

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TYST/953

<u>Applicant</u>	: Eastime Engineering Limited represented by Metro Planning and Development Company Limited
<u>Site</u>	: Lots 348 RP (Part), 349 RP, 350 RP (Part), 351 (Part), 352 (Part), 353 S.A RP (Part), 353 S.B (Part), 361 RP and 362 RP in D.D. 119, Yuen Long, New Territories
<u>Site Area</u>	: 3,763m 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 Open Storage of Construction Materials, Equipment and Machinery 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 open storage of construction materials, equipment and machinery for a period of 3 years (**Plan A-1a**). The Site falls within an area zoned “U” on the OZP. According to the Notes of the OZP for the “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-4a to A-4c**).
- 1.2 The Site was the subject of 6 previous applications (No. A/YL-TYST/27, 109, 651, 681, 727 and 783) for various temporary open storage uses with or without site office and/or ancillary repair workshop. The last application (No. A/YL-TYST/783) for the same open storage use was approved with conditions for a period of 3 years by the Rural and New Town Planning Committee (the Committee) of the Board on 18.3.2016. All the approval conditions have been complied with and the planning permission has lapsed on 19.3.2019. Details of the previous applications are at paragraph 6 and **Appendix III**. Compared with the last application, the current application is submitted by a different applicant for the same use on the same site with a different site layout, i.e. compartmentalised into two separate parts served by two separate ingress/egress points.

- 1.3 The Site is accessible via a local track leading from Shan Ha Road to its northwest (**Plan A-3** and **Drawing A-1**). The Site is divided into two compartments (**Plan A-2** and **Drawing A-2**), each served by separate ingress/egress points of the Site. Vehicles have to pass through the adjoining site to its west (with planning permission No. A/YL-TYST/842) and to its north (with planning permission No. A/YL-TYST/810) to access the two compartments respectively. According to the applicant, the Site is intended for open storage of construction materials and machinery such as metal pipes, electricity generators, and cranes, etc. No repairing, dismantling, spraying, cleaning or other workshop activities will be carried out at the Site. In addition, no heavy goods vehicles (HGV) exceeding 24 tonnes, including container tractor/trailer, are allowed to enter/be parked at the Site. Also, the applicant undertakes to maintain all existing drainage facilities in good condition and at his own expense. Plans showing the vehicular access leading to the Site, site layout, proposed landscape and tree preservation proposal and proposed drainage proposal submitted by the applicant are at **Drawings A-1 to A-4**.
- 1.4 The major development parameters of the previously approved application and the current application are largely the same and summarised as follows:

Major Development Parameters	Previous Approved Application No. A/YL-TYST/783	Current Application No. A/YL-TYST/953
Applied Use	Temporary Open Storage of Construction Materials, Equipment and Machinery for a Period of 3 Years	
Site Area	3,763m ² (about)	
Loading/ Unloading Spaces	1 (11m x 3.5m) (for medium goods vehicle)	2 (11m x 3.5m) (for medium goods vehicle)
Operation Hours	7:00 a.m. to 11:00 p.m. 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 13.2.2019 **(Appendix I)**
 - (b) Supplementary Planning Statement **(Appendix Ia)**
 - (c) Further Information received on 19.3.2019 clarifying the proposed ingress/egress arrangement and undertaking that no HGV would be allowed to park or enter/exit the Site **(Appendix Ib)**
[accepted and exempted from publication and recounting requirements]
 - (d) Further Information received on 1.4.2019 providing responses to the comments of the Drainage Services Department (DSD) **(Appendix Ic)**
[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 3 of the Supplementary Planning Statement at **Appendix Ia**. They can be summarised as follows:

- (a) According to the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13E), the Site falls within Category 1 areas and is considered suitable for open storage uses. Preliminary technical assessment on traffic aspect has been provided in the submission to demonstrate that the development would not generate significant amount of traffic. The development should have fulfilled the guidelines to a large extent.
- (b) The proposed development conforms to the planning intention of the “U” zone. Taking into consideration the shortage of land for open storage purpose in Tong Yan San Tsuen, sympathetic consideration of the application is sought.
- (c) A number of open storage yards have been approved by the Board in the vicinity (e.g. applications No. A/YL-TYST/704, 810, 842, 845, 846, 906 and 919). The Site is adjoining to two similar open storage yards with planning permission under applications No. A/YL-TYST/810 and 842. The proposed development is compatible with the surrounding environments which mainly consist of open storage yards. Therefore, similar treatment should be given to the current application.
- (d) The development will not cause adverse environmental, drainage, landscape or traffic impacts.

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 Ping Shan Rural Committee by registered post. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No.13E) are relevant to the application. The Site falls within Category 1 areas under TPB PG-No. 13E promulgated by the Board on 17.10.2008. The relevant extract of the Guidelines is attached at **Appendix II**.

5. Background

The Site is currently not subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site was involved in 6 previous applications (No. A/YL-TYST/27, 109, 651, 681, 727 and 783) for various temporary open storage uses with or without site office and/or ancillary repair workshop. Details of the applications are summarised in **Appendix III** and the boundaries of the sites are shown on **Plan A-1b**.
- 6.2 Application No. A/YL-TYST/27 for open storage of construction materials and application No. A/YL-TYST/109 for temporary open storage of construction equipment and materials (metal scaffolding) and container site office units both covering much larger site areas (**Plan A-1b**) were approved with conditions on a temporary basis of 2 and 3 years by the Committee and the Board on review on 6.3.1998 and 15.12.2000 respectively. The latter planning permission was subsequently revoked on 15.3.2002 due to non-compliance with approval conditions on the landscaping and drainage aspects.
- 6.3 Applications No. A/YL-TYST/651 and 681 for temporary open storage of construction materials, equipment and machinery and container site offices with ancillary repair workshop/activities covering the western portion of the Site were approved with conditions by the Committee each for a period of 3 years on 13.12.2013 and 13.6.2014 respectively. While the former planning permission was subsequently revoked on 24.1.2014 due to non-compliance with approval condition on the provision of fire extinguishers, all the approval conditions under application No. A/YL-TYST/681 have been complied with.
- 6.4 Application No. A/YL-TYST/727 for temporary open storage of construction machinery and material covering the eastern portion of the Site was approved with conditions by the Committee for a period of 3 years on 22.5.2015. However, the planning permission was subsequently revoked on 22.2.2016 due to non-compliance with approval condition on the provision of boundary fencing, and landscape, drainage, and fire service installations (FSIs) aspect.
- 6.5 The last application (No. A/YL-TYST/783) for temporary open storage of construction materials, equipment and machinery for a period of 3 years covering the same site as the current application was approved with conditions by the Committee on 18.3.2016. All the conditions have been complied with and the permission has lapsed on 19.3.2019.
- 6.6 Compared with the last application, the current application is submitted by a different applicant for the same use on the same site with a different site layout, i.e. compartmentalised into two separate parts served by separate ingress/egress points.

7. Similar Applications

- 7.1 A total of 135 similar applications for various types of temporary open storage uses with or without warehouse and/or ancillary workshop/site office uses in this part of the "U" zone had been considered by the Committee or the Board on review since the promulgation of TPB PG-No. 13E on 17.10.2008. Details of the applications are summarised in **Appendix IV** and the locations of the sites are shown on **Plan A-1a**.
- 7.2 Out of the 135 similar applications, 133 of which were approved mainly on similar considerations that the developments were not incompatible with the surrounding

open storage/warehouse uses and the concerns of relevant departments could be addressed by imposing approval conditions. However, amongst these approved applications, 27 were revoked due to non-compliance with approval conditions.

- 7.3 The remaining two applications (No. A/YL-TYST/542 and 564) were rejected by the Committee and the Board on review respectively mainly on the reasons, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system.

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

8.1 The Site is:

- (a) accessible via a local track leading from Shan Ha Road to its northwest (**Plan A-3**);
- (b) paved and largely fenced off;
- (c) divided into two compartments; and
- (d) currently occupied for open storage of construction materials, equipment and machinery and converted containers without valid planning permission.

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

- (a) comprise mainly open storage yards intermixed with some warehouses, ancillary workshops and vacant/unused land;
- (b) some open storage yards are located to the immediate north, south, immediate west, northwest, southwest and further north of the Site, which are operating with valid planning permissions under applications No. A/YL-TYST/810, 827, 842, 845, 896 and 946 respectively; and
- (c) except for the aforementioned operations operating under valid permissions, the warehouses in the vicinity of the Site are suspected unauthorised development (UD) subject to enforcement action taken by the Planning Authority.

9. 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.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) The Site comprises of Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.
- (b) The Site is accessible from Shan Ha Road via government land (GL) and private land. Her office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site.
- (c) Lot No. 348 RP in D.D. 119 is covered by Short Term Waiver (STW) No. 4036 to permit structures erected thereon for the purpose of “Temporary Open Storage of Construction Equipment and Materials (Metal Scaffolding) and Container Site Offices Units with Ancillary Maintenance Workshop”.
- (d) The Site does not fall within Shek Kong Airfield Height Restriction Area.
- (e) Should planning approval be given to the subject planning application, the STW holder(s) will need to apply to her office for modification of the STW(s) conditions where appropriate. The lot(s) owner(s) will need to apply to her office to permit the structures to be erected or regularise any irregularities on 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. 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 as landlord or lessor at its sole discretion and there is no guarantee that such application 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

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

- (a) He has no adverse comment on the application and further information (**Appendix Ib**) from traffic engineering point of view.
- (b) No HGV, including container tractor/trailer, should be allowed to park or enter/exit the Site.
- (c) The land status of the access road/path/track leading to the Site from Shan Ha Road should be checked with the lands authority.

- (d) The management and maintenance responsibilities of the access road/path/track should be clarified 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 vehicle queuing and reverse movement of vehicles on public road are allowed.

10.1.3 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 Shan Ha Road.

Environment

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

- (a) DEP does not support the application as there are sensitive receivers, i.e. residential dwelling/structure along the access track leading from Shan Ha Road to the Site (**Plan A-3**) and the applied use will cause traffic of heavy vehicles; environmental nuisance is expected.
- (b) There was no environmental complaint concerning the Site received in the past 3 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 the Environmental Aspects of Temporary Uses and Open Storage Sites” (Code of Practice).

Drainage

10.1.5 Comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD):

- (a) He has no objection in principle to the proposed development from the public drainage point of view.
- (b) Based on the further information submitted (**Appendix Ic**), apparently the applicant would maintain the same drainage facilities as those implemented under previous Planning Application No. A/YL-TYST/783.
- (c) Should the Board consider that the application is acceptable from the planning point of view, approval conditions requiring the

maintenance of the existing drainage facilities, and submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

Fire Safety

10.1.6 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 also be advised on the following points:
 - (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
 - (ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
 - (iii) The good practice guidelines for open storage attached in **Appendix V** should be adhered to.
- (c) Moreover, having considered the nature of the open storage, an approval condition requiring the provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be incorporated if the application is approved. To address this approval condition, the applicant is required to submit a valid fire certificate (FS 251) to his department for approval.
- (d) However, 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.

Others

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

- (a) Civil Engineering and Development Department (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 “Local Open Space” (“LO”) and areas shown as ‘Road’.
- (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.

10.1.8 Comments of the Project Manager (West), CEDD (PM(W), CEDD):

- (a) He has no objection to the subject application.
- (b) 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 formulated.

District Officer's Comments

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

His office has not received any feedback from the locals on the application.

10.2 The following government departments have no comment to the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Director of Electrical and Mechanical Services (DEMS);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (e) Commissioner of Police (C of P).

11. Public Comment Received During the Statutory Publication Period

On 22.2.2019, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 15.3.2019, no public comment was received.

12. Planning Considerations and Assessments

12.1 The subject application is for temporary open storage of construction materials, equipment and machinery for a period of 3 years at a site zoned "U" on the OZP. The applied use is not in conflict with the planning intention of the "U" zone 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. While the Site falls within an area zoned as "LO" and areas shown as 'Road' 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. Should the application be approved, the applicant should be advised 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 formulated.

12.2 The surrounding areas comprise mainly open storage yards intermixed with some warehouses and vacant/unused land (**Plan A-2**). The development is thus not incompatible with the surrounding uses.

12.3 According to TPB PG-No. 13E, the Site falls within Category 1 areas. The following guidelines are relevant:

Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns.

The application is generally in line with TPB PG-No. 13E in that the Site falls within Category 1 areas which are considered suitable for open storage and port back-up use; and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.

12.4 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 along the access track leading from Shan Ha Road to the Site (**Plan A-3**) and heavy vehicles are involved; 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 to address the technical requirements of other concerned government departments, relevant approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD 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, and to keep the Site clean and tidy at all times.

12.5 Given that 6 previous approvals for similar open storage uses have been granted to the Site and 133 similar applications have been approved in this part of the “U” zone, approval of the current application is in line with the Committee’s previous decisions. There were two similar applications in this part of the “U” zone rejected on the grounds, amongst others, that approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, thus nullifying the statutory planning control system. However, such considerations are not applicable to the current application.

12.6 There is no public comment received on the application during statutory publication period.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12, the Planning Department considers that the temporary open storage of construction materials, equipment and machinery could be tolerated for a 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 12.4.2022. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 11:00 p.m. and 7:00 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 repairing, dismantling, spraying, cleansing or any other workshop activities, as proposed by the applicant, are allowed 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) the provision of boundary fencing on the Site within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 12.10.2019;
- (g) all existing trees within the Site shall be maintained at all times during the planning approval period;
- (h) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition 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 12.7.2019;
- (j) the provision of fire extinguisher(s) with valid fire certificate (FS 251) 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 24.5.2019;
- (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 12.10.2019;

- (l) in relation to (k) above, the implementation of the 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 12.1.2020;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (g) 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; and
- (n) if any of the above planning conditions (f), (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.

Advisory clauses

The recommended advisory clauses are 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 applicant fails to demonstrate that the development would not generate adverse environmental impact on the surrounding areas.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form received on 13.2.2019
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Further Information received on 19.3.2019 clarifying the proposed ingress/egress arrangement and undertaking that no HGV would be allowed to park or enter/exit the Site
Appendix Ic	Further Information received on 1.4.2019 providing responses to the comments of the Drainage Services Department
Appendix II	Relevant extract of the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13E)

Appendix III	Previous Applications covering the Site
Appendix IV	Similar applications in this part of the “U” zone on the OZP since the promulgation of TPB PG-No. 13E
Appendix V	The Good Practice Guidelines for Open Storage Sites
Appendix VI	Recommended Advisory Clauses
Drawing A-1	Site Plan showing vehicular access leading to the Site
Drawing A-2	Site Layout Plan
Drawing A-3	Proposed Landscape and Tree Preservation Proposal
Drawing A-4	Proposed Drainage Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Site Photos

**PLANNING DEPARTMENT
APRIL 2019**