

RNTPC Paper No. A/YL-NSW/285
For Consideration by
the Rural and New Town
Planning Committee
on 26.2.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-NSW/285

- Applicant** : Ms. LOK Sau Lan represented by Toco Planning Consultants Limited
- Site** : Lots 766 S.A (Part), 766 S.C (Part), 767 (Part), 768 (Part), 789 (Part), 790 S.A (Part) and 791 (Part) in D.D. 115, Au Tau, Yuen Long
- Site Area** : About 1,113.92 m²
- Land Status** : Block Government Lease (demised for agricultural use)
- Lots 766 S.A and 776 S.C in D.D. 115 were covered by Short Term Waivers (STWs) for temporary retail shop for wheels and tyres
 - Lots 776 S.C and 767 in D.D. 115 were covered by STWs for vehicle repair workshop
- Plan** : Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8
- Zoning** : “Undetermined” (“U”)
- Application** : Proposed Temporary Vehicle Maintenance Workshop, Retail Shop for Car Components/Accessories and Convenience Store with Ancillary Uses for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for proposed temporary vehicle maintenance workshop, retail shop for car components/accessories and convenience store with ancillary uses for a period of 3 years. The Site falls within an area zoned “U” on the approved Nam Sang Wai OZP No. S/YL-NSW/8 (**Plan A-1**). According to the covering Notes of the OZP, any use or development in the “U” zone, except those specified as always permitted under the covering Notes, requires planning permission from the Town Planning Board (the Board).
- 1.2 The Site is accessible via Yuen Long Tung Shing Lei Road leading to Castle Peak Road – Yuen Long. Part of the Site is currently used as a vehicle beauty/maintenance/repair workshop. The layout plan, internal floor plan and section submitted by the applicant are at **Drawings A-1 to A-2**. The proposal

includes (i) vehicle maintenance workshop; (ii) retail shop for car components/accessories and convenience store; and (iii) ancillary office, lounge, storage and toilets, which will be accommodated in two structures with a total gross floor area (GFA) of about 1432.47m² and building height of 1-2 storeys (not more than 6.3m).

1.3 The operation hours of the proposed vehicles maintenance workshop will be 9:00 a.m. to 6:00 p.m. daily (including public holidays). The proposed retail shop (including car components/accessories and convenience store) will operate for 24 hours daily. The number of working staff of the vehicle maintenance workshop and retail shop would be 5 and 3 respectively. The number of daily visitors to the Site will be approximately 40.

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

- (a) Application form received on 4.1.2021 **(Appendix I)**
- (b) Supplementary planning statement **(Appendix Ia)**
- (c) Further Information (FI) -1 received on 9.2.2021 providing responses to departmental comments* **(Appendix Ib)**
- (d) FI-2 received on 22.2.2021 and 23.2.2021 providing responses to departmental comments* **(Appendix Ic)**

** accepted and exempted from the publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in **Appendices I to Ic**. They can be summarised as follows:

- (a) The Site has long been occupied by a mix of workshops, garage (vehicle maintenance workshops) and storage since the waiver/modification letters were granted by Lands Department (LandsD) in 1975. After the s.16 planning application (No. A/YL-NSW/115) was approved by the Board on 23.8.2002, LandsD on 31.7.2003 permitted the STW applications (No. 2663 and 2664) for vehicle maintenance workshop with build-over area (BOA) at Lots No. 766 S.C and 767 in D.D. 115 and the STW application (No. 2667 and 2669) for retail shop for wheels and tyres with BOA at Lots No. 766 S.A and 766 S.C in D.D. 115. The applicant has been recently advised by LandsD that the BOA and building height of the temporary structures are in breach of the terms as permitted in the STW and some structures have been extended over the adjoining lots and Government land. The current application is to rectify the BOA and building height, and STW application will be submitted to LandsD after planning approval.
- (b) The vehicle maintenance workshop has been in operation before the gazette of the Nam Sang Wai IDPA Plan on 17.8.1990 and an important facility providing vehicle related services to the locality. The workshop has been extended to meet

the operational and consumer needs. The retail shop will provide additional services to maintain competitiveness as a sales outlet in a convenient location.

- (c) There are bus and mini-bus stops near the Site along Castle Peak Road – Yuen Long (**Plan C in Appendix Ib**). Customers could easily access the Site via different means of public transport. The traffic impact generated by the proposed development is insignificant. There will be no difficulties in internal traffic circulation sense for manoeuvring and queuing of vehicles at the Site. Regular patrons will normally make appointment before visiting the workshop. If the holding capacity of the workshop has reached its quota, vehicles will be temporarily parked at a car park of the nearby hotel restaurant (**Plan F in Appendix Ib**) which is operated by the same operator of the Site. The loading and unloading of goods for the retail shop and chemical waste collection will also be carried out at this carpark.
- (d) The small-scale development at the Site is compatible with the surrounding townscape in terms of the building form and building height which are similar in height and low-rise. The proposed development is compatible with the adjacent land uses which are intermixed with vehicle parking, open storage yards, scattered temporary structures, unused land and a restaurant. There has been no salient change in planning circumstances within the Site and the environment of surrounding areas since the grant of previous planning approval and STWs. It would not adversely affect the view and visual quality of the adjacent buildings and coincide with the existing ambience and business.
- (e) The planning intention of the “U” zone is transitional in nature subject to land use review before appropriate uses can be decided upon. The Site is located at the fringe of the “U” zone. The proposed temporary use for a period of 3 years will not jeopardise nor pre-empt the planning intention of “U” zone. The application will not set an undesirable precedent for other similar applications.
- (f) The adverse drainage and sewerage impacts of the proposed development is not significant. The Site is well served by drainage and sewerage systems. The existing septic tank/soakaway system would be sufficient to treat the small amount of sewage. The liquid wastes generated by the workshop will be stored in tanks and collected by the chemical waste treatment company.
- (g) The proposed development is small in scale, adverse environmental and landscape impacts due to its operation on the surrounding areas are not expected. All activities are taken place during the operation hours inside the structures. No significant noise will be created and no significant complaint has been received. The Site has been fenced off and occupied by workshops without any trees or vegetation for a long period of time. No new buildings or major construction are proposed and the existing structures are away from the trees and shrubs planted by the Government nearby. The applicant will comply with relevant government departments’ requirements and make sure the proposed use is acceptable.

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

The applicant is one of the “current land owners” and 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 publishing notices in local newspapers and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

- 4.1 The Site falls within the “U” zone (26.3 ha) south of the Yuen Long Highway (**Plan A-1**) and has been zoned “U” on the draft Nam Sang Wai OZP No. S/YL-NSW/1 since 3.6.1994. It was so designated as several major transport and drainage projects, including Yuen Long Highway, MTR West Rail (WR) and Yuen Long Bypass Floodway (YLBF), which were under planning at that time, would traverse the area. According to the Explanatory Statement of the Nam Sang Wai OZP, the “U” zone is within a transitional location between the urban and rural areas. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the areas. Under the “U” zone, any developments or redevelopments require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, Government, institution or community (GIC) facilities, open space are adequately provided. The proposed development should also take into account the WR and YLBF.
- 4.2 Following the completion of the infrastructure projects of Yuen Long Highway, WR and YLBF, and upon preliminary review, the subject “U” zone is considered to have potential for housing developments and other uses. According to the 2017 Policy Address, the subject “U” zone is one of the potential sites for public housing development in the short to medium term. The detailed land use proposal and appropriate development parameters are subject to further review. The long term use of the Site will be examined in the future land use review of the subject “U” zone.
- 4.3 The Site is not a subject to planning enforcement action. If there is sufficient evidence to prove unauthorised development (UD) under the Town Planning Ordinance, enforcement action would be instigated against it.

5. Previous Application

- 5.1 The Site is involved in a previous application (No. A/YL-NSW/115) submitted by a different applicant for temporary retail shop for wheels and tyres which was approved by the Committee in 2002 on considerations that the development would not jeopardise the long term planning intention of the “U” zone, was not incompatible with the surrounding land uses, would unlikely generate adverse environmental, traffic and drainage impacts, and there were no adverse departmental comments.
- 5.2 Details of the application and its location are at **Appendix II** and **Plan A-1**

respectively.

6. **Similar Applications**

- 6.1 There are two similar applications for temporary shop and services use within the same “U” zone on the Nam Sang Wai OZP (**Plan A-1**).
- 6.2 Applications No. A/YL-NSW/278 for temporary shop and services (sales of private cars) and No. A/YL-NSW/283 for temporary shop and services (convenience store and showroom) and storage use for traffic information technology system facilities with ancillary solar panels were approved by the Committee in 2020 and 2021 respectively on considerations that the developments would not jeopardise the long term planning intention of the “U” zone, were not incompatible with the surrounding land uses, would unlikely generate adverse impacts and there were no adverse departmental comments.
- 6.3 Details of the applications and their locations are at **Appendix III** and **Plan A-1** respectively.

7. **The Site and its Surrounding Areas** (Plans A-1 to A-4)

- 7.1 The Site is:
 - (a) paved, formed and occupied by two temporary structures. Part of the Site is currently a vehicle beauty/maintenance/repair workshop; and
 - (b) accessible via Yuen Long Tung Shing Lei Road leading to Castle Peak Road – Yuen Long (**Plans A-2 and A-3**).
- 7.2 The surrounding areas have the following characteristics:
 - (a) to the north and northeast are vehicle repair workshop, Tung Shing Lei Residents Welfare Association, some residential dwellings, storage of vehicles, open storage of construction materials and metal workshop. Such vehicle repair workshop/open storage/warehouse uses are suspected UD;
 - (b) to the immediate east are some residential dwellings. Further east are a vehicle showroom and open storage of vehicles which are suspected UD;
 - (c) to the west across Yuen Long Tung Shing Lei Road is a hotel (Sun Kong Hotel); and
 - (d) to the south across Castle Peak Road – Yuen Long are a petrol filling station, vehicle showroom and open storages of vehicles/converted containers within the Tai Tong OZP area (**Plan A-2**).

8. **Planning Intention**

The “U” zone is subject to impacts from Castle Peak Road, Yuen Long Highway, WR

and YLBF. Under the “U” zone, any developments or redevelopments require planning permission from the Board so as to ensure the environment would not be adversely affected and that infrastructure, GIC facilities, open space are adequately provided. The proposed development should also take into account the WR and YLBF. To realise a built-form which represents a transition from Yuen Long New Town to the rural area, the development intensity should take into account the urban type developments immediately to the west of the “U” zone and the rural characteristics of the area to its north. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the areas.

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 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, the following private lots are covered by STWs:

<u>Lot Nos. in D.D. 115</u>	<u>STW No.</u>	<u>Permitted Use</u>
766 S.A	STW 2667	Temporary retail shop for wheels and tyres
766 S.C	STW 2663	Vehicle repair workshop
	STW 2669	Temporary retail shop for wheels and tyres
767	STW 2664	Vehicle repair workshop

- (c) Should planning approval be given to the application, the STWs holders will need to apply to LandsD for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to LandsD to permit the structures to be erected or regularise any irregularities on the 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. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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 LandsD.

Traffic

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

- (a) He has no comment on the application from traffic engineering perspective.
- (b) The Site is connected to the public road network via a section of a local access road which is not managed by TD. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (c) Should the application be approved, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

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

- (a) Yuen Long Tung Shing Lei Road is not maintained by HyD.
- (b) The proposed access arrangement of the Site from Castle Peak Road - Yuen Long should be approved by TD;
- (c) HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Yuen Long.
- (d) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

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

He has no comment from railway development viewpoint as the Site falls outside any administrative route protection boundary, gazetted railway scheme boundary or existing railway protection boundary of any railway systems.

Environment

9.1.5 Comment of the Director of Environmental Protection (DEP):

- (a) He has no objection to the planning application.
- (b) It is noted that the proposed vehicle maintenance workshop will be located inside the enclosed building structure and therefore it is expected that the proposed workshop at the Site will unlikely cause adverse noise impact to nearby noise sensitive receivers.

- (c) The applicant should be advised on the following:
- (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise any potential environmental nuisance;
 - (ii) to meet all statutory requirements under relevant pollution control ordinances, including Water Pollution Control Ordinance, and provide necessary mitigation measures; and
 - (iii) to provide suitable treatment facilities to handle sewage arising from the Site. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction should follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the EPD” including percolation test.

Nature Conservation

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

The Site is paved and disturbed. He has no comment on the application from nature conservation point of view.

Landscape

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

- (a) He has no objection from landscape planning perspective.
- (b) Based on the aerial photo taken on 18.2.2020, the Site is situated in an area of rural landscape character comprising scattered tree groups and temporary structures. The proposed development is not entirely incompatible to the surrounding environment of the area. The Site is occupied with temporary structures. Few numbers of existing trees are found within the Site. It is noted that no new buildings or major construction are proposed within the Site. Significant adverse landscape impact arising from the proposed development within the Site is not anticipated.
- (c) In view that there is existing tree buffer along the prominent public frontage to the south of the Site and significant adverse landscape and visual impact due to the proposed development is not anticipated, landscape condition is therefore not recommended should the Board approve the application.

- (d) The applicant is reminded that approval of the application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicant should be reminded to seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.

Fire Safety

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

- (a) He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- (b) In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to D of FS for approval. 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 (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Building Matters

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

- (a) There is no record of approval granted by the Building Authority (BA) for the existing structures at the Site. If the existing structures (not being a New Territories Exempted Houses) are erected on leased land without the approval of BA, they are unauthorised building works (UBW) under BO and should not be designated for any proposed use under the application.
- (b) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing 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 BO.
- (c) Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to

be carried out on the Site, prior approval and consent of BA 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 BO.

- (d) His detailed comments are at **Appendix V**.

Drainage

9.1.10 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.
- (b) Should the Board consider that the application is acceptable from the planning point of view, the following conditions should be stipulated in the approval letter requiring the applicant (i) to submit a revised drainage proposal; and (ii) to implement the drainage proposal and maintain the drainage facilities for the development to the satisfaction of the Director of Drainage Services or of the Board.
- (c) He has the following comments on the drainage proposal:
- (i) Details of the proposed drainage inside the subject lots shall be indicated on the drainage plan which shall not be limited to peripheral channels to intercept the overland flow.
- (ii) Calculation shall be provided including the catchment areas to substantiate the dimensions of the proposed drainage system.
- (d) Regarding sewage disposal arrangement by septic tanks, the applicant shall seek views and comments from DEP. Also, the applicant shall note there is existing sewer in front of the subject development at Yuen Long Tung Shing Lei Road.

Water Supply

9.1.11 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection to the application.
- (b) Existing water mains will be affected (**Plan A-2**). A waterworks reserve within 1.5 metres from the centerline of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for WSD or WSD's contractors to carry out construction, inspection, operation, maintenance and repair works.
- (c) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains (**Plan A-2**).

- (d) The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

Food and Environmental Hygiene

9.1.12 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) Proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction. In accordance with Section 4 of Food Business Regulation (Cap. 132X), the expression “food business” means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine.
- (b) His detailed comments are at **Appendix V**.

District Officer’s Comments

9.1.13 Comments of the District Officer (Yuen Long) (DO/YL):

His office has not received any comment from the village representatives in the vicinity.

9.2 The following Government departments have no objection to or no comment on the application:

- (a) Commissioner of Police;
- (b) Director of Electrical and Mechanical Services;
- (c) Project Manager (West), Civil Engineering and Development Department (CEDD); and
- (d) Head of the Geotechnical Engineering Office, CEDD.

10. Public Comments Received During Statutory Publication Period

On 12.1.2021, the application was published for public inspection. During the first 3 weeks of the statutory public inspection period which ended on 2.2.2021, a total of 83 public comments were received from individuals. Amongst the comments received, 80 are in a standard format supporting the application in that the proposed development can provide services to the locality, its small scale and temporary nature would not cause any adverse impacts or set an undesirable precedent. The remaining 3, including a letter from the founder of the Tung Shing Lane Village, are opposing comments raising concerns that the proposed development is incompatible with the locality, it would induce traffic problem, pollution, fire risk and affect the safety and living quality of the villagers; there are sensitive hospital facilities nearby; and it is doubtful whether the infrastructure in the area can support the proposed development.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary vehicle maintenance workshop, retail shop for car components/accessories and convenience store with ancillary uses for a period of 3 years at the Site. The Site falls within an area zoned “U” on the Nam Sang Wai OZP which was so designated as several major transport and drainage projects, including WR and YLBF, which were under planning at that time, would traverse the area. The above infrastructure projects have been completed. The subject “U” zone has been identified in the 2017 Policy Address with potential for housing development. The detailed land use proposal and appropriate development parameters for the “U” zone are subject to further study. As the long term use of the “U” zone is subject to study, approval of the proposed temporary use for a period of 3 years would not jeopardise the long term land use planning for the area.
- 11.2 The Site is located at the fringe of the “U” zone fronting Castle Peak Road. The proposed development is small in scale and low-rise which is not incompatible with the urban fringe setting around the Site. According to the applicant, the proposed vehicle maintenance workshop, retail shop and convenience store could provide vehicle related service to the locality and serve as a sales outlet at a convenient location. The applied uses are not incompatible with the surrounding hotel, vehicle repair workshop/open storage/warehouse uses (**Plan A-2**).
- 11.3 On environmental aspect, noting that the vehicle maintenance workshop (with operation hours between 9:00 a.m. to 6:00 p.m) is inside an enclosed structure and the workshop is not expected to cause adverse noise impact to nearby sensitive receivers, DEP has no objection to the application. To mitigate the potential environmental impacts of the proposed development on the surrounding areas, the applicant will be advised to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” and the statutory requirements under relevant pollution control ordinances, if the application is approved.
- 11.4 On traffic, drainage, water supply, fire safety, and landscape aspects, the concerned departments including C for T, CE/MN of DSD, CE/C of WSD, D of FS, and CTP/UD&L, PlanD have no objection to the application. Approval conditions on traffic, drainage and fire safety requirements are recommended in paragraphs 12.2 (a) to (f) below as per the advice of these departments.
- 11.5 The Committee has approved two similar applications for temporary retail shop for sales of private cars/convenience store and showroom in the same “U” zone as detailed in paragraph 6 above. Approval of the current application is in line with the previous decisions of the Committee.
- 11.6 80 supporting and 3 opposing public comments were received during the statutory public inspection period of the application as detailed in paragraph 10. The planning assessment and departmental comments above are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the

public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.

- 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 26.2.2024. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (b) the submission of 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 26.8.2021;
- (c) in relation to (b) above, the implementation of 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 26.11.2021;
- (d) in relation to (c) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (e) 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 26.8.2021;
- (f) in relation to (e) 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 26.11.2021;
- (g) if any of the above planning conditions (a) or (d) 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
- (h) if any of the above planning conditions (b), (c), (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.

Advisory Clauses

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

- 12.3 There is no apparent reason to reject the application.

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 4.1.2021
Appendix Ia	Supplementary planning statement
Appendix Ib	FI-1 received on 9.2.2021
Appendix Ic	FI-2 received on 22.2.2021 and 23.2.2021
Appendix II	Previous application
Appendix III	Similar applications
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	Internal Floor Plan and Section
Plan A-1	Location Plan with Similar and Previous Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4a - A-4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2021**