

4.3 Site Operations

The operation hours of the Application Site are between 8:30am to 6pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials (timber and other building materials). To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

4.4 Drainage Proposal

Drainage facilities including 450mm peripheral U-channels and catchpits with sand trap are proposed to collect the surface runoff and divert them to the existing stream to the north of the Application Site. No surface runoff will be running from the Application Site to the nearby public road and drains. A drainage proposal is submitted (see **Appendix 4**) to show the proposed drainage design. The Applicants will provide the drainage facilities to the satisfaction of Drainage Services Department.

4.5 Landscape

The Application Site is partly covered with weeds along the northern, western and eastern boundaries. There are no existing trees within the Application Site. Meanwhile, existing trees of various species are found immediate outside the northern boundary of the Application Site. These existing trees will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development.

Meanwhile, the Application Site is located in an area of rural fringe landscape character predominated by storage / open storage yards, warehouses, workshops and vacant land, which are not in conflict with the proposed temporary structures. The proposed development is therefore considered not incompatible to the landscape character of the surrounding area.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, a Fire Service Installations (FSIs) proposal (see **Appendix 5**) is submitted together with this application. The Applicants will provide the FSIs to the satisfaction of Fire Services Department.

4.7 Environmental Considerations

The nature of the proposed development will merely involve the storage of construction materials (timber and other building materials). To minimize the possible environmental nuisance, the Applicants will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) The entire site boundary will be fenced off by 2.5m high corrugated metal fencing;
- (c) The loading / unloading activities will be located away from the residential dwellings;
- (d) The operating hours will be restricted from 8:30 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (e) No more than 4 round trips by goods vehicles daily to minimize the traffic and noise impact; and
- (f) 2 toilets will be provided onsite for staff. The waste generated will be removed on a regular basis by contractor to avoid any hygienic nuisance to the surroundings.

Additionally, it is noted that the Ping Che Egretty is located **about 85m to the east** of the Application Site. The Applicants will also adopt the following measures to avoid disturbance to the nearby Ping Che Egretty:-