

RNTPC Paper No. A/YL-KTN/598  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 18.5.2018

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-KTN/598**

<b><u>Applicant</u></b>	: Macro Sky Investment Limited
<b><u>Site</u></b>	: Lot 525 S.B in D.D. 109, Kam Tin Road, Yuen Long
<b><u>Site Area</u></b>	: 638m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
<b><u>Zoning</u></b>	: “Open Space” (“O”)
<b><u>Application</u></b>	: Temporary Open Storage of Private Cars and Light Goods Vehicles for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning approval to use the application site (the Site) for temporary open storage of private cars and light goods vehicles for a period of 3 years. The Site is currently used for the applied use without a valid planning permission.
- 1.2 The Site was involved in eight previous applications (No. A/YL-KTN/43, 74, 123, 183, 274, 318, 374 and 459) for similar open storage uses. All the applications were approved by the Rural and New Town Planning Committee (the Committee) between 1997 and 2015. The last application No. A/YL-KTN/459 for renewal of the planning approval of the same applied use as the current application was approved with conditions for 3 years on 6.2.2015. All the approval conditions related to drainage and fire safety aspects have been complied and the planning permission lapsed on 18.3.2018.
- 1.3 According to the applicant, two 1-to 2-storey structures with a floor area of about 80m<sup>2</sup> and height of 3m and 7m for an office and a toilet cum water pump and tank are provided on-site. A total of about 30 vehicles are stored on-site. The operation

hours will be from 9:00 a.m. to 7:00 p.m. from Monday to Saturdays. No operation will be on Sundays and statutory holidays. The Site is accessible via Kam Tin Road. The site layout plan with landscape and drainage proposals, car parking layout and fire service installation plan as submitted by the applicant are shown on **Drawings A-1a, A-1b and A-2**.

- 1.4 Compared with the last approved application (No. A/YL-KTN/459), the current application is submitted by the same applicant with the same site area, layout and number of structures.
- 1.5 In support of the application, the applicant has submitted the following documents:
  - (a) Application form with plans received on 22.3.2018 **(Appendix I)**
  - (b) Further Information (FI) received on 9.5.2018 and 11.5.2018 clarifying the number of car parking spaces, width of ingress/egress and trip generation to the Site in response to departmental comments  
*(accepted and exempted from publication and recounting requirements)*
  - (c) FI received on 14.5.2018 revising the layout of the car parking spaces **(Appendix Ib)**  
*(accepted and exempted from publication and recounting requirements)*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant are detailed in part 9 of the application form in **Appendix I**. They can be summarized as follows:

The applied use was subject to previous planning approvals. However, the last approved application lapsed in March 2018. Due to administrative error of his company, the submission of renewal of the previous approved application was not accepted by the Town Planning Board (the Board) due to late submission. Should the current application be approved, the applicant will pay effort to maintain all the existing fire service installations, landscaping and drainage facilities on site to meet relevant governments' requirements. Besides, the development is supporting the livelihood of the applicant and his employees and it is hoped that the Board would approve the application.

## **3. Compliance with the "Owner's Consent/Notification" Requirements**

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

#### 4. **Town Planning Board Guidelines**

The Site falls within Category 3 areas under the Town Planning Board Guidelines No. 13E for 'Application for Open Storage and Port Back-up Uses' (TPB PG-No. 13E) promulgated by the Town Planning Board on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix II**.

#### 5. **Background**

Part of the Site was occupied by storage use. Subject to the collection of sufficient evidence, appropriate enforcement action under the Town Planning Ordinance would be taken in due course.

#### 6. **Previous Applications**

- 6.1 The Site was involved in eight previous applications (No. A/YL-KTN/43,74, 123, 183, 274, 318, 374 and 459) for similar temporary open storage uses. Details of the applications are summarized in **Appendix III** and the location of the sites are shown on **Plan A-1**.
- 6.2 Applications No. A/YL-KTN/43 and 74 for temporary open storage of left-hand drive private vehicles were approved with conditions by the Committee on 21.11.1997 and 30.10.1998 respectively for a period of 12 months. The applications were approved mainly for the reasons that the developments were not incompatible with surrounding uses in the vicinity of the site; there was no programme for the open space development and there was acute shortage of open storage sites. Besides, DEP had no adverse comment and there was no local objection received. No information has been submitted for compliance with the approval conditions under these applications.
- 6.3 Application No. A/YL-KTN/123 for temporary open storage of private cars and goods vehicles for a period of 3 years was approved with conditions by the Committee on 22.9.2000 for 2 years, mainly for the reasons that previous approvals had been granted and there was no change in planning circumstances. Besides, government departments consulted had no adverse comment. The approval was granted for 2 years so as to avoid conflict with the "Improvement to Kam Tin Road, Stage 2" project. The approval conditions relating to submission and implementation of landscaping proposals and provision of drainage facilities and fencing have been complied with.
- 6.4 Application No. A/YL-KTN/183 for temporary open storage of private cars and goods vehicles for a period of 3 years was approved with conditions by the Committee on 5.12.2003 for 3 years. The application was approved mainly for the reasons that previous approval had been granted for similar uses on the site. There was no programme for open space development at the site; the road work project for "Improvement to Kam Tin Road, Stage 2" was not urgently required; and the development on a temporary basis was considered not incompatible with the adjacent land uses. DEP had no adverse comment and no local

objection was received. The approval conditions relating to the maintenance of drainage facilities and landscape plantings on the site were complied with.

- 6.5 Application No. A/YL-KTN/274 for temporary open storage of private cars and light goods vehicles for a period of 3 years was approved with conditions by the Committee on 13.4.2007 mainly for the reasons that previous approval had been granted for similar uses on the site and DEP had no adverse comment and no local objection was received. However, the application was revoked on 13.10.2007 due to non-compliance with approval conditions relating to the submission and implementation of run-in proposal.
- 6.6 Application No. A/YL-KTN/318 for temporary open storage of private cars and light goods vehicles and the last two applications No. A/YL-KTN/374 and A/YL-KTN/459 for renewal of planning approval for temporary open storage of private cars and light goods vehicles use both for a period of 3 years were approved with conditions by the Committee on 13.3.2009, 24.2.2012 and 6.2.2015 respectively mainly for the reasons that the “O” zone was not on the priority list for development by Yuen Long District Council, the proposed development was not incompatible with the surrounding land uses and being in line with the TPB PG-No. 13E on application for Open Storage and Port Back-up Uses in that previous approvals were granted and there were no adverse departmental comment (except the Director of Environmental Protection) or local objection. All the approval conditions related to drainage and fire safety aspects under the last application No. A/YL-KTN/459 have been complied and the planning permission lapsed on 18.3.2018.
- 6.7 Compared with the last approved application (No. A/YL-KTN/459), the current application is submitted by the same applicant with the same site area, layout and number of structures.

## **7. Similar Applications**

- 7.1 There are six similar applications (A/YL-KTN/77, 128, 148, 160, 241 and 455) for temporary open storage uses straddling the same “O” zone and the “Residential (Group D)” (“R(D)”) zone on the OZP at one site (except Application No. A/YL-KTN/455 which has a smaller site area). Details of these applications are summarized in **Appendix IV** whilst the location of the application site is shown on **Plan A-1**.
- 7.2 Application No. A/YL-KTN/148 for temporary open storage of private cars and company cars maintenance for a period of 3 years was rejected by the Committee on 9.8.2002 for reasons that the development does not comply with the Town Planning Board Guidelines on Application for Open Storage and Port back-up Uses in that residential dwellings in the vicinity would be susceptible to adverse environmental nuisances generated by the development and there is insufficient information in the submission to demonstrate that the development will not have adverse drainage impacts on the surrounding areas.

- 7.3 Applications No. A/YL-KTN/77, 128, 160, 241 and 455 for the same applied use for temporary open storage of private cars for a period of 12 months (A/YL-KTN/77 only) or three years were approved with conditions by the Committee on 27.11.1998, 2.2.2001, 17.1.2003, 13.1.2006 and 2.1.2015 respectively for the reasons that the development was not incompatible with the surrounding land uses abutting Kam Tin Road; the development is of small scale; no vehicle maintenance or repairing activities would be undertaken on-site; the environmental nuisances generated by the development would not be significant and approval conditions of previous applications were complied with. However, Applications No. A/YL-KTN/128 and 455 were revoked on 2.11.2001 and 13.2.2015 due to non-compliance with approval conditions.

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

8.1 The Site is:

- (a) paved, fenced off and currently used for the applied use without a valid planning permission; and
- (b) accessible from Kam Tin Road.

8.2 The surrounding areas are predominated by residential structures/dwellings, open storage yards and workshops (**Plan A-2**). All the open storage yards/workshops are suspected unauthorized development subject to enforcement action by the Planning Authority:

- (a) to its immediate north are some residential structures (the nearest about 10m away). There is also a residential development, Seasons Monarch, within “Residential (Group C)2” zone to its further north of the Site (**Plan A-2**);
- (b) to its east and west are open storage yards, parking of vehicles and workshops. Vacant/unused land and unused land are found to the further east; and
- (c) to its south across Kam Tin Road are petrol filling stations, agricultural land and the Shek Kong Barracks.

## **9. Planning Intention**

The planning intention of the “O” zone is primarily for the provision of outdoor open-air public 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 summarized as follows:

### **Land Administration**

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

- (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) Lot 525 S.B in D.D. 109 is covered by Short Term Waiver (STW) No. 3853 to permit structures erected thereon for the purpose of “temporary open storage of private cars and light goods vehicles and ancillary use”.
- (c) The Site is accessible to Kam Tin Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way to the Site.
- (d) The Site falls within Shek Kong Airfield Height Restriction Area (SKAHRA). The height of the proposed structure shall not exceed the relevant airfield height limit within SKAHRA.
- (e) Should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions to regularize any irregularities (if any) on-site. Such application(s) 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 the LandsD.

### **Traffic**

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

- (a) Nothing that the planning application has no material change to the previous approved one on the same Site, he has no comment on the application from traffic engineering perspective.

- (b) Should the application be approved, the approval condition on no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period should be incorporated.

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

- (a) HyD does not and will not maintain any access connecting the Site and Kam Tin Road. The applicant should be responsible for his own access arrangement.
- (b) Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

**Open Space Aspect**

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

- (a) He has no specific comment on the application.
- (b) The Site is not on the priority list for development by the Yuen Long District Council (YLDC) and DLCS has no plan to develop it into public open space at present.

**Environment**

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

- (a) There was no environmental complaint received in the past 3 years.
- (b) Should the application be approved, the applicant is advised 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” issued by DEP.

**Landscape**

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

- (a) She has no objection to the application from the landscape planning point of view.
- (b) The Site was involved in eight previous applications to which she had no objection to the previous application (No. A/YL-KTN/459) for the same use from the landscape planning perspective.
- (c) Compared with the aerial photo taken in 2015 and 2018, there is no significant change to the surrounding landscape since the application was last approved. Further significant impact on existing landscape arising from the applied use is not anticipated.
- (d) Should the application be approved, approval conditions on submission and implementation of tree preservation proposal to the satisfaction of the Director of Planning or of the Board should be included.
- (e) Based on the site inspection taken on 13.4.2018, 6 trees are heavily pruned with poor health condition. The applicant is urged to step up the proper tree care and shall make reference of the information published by the Greening, Landscape and Tree Management Section of the Development Bureau (GLTM Section, DEVB).

**Nature Conservation**

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

- (a) Noting that the Site falls within an area zoned as “O” and it has been paved and used for similar uses for a number of years, he has no comment on the application from nature conservation point of view.
- (b) Should the application be approved, the applicant should be advised to adopt necessary measures to prevent damaging the trees surrounding the Site during operation as far as practicable.



### **Drainage**

10.1.8 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no in-principle objection to the application. Presumably, the applicant would maintain the same drainage facilities as those implemented under previous Application No. A/YL-KTN/459. The applicant should inform PlanD if the drainage arrangement has been changed.
- (b) Should the application be approved, conditions requiring the applicant to maintain the drainage facilities implemented under Application No. A/YL-KTN/459 and to submit records of the existing drainage facilities on the Site should be included in the planning permission.

### **Fire Safety**

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

- (a) He has no in-principle objection to the proposal 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. Besides, the good practice guidelines for open storage site (**Appendix V**) should be adhered to.
- (c) Having considered the nature of the open storage, the approval condition on 'provision of fire extinguisher(s) within 6 weeks from the date of planning approval' should be included in the planning permission. To address this approval condition, the applicant should submit a valid fire certificate (FS 251) to his department for approval.
- (d) The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

### **Building Matters**

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

- (a) If the existing structures are erected on leased land without approval of BD (not being New Territories Exempted Houses), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any use under the application.
- (b) Before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained. Otherwise, they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. In this connection, 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.
- (c) 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.
- (d) 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.

### **District Officer's Comments**

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

His office has not received any comment from the locals upon close of consultation and has no particular comment on the application.

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

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

- (c) Project Manager/New Territories North & West, Civil Engineering and Development Department (PM/NTN&W, CEDD);and
- (d) Commissioner of Police (C of P).

## **11. Public Comment Received During Statutory Publication Period**

On 3.4.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 24.4.2018, no public comment was received.

## **12. Planning Considerations and Assessments**

- 12.1 The Site falls within Category 3 areas under the TPB PG-No. 13E. The following considerations in the Guidelines are relevant:

Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted a temporary basis up to a maximum period of 3 years.

- 12.2 The application is for temporary open storage of private cars and light goods vehicles at a site zoned “O”. It is not in line with the planning intention of “O” zone which is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Nevertheless, DLCS advises that the Site is not on the priority list for development by YLDC and has no specific comment on the application. Hence, given the temporary nature of the development, the long-term planning intention of the “O” zone will not be frustrated.

- 12.3 The development is located to the south of Seasons Monarch and a few residential dwellings/structures. On both sides of the Site are open storage yards, parking of vehicles and workshops, and a petrol filling station and the Shek Kong Barracks are located to its south (**Plan A-2**). There are also previous applications at the Site and similar applications within the same “O” zone for open storage use approved by the Committee as mentioned in paragraph 7 above.

- 12.4 The application is considered generally in line with TPB PG-No.13E in that previous approvals for the same use on the Site had been granted and all approval conditions in relation to drainage and fire safety aspects under the last approved application (No. A/YL-KTN/459 submitted by the same applicant) have been complied with. No adverse comment on the current application from relevant departments consulted. The applicant has also submitted landscape, drainage and FSIs proposals in the current application. There has been no major change in planning circumstances since the last approval. In this regard, sympathetic consideration could be given to the current application.
- 12.5 To minimize any possible environmental nuisance, approval conditions restricting the operation hours and prohibiting medium/heavy goods vehicles or container trailers/tractors and dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are recommended in paragraphs 13.2 (a) to (d) below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorized development on-site will be subject to enforcement action by the Planning Authority. The applicant will also be advised to adopt the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” in order to alleviate any potential impact. The technical requirements of C for T, CTP/UD&L of PlanD, CE/MN of DSD and D of FS could be addressed by approval conditions in paragraph 13.2 (e) to (l) below.
- 12.6 No public comment had been received during the statutory publication period.

### **13. Planning Department’s Views**

- 13.1 Based on the assessment made in paragraph 12, the Planning Department considers that the temporary open storage of private cars and light goods vehicles could be tolerated for a further period of 3 years.
- 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 18.5.2021. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

#### Approval Conditions

- (a) no operation between 7:00 p.m. and 9:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation of Sundays and statutory holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;

- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Site at any time during the planning approval period;
- (d) no medium or heavy goods vehicle (exceeding 5.5 tonnes), including container trailer/tractor, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site during the planning approval period;
- (e) no vehicles is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the submission of a tree preservation proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 18.11.2018;
- (g) in relation to (f) above, the implementation of the tree preservation proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 18.2.2019;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a record of the existing drainage facilities on the Site within **3** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 18.8.2018;
- (j) the provision of fire extinguisher(s) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 29.6.2018;
- (k) 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 18.11.2018;
- (l) in relation to (k) above, the provision of fire service installations 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 18.2.2019;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e) or (h) 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;

- (n) if any of the above planning conditions (f), (g), (i), (j), (k) or (l) 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
- (o) upon 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 development is not in line with the planning intention of the "Open Space" zone, which is for the provision of outdoor open-air public space of active and/or passive recreational uses serving the needs of local residents as well as the general public. There was no strong planning justification in the submission for a departure from such 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 with plans received on 22.3.2018
- Appendix Ia** FI received on 9.5.2018 and 11.5.2018
- Appendix Ib** FI received on 14.5.2018

<b>Appendix II</b>	Relevant extract of the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13E)
<b>Appendix III</b>	Previous applications covering the application site
<b>Appendix IV</b>	Similar applications straddling the same “O” zone and the adjacent “R(D)” zone on the OZP
<b>Appendix V</b>	Good Practice Guidelines for Open Storage Site issued by Director of Fire Services
<b>Appendix VI</b>	Advisory clauses
<b>Drawings A-1a and A-1b</b>	Site Layout Plan
<b>Drawing A-2</b>	Fire Service Installations Plan
<b>Plan A-1</b>	Location Plan with similar applications
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and 4b</b>	Site Photos

**PLANNING DEPARTMENT  
MAY 2018**