

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/938

<u>Applicant</u>	: Ching Wo Company represented by Top Bright Consultants Ltd.
<u>Site</u>	: Lots 1493 S.A (Part), 1494 S.A (Part) and 1494 RP (Part) in D.D. 119, Kung Um Road, Yuen Long, New Territories
<u>Site Area</u>	: 678m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/12
<u>Zoning</u>	: “Undetermined” (“U”)
<u>Application</u>	: Temporary Warehouse for Storage of Household Products for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary warehouse for storage of household products for a period of 3 years. The Site falls within an area zoned “Undetermined” (“U”) on the OZP. According to the Notes of the OZP for “U” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board (the Board). The Site is currently occupied for the applied use without valid planning permission (**Plans A-2 and A-4**).
- 1.2 The Site is accessible from Kung Um Road to its east via a local track with an ingress/egress provided at the southwestern corner of the Site (**Drawing A-1 and Plans A-2 and A-3**). According to the applicant, the Site has been hard-paved with corrugated metal fencing of 2.4-3.5m high erected along the site boundary. The Site comprises of two warehouses for household products packed in paper boxes/wrapped which are non-polluting and non-contaminating in nature. No workshop activities will be carried out at the Site. The applicant pledges to preserve all existing trees, provide routine horticultural maintenance of these trees, and maintain the existing drainage on Site. As proposed by the applicant, no heavy goods vehicles exceeding 24 tonnes, including trailer/tractor, will be allowed to enter the Site. The frequency of delivery trips to and from the Site will be about 2-3 trips per day. Plans showing the vehicular access leading to the Site,

the site layout, the tree preservation proposal, the proposed drainage plan and the proposed fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

1.3 The Site was involved in one previous application (No. A/YL-TYST/800) submitted by the same applicant for the same applied use. The previous application was approved with conditions by the Board on 12.8.2016. Subsequently, the approved application was revoked due to non-compliance with time-limited approval conditions regarding the submission of a FSIs proposal and the implementation of the FSIs proposal and drainage proposal on 12.2.2018. Compared with the previous application, the current application is submitted by the same applicant for the same use with similar development parameters on the same site.

1.4 The major development parameters of the previously approved application and the current application are summarised as follows:

Major Development Parameters	Previously Approved Application No. A/YL-TYST/800 (a)	Current Application No. A/YL-TYST/938 (b)	Difference (b)-(a)
Applied Use	Temporary Warehouse for Storage of Household Products for a Period of 3 Years		---
Site Area	678 m ² (about)		---
Total Floor Area (Non-domestic)	349.9 m ²	298.9 m ²	-51 m ² (-14.6%)
No. and Height of Structure	4 <ul style="list-style-type: none"> • One for warehouse for storage of household products (5-5.5 m, 1 storey) • One for F.S pump room (2.3 m, 1 storey) • One for meter room (2.5 m, 1 storey) • One for F.S water tank (1.5 m, 1 storey) 	5 <ul style="list-style-type: none"> • Two for warehouses for storage of household products (5-5.5 m, 1 storey) • One for F.S pump room (2.3 m, 1 storey) • One for meter room (2.5 m, 1 storey) • One for F.S water tank (1.5 m, 1 storey) 	+ 1 structure
Parking Spaces (for staff/visitor use)	1 (for private car)		---
Loading/Unloading Space	1 (for medium goods vehicle)		---
Operation Hours	9:00 a.m. to 6:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays		---

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

(a) Application Form received on 3.12.2018

(Appendix I)

- (b) Supplementary Planning Statement **(Appendix Ia)**
- (c) Further Information received on 9.1.2019 providing a FSIs proposal in support of the application **(Appendix Ib)**
[accepted and exempted from publication and recounting requirements]
- (d) Further Information received on 15.1.2019 providing a drainage proposal in support of the application **(Appendix Ic)**
[accepted and exempted from publication and recounting requirements]
- (e) Further Information received on 21.1.2019 clarifying the matters on drainage aspects and providing a revised drainage proposal in support of the application **(Appendix Id)**
[accepted and exempted from publication and recounting requirements]
- (f) Further Information received on 23.1.2019 providing a further revised drainage proposal in support of the application **(Appendix Ie)**
[accepted and exempted from publication and recounting requirements]

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in Section 6 of Supplementary Planning Statement (**Appendix Ia**). They can be summarised as follows:

- (a) The Site is zoned “U” on the OZP pending further detailed studies and the preparation of detailed layout plan. The area to the west of Shan Ha Tsuen has also been recommended in the Yuen Long Plain Development Statement for open storage use. The subject application for temporary warehouse is in line with the planning intention of the “U” zone.
- (b) The Site falls within Stage 3 [sic] of the development schedule of the Yuen Long South Development, whereby the clearance of the Site and its surrounding area will not be realised within the next 36 months. The temporary warehouse use would not frustrate the future development within the area.
- (c) The surrounding developments are mainly warehouses, open storage yards and workshops, which are of similar natures of the applied development. The applied development is thus compatible with the surrounding land uses.
- (d) A number of similar applications for warehouse uses (No. A/YL-TYST/770, 771, 852, 865, 871, 876, 879 and 910) have been approved within the same “U” zone, indicating that the Site is suitable for warehouse use.
- (e) There will be no adverse environmental, noise, visual, drainage or traffic impacts. The storage facility would only operate during the daytime. The warehouse is fully enclosed and goods stored within are packed. No workshop activities will be carried out on site. The Site has been hard paved. The Site is not at risk of flooding

owing to extensive drainage works carried out by the Drainage Services Department in the vicinity. Trip generation arising from the applied development will be low and only medium goods vehicles will be used.

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

The applicant is not a “current land owner” but 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 posting a notice of the application outside the Site and sending the notice to the Shap Pat Heung Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to planning enforcement action.

5. Previous Application

The Site was involved in one previous application (No. A/YL-TYST/800) submitted by the same applicant for the same proposed use on the same site with similar development parameters. The previous application was approved with conditions by the Board on 12.8.2016. Subsequently, the approved application was revoked due to non-compliance with time-limited approval conditions regarding the submission of a FSIs proposal and the implementation of the FSIs proposal and drainage proposal on 12.2.2018. Details of the application are summarised in **Appendix II** and the boundary of the Site is shown on **Plan A-1**.

6. Similar Applications

6.1 A total of 43 similar applications for various types of temporary warehouse with or without open storage and/or ancillary site office uses in this part of the “U” zone had been considered by the Committee since the promulgation of the Town Planning Board Guidelines No. 13E for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13E) on 17.10.2008. Details of the applications are summarised in **Appendix III** and the locations of the sites are shown on **Plan A-1**.

6.2 All 43 applications were approved mainly on similar considerations that the developments were not incompatible with the surrounding open storage/warehouse uses and the concerns of relevant government departments could be addressed by imposing approval conditions. However, amongst these approved applications, 11 were revoked due to non-compliance with approval conditions.

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

7.1 The Site is:

- (a) accessible via a local track leading from Kung Um Road to its east;

- (b) paved and fenced off; and
- (c) currently occupied for the applied use without valid planning permission.

7.2 The surrounding areas have the following characteristics (**Plan A-2**):

- (a) comprise mainly of warehouses intermixed with open storage/storage yards, vehicle repair workshops, a few scattered residential structures, a cultivated agricultural land, a chicken shed, a plant nursey, an orchard, some vacant structures and vacant lands;
- (b) there are residential structures in its vicinity with the nearest one located about 25 m to its southeast;
- (c) to its east, north, south and northwest are 4 warehouses with/without open storage yards operating with planning permissions under Application No. A/YL-TYST/813, 884, 902 and 908 respectively; and
- (d) except for the aforementioned operations operating under valid planning permissions, the other warehouses, open storage/storage yards, vehicle repair workshops and the chicken shed in the vicinity are suspected unauthorised developments subject to enforcement action taken by the Planning Authority.

8. Planning Intention

The planning intention of the “U” zone is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. However, Kung Um Road is insufficient to cater for the heavy goods vehicular traffic generated from the proposed development. The area is therefore zoned “U” pending further detailed studies on the infrastructural impacts and the preparation of detailed layout plan.

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 District Lands Officer/Yuen Long, Lands Department (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, Lot Nos. 1493 S.A & 1494 S.A and 1494 RP in D.D. 119 are covered by Short Term Waivers (STWs) No. 4896 and 4899 respectively permitting structures erected thereon for the purpose of temporary warehouse for storage of household products.

- (c) The Site is accessible from Kung Um Road via government land (GL) and private land. Her office does not provide maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (d) The Site does not fall within the Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the application, the STW holder(s) will need to apply to her office for modification of the STW conditions where appropriate. Besides, given the applied use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. No construction of New Territories Exempted Building(s) will be considered or allowed. Applications for any of the above will be considered by her department acting in the capacity of 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 her department.

Traffic

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

- (a) No heavy goods vehicle exceeding 24 tonnes, including container tractor/trailer, should be allowed to park or enter/exit the Site.
- (b) The operation hours should be restricted from 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, and no operation on Sundays and public holidays as proposed by the applicant.
- (c) The land status of the access road/path/track leading to the Site from Kung Um Road shall be checked with the lands authority.
- (d) The management and maintenance responsibilities of the access road/path/track shall be clarified and consulted with the relevant management and maintenance authorities accordingly.
- (e) The applicant is reminded that sufficient space should be provided within the Site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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

- (a) The access arrangement should be commented by the Transport Department.

- (b) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
- (c) His department shall not be responsible for the maintenance of any access connecting the Site and Kung Um Road.

Environment

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

- (a) DEP does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one located about 25 m to its southeast) (**Plan A-2**), and environmental nuisance is expected.
- (b) There was no environmental complaint concerning the Site received in the past three years.
- (c) Should the planning application be approved, the applicant should be advised to follow the relevant mitigation measures and requirements in the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice).

Drainage

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

- (a) He has comments on the submitted revised drainage proposal and the further information (**Appendix Ie**):
 - (i) The proposed 225 u-channel between CP4 and CP5 from the previous submission (**Appendix Id**) is now changed to the existing 225 u-channel (underground). The applicant should clarify how the surface runoff can be properly collected at this part if it is changed to underground pipe and clarify if it is an underground pipe instead of a u-channel.
 - (ii) It is noted that a section of the pipe at northwest of the Site is added to the drainage proposal. However, the details are missing (i.e. flow direction, pipe size, pipe or u-channel, etc.). In addition, it is noted that there is no catchpit along the u-channel/proposed new pipe at northern part of the Site. Please note that consideration should be given to provide a catchpit at the turning points of the u-channels.
- (b) Nevertheless, he has no objection in principle to the proposed development from public drainage point of view. Should the Board consider that the application is acceptable from the

planning point of view, approval conditions requiring the submission of a revised drainage proposal, and implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to 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. In addition, the applicant should 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) However, 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

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

- (a) As there is no record of approval by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant's attention is drawn to the following points:
 - (i) If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Buildings Department (BD), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application.
 - (ii) For UBW erected on leased land, enforcement action may be taken by the BD 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.

- (iii) Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO.
- (iv) 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.
- (v) 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.

Others

9.1.8 Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- (a) CEDD and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Recommended Outline Development Plan (RODP) of YLS promulgated on 8.8.2017, the Site falls within an area zoned as "District Open Space" ("DO")’.
- (b) The objective of YLS is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of 3 years. In considering the application for temporary uses, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

9.1.9 Comments of Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

He has no objection to the subject application. However, the Site falls within the project boundary of the proposed YLS Development – Stage 2. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong. The Applicant shall be reminded that extension of the planning permission may not be supported in future when the detailed implementation programme of works in the Site under YLS Development – Stage 2 is being formulated.

District Officer's Comments

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

The local consultation was completed and his office has not received any comments from the village representatives in the vicinity regarding the application.

9.2 The following government departments have no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police (C of P).

10. Public Comment Received During the Statutory Publication Period

On 11.12.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 2.1.2019, one public comment was received (**Appendix IV**). The public member expressed concern that the approval of the application would send out a wrong message to previously revoked applications and that it was not the most efficient way of using precious land resources.

11. Planning Considerations and Assessments

- 11.1 The subject application is for temporary warehouse for storage of household products at the Site zoned "U" on the OZP. The applied use is not in conflict with the planning intention of the "U" zone on the OZP which is generally intended for open storage use but is designated with this zoning mainly due to concerns of the capacity of Kung Um Road. In this regard, C for T has no adverse comment on the application. Whilst the Site falls within the area zoned as "DO" on the RODP of YLS promulgated on 8.8.2017, CE/CID of PlanD does not raise objection to the application and PM(W) of CEDD has no objection to the proposed temporary use for 3 years. Approval of the application on a temporary basis of 3 years would not jeopardise the long-term development of the area.
- 11.2 The surrounding areas comprise mainly of warehouses, open storage/storage yards, vehicle repair workshops, a few scattered residential structures, a cultivated agricultural land, a chicken shed, a plant nursery, an orchard, and some vacant structures and vacant lands (**Plan A-2**). There are 4 warehouses with/without open storage yards operating with planning permissions in the vicinity of the Site. As such, the development is not incompatible with the surrounding uses in the subject "U" zone.
- 11.3 There is no adverse comment on the application from concerned government departments, except DEP. DEP does not support the application as there are sensitive receivers of residential use in the vicinity of the Site, with the nearest one located at about 25 m southeast of the Site (**Plan A-2**), and environmental nuisance is expected. However, there has been no environmental complaint concerning the Site received in the past 3 years. To address the concerns on the

possible environmental nuisances generated by the temporary use and the technical concerns of other concerned government departments, relevant approval conditions are recommended in paragraph 12.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and unauthorised development on the Site will be subject to enforcement action by the Planning Authority. Should the planning application be approved, the applicant will also be advised to follow the Code of Practice in order to minimise any potential environmental impact.

- 11.4 The Site is the subject of a previous application (No. A/YL-TYST/800), which was approved with conditions by the Board on 12.8.2016. Subsequently, the approved application was revoked due to non-compliance with time-limited approval conditions regarding the submission of the FSIs proposal and the implementation of the FSIs proposal and drainage proposal on 12.2.2018. For the current application, it was submitted by the same applicant and the applicant has submitted drainage and FSIs proposals (**Drawings A-4 and A-5**). In view of the above, sympathetic consideration may be given to this application. Should the application be approved, shorter compliance periods are recommended in order to closely monitor the progress on compliance with associated approval conditions. The applicant will be advised that should he fail to comply with any of the approval conditions resulting in revocation of the planning permission, sympathetic consideration would unlikely be given to any further application.
- 11.5 As the Committee has approved 43 similar applications for warehouse uses in this part of the “U” zone, approval of this application is in line with the Committee’s previous decisions.
- 11.6 There is one public comment expressing concerns to the application as summarised in paragraph 10 above. The planning considerations and assessments in paragraph 11.1 to 11.5 are relevant.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department considers that the temporary warehouse for storage of household products could be tolerated for a period of 3 years.
- 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 1.2.2022. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 6:00 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 on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no workshop activities, as proposed by the applicant, shall be carried out on the Site at any time during the planning approval period;

- (d) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) all existing trees and landscape plantings within the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a revised drainage proposal 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 1.5.2019;
- (h) in relation to (g) above, the implementation of the 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 1.8.2019;
- (i) in relation to (h) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (j) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.5.2019;
- (k) in relation to (j) above, the implementation of the 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 1.8.2019;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (i) 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
- (m) if any of the above planning conditions (g), (h), (j) or (k) 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 at **Appendix V**.

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

the applicant fails to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.

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 3.12.2018
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Further Information received on 9.1.2019 providing a FSIs proposal in support of the application
Appendix Ic	Further Information received on 15.1.2019 providing a drainage proposal in support of the application
Appendix Id	Further Information received on 21.1.2019 clarifying the matters on drainage aspects and providing a revised drainage proposal in support of the application
Appendix Ie	Further Information received on 23.1.2019 providing a further revised drainage proposal in support of the application
Appendix II	Previous Applications covering the Site
Appendix III	Similar Applications in this Part of the “U” Zone on the OZP since the Promulgation of TPB PG-No. 13E
Appendix IV	Public Comment received during the statutory publication period
Appendix V	Recommended Advisory Clauses
Drawing A-1	Plan showing the vehicular access leading to the Site
Drawing A-2	Proposed Layout Plan
Drawing A-3	Proposed Tree Preservation Plan
Drawing A-4	Drainage Proposal
Drawing A-5	Fire Service Installations Proposal
Plan A-1	Location Plan with Previous and Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2019**