2017 for periods of 3 years respectively mainly on the consideration that developments were considered not incompatible with the surrounding land uses; would not frustrate the long-term planning intention of the “O” zone; and previous planning approvals for the same use on the Site had been granted by the Board. All the approval conditions of the last application No. A/YL-MP/265 had been complied with.

7.5 Details of these applications are summarized at **Appendix III**. Their locations are shown on **Plan A-1**.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4b)

8.1 The Site is:

- (a) accessible at the east of the Site via Castle Peak Road – Mai Po;
- (b) currently used for a plant nursery;
- (c) located within the WBA of Deep Bay area.

8.2 The surrounding area is intermixed with open storage yards, plant nursery, residential dwellings, unused/vacant land and ponds. Some open storage yards are suspected UDs subject to enforcement action by the Planning Authority:

- (a) to its immediate east is Castle Peak Road – Mai Po; and further east is San Tin Highway;
- (b) to its immediate north is an open storage yard of construction machinery and vehicles; and further north are unused land, residential dwelling and a real estate agency approved under application No. A/YL-MP/267;
- (c) to its immediate west are a pond, residential dwellings and a plant nursery; further west are vacant land and residential structures of Royal Palms; and
- (d) to its immediate south is vacant land; and further south and southwest across Geranium Path are vacant and unused land, open storage yards of construction materials and vehicles and a pond.

9. Planning Intention

The planning intention of the “O” zone is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

10. Comments from Relevant Government Departments

10.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

Without recent inspection, my comments based on the applicant’s information are as follows:

- (a) The Site comprises an Old Schedule Agricultural Lot 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) Should planning approval be given to the application, the lot owner will need to apply to his office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD 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 rent or fee, as may be imposed by the LandsD.

Traffic

10.1.2 Comments of the C for T:

- (a) He has no adverse comment on the application from traffic engineering point of view.
- (b) Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.

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

- (a) The access arrangement to the Site from Castle Peak Road – Mai Po should be commented by Transport Department (TD).
- (b) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Mai Po. Presumably, the relevant departments will provide their comments, if any.
- (c) If the proposed run-in/out is agreed by TD, the applicant should provide the run-in/out at Castle Peak Road- Mai Po 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. There is a narrow strip of unallocated Government land between Lot 2933 in D.D. 104 and the footpath of Castle Peak Road – Mai Po. The run-in/out should be solely within the footpath and kerb side of that section of Castle Peak Road.
- (d) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads or

exclusive road drains.

10.1.4 Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD):

As the Site falls outside any administrative route protection boundary, gazetted railway scheme boundary or existing railway protection boundary of any railway systems, he has no comment on the application from railway development point of view.

Environment

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

The applicant is advised to follow the environmental mitigation measures as recommended in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimize the potential environmental impacts on the adjacent area.

Nature Conservation

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

- (a) The Site falls within WBA and is near the WCA separated by a driveway. No wetland exists within the Site. The proposal should not have a negative off-site disturbance impact on the ecological value of wetland in WCA or cause a net increase in pollution load in Deep Bay in accordance with TPB PG-No. 12C.
- (b) Given that the potential noisy construction works would be limited to the Site and within a short period, and there are measures to control the site run-off during the works, he has no comment on the application.

Landscape

10.1.7 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) He has no objection to the application from landscape planning perspective.
- (b) The Site, located to the southeast of Palm Springs and adjacent to Castle Peak Road – Mai Po, falls within an area zoned “O” on the approved Mai Po & Fairview Park OZP No. S/YL-MP/6 and within the WBA. The application seeks planning permission for proposed temporary eating place with private vehicle park, and filling and excavation of land. The Site was a subject of a previous application

(No. A/YL-MP/54) for temporary open storage of timber and plywood which was rejected on 16.7.1999.

- (c) According to the aerial photo of 2018 and the photos dated 9.3.2020, the Site is situated in an area of rural landscape character. The surrounding area of the Site comprises clustered trees groups, ponds to its south and southwest and low-rise residential to its northwest and northeast. The proposed use is considered not incompatible with the existing landscape setting.
- (d) With reference to the site photos, the Site is hard paved and is currently a plant nursery mainly placed with potted plants. Some temporary structures are observed within the Site. Approvals for temporary shop and services on two application sites to the north of the Site were given in 2017 and 2018. Significant change to the landscape character arising from the application is not envisaged.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.
- (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 also be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- (c) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or application for licence for the subject eating place 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.

Buildings Matters

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

- (a) There are existing structures at the Site with no record of approval by the Building Authority (BA). BD is not in a position to offer comments on their suitability for the use related to the application.
- (b) If the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the application.
- (c) Before any new building works (including temporary buildings) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (d) For UBW erected on leased land, enforcement action may be taken by the BA 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.
- (e) If the proposed use under application is subject to the issue of a licence, 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.
- (f) 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.
- (g) 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.

Drainage

10.1.10 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. Should the Board consider that the application be acceptable, conditions should be stipulated in the approval requiring the applicant (i) to submit a revised drainage proposal and (ii) to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or the Board.
- (b) His detailed comments are at **Appendix IV**.

Others

10.1.11 Comments of the Director of Food and Environmental Hygiene (DFEH);

- (a) Proper licence/ permit issued by his Department is required if there is any food business/ catering service/ activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation and the operation of any business should not cause any obstruction to the public. A restaurant licensee/licence applicant should take notice of the main licensing criteria for outside seating accommodation (OSA), covering matters such as legal right to use the land concerned, planning, building safety, fire safety and traffic requirements, etc.. When the applicant wishes to use an OSA for alfresco dining, he is required to obtain approval, among others, from the DFEH before commencement.
- (b) If the proposal involves any commercial/trading activities, its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/ trading activities, the applicant should handle on their own/ at their expenses.

10.1.12 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) The Site is zoned “O” on the approved Mai Po & Fairview Park OZP No. S/YL-MP/6. It is not on the priority list for development agreed by the Yuen Long District Council. He has no plan to develop the Site into public open space at present.
- (b) Since the application involves private lot only and the applicant is the sole “current land owner”, he has no in-principle objection to the application.

District Officer’s Comments

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

He has no comment on the application and the local comments shall be submitted to the Board directly, if any.

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

- (a) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (b) Project Manager (West) (PM(W)), CEDD;
- (c) Commissioner of Police (C of P);

- (d) Director of Electrical and Mechanical Services (DEMS); and
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

11. Public Comments Received During Statutory Publication Period

On 6.3.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, 23 objecting public comments were received from San Tin Rural Committee, village representative of Mai Po Village, 9 local residents and 12 members of the public raising concerns that the applied use was not in line with the planning intention of the “O” zone, would have adverse environmental and ecological impact on the wetland in the Deep Bay area, would create road safety problem and worsen traffic condition of the narrow road, would create noise to nearby residents and wetland with bird habitat, would create drainage and flooding problem, and there are already many restaurants nearby (**Appendix V**).

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary eating place with private vehicle park for a period of 3 years, and filling and excavation of land. The planning intention of the “O” zone is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Although the proposed eating place is not in line with the planning intention of the “O” zone, approval of the application on a temporary basis for a period of 3 years would not frustrate the long term planning intention of the “O” zone, as DLCS has advised that there is no programme for implementing the proposed open space at present.
- 12.2 The proposed temporary eating place is considered not incompatible with the surrounding land uses which comprise mainly open storage yards, vacant land, and large-scale residential developments such as Royal Palms. The temporary eating place could provide catering services to the nearby residents and workers.
- 12.3 Although the Site falls within the WBA of the TPB PG-No. 12C, the guidelines also specify that planning applications for temporary uses are exempted from the requirement of EcoIA. DAFC has no comment on the application from nature conservation point of view noting that there is no wetland exists within the Site and negative off-site disturbance impact on the ecological value of wetland in WCA is not expected. The applicant is advised to limit the noisy construction works to the Site and implement measures to control the site run-off during the construction works.
- 12.4 According to the applicant, the proposed filling of land of about 707m² in area with 0.1m in depth and excavation of land of about 805m² in area with 0.1m to 3.2m in depth are necessary for the provision of the proposed underground pipe, sand trap, underground cesspool, foundation footings of restaurant building and repavement for driveway/pavement. Taken into account the nature and scale of the proposed development and filling/excavation of land, it is not expected to cause any significant adverse impacts on the surrounding areas. Other concerned

Government departments consulted including C for T, DEP, D of FS, CE/MN of DSD, CTP/UD&L of PlanD, H(GEO) of CEDD and DFEH have no objection to or adverse comment to the application. To mitigate potential environmental impacts on the surrounding area and to address concerned departments' comments, approval conditions restricting operation hours and technical requirements are recommended in paragraphs 13.2 (a) to (g) below. Non-compliance with any of the approval conditions would result in revocation of the planning permission and unauthorized developments on site would be subject to enforcement action by the Planning Authority. Besides, the applicant will be advised to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site".

- 12.5 There are 8 similar applications covering mainly the same site for similar restaurant/temporary restaurant use but without filling/excavation of land within the same "O" zone. Except for the first application for permanent restaurant, which was rejected for not in line with the planning intention, the remaining 7 applications for temporary restaurant uses were all approved mainly on grounds that the proposed developments were considered not incompatible with the surrounding land uses and would not frustrate the long-term planning intention of the "O" zone; and concerned Government departments had no adverse comments on the proposed developments. Approval of the current application is in line with the previous decisions of the Committee.
- 12.6 There are 23 objecting public comments on the application received during the statutory publication period as stated in paragraph 11. The planning assessment and departmental comments above are of relevance.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 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 24.4.2023. 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 8:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period;
- (c) the submission of 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 24.10.2020;

- (d) in relation to (c) above, the implementation of 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 24.1.2021;
- (e) the submission of revised 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 24.10.2020;
- (f) in relation to (e) above, the implementation of revised 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 24.1.2021;
- (g) in relation to (f) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (h) if any of the above planning conditions (a), (b) or (g) 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;
- (i) if any of the above planning conditions (c), (d), (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; and
- (j) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix VI**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

The proposed temporary eating place with private vehicle park for a period of 3 years, and filling and excavation of land is not in line with the planning intention of the "O" zone, which is primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 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.

- 14.3 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.

15. Attachments

Appendix I	Application Form received on 25.2.2020
Appendix Ia	Further Information received on 1.4.2020
Appendix Ib	Further Information received on 6.4.2020
Appendix Ic	Further Information received on 16.4.2020
Appendix II	Previous applications covering the Site
Appendix III	Similar applications
Appendix IV	Detailed comments of CE/MN, DSD
Appendix V	Public comments received during the statutory publication period
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawing A-2	Floor Plans
Drawing A-3	Sections
Drawing A-4	Drainage Plan
Drawing A-5	Emergency Vehicular Plan
Drawing A-6	Excavation Plan
Drawing A-7	Pavement Area Plan
Drawing A-8	Landscape Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to 4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2020**