

Attachment I
Responses-to-Comments table
addressing comments from the
Environmental Protection Department
(“EPD”) and Highways Department
(“HyD”)

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CONCRETE BATCHING PLANT
FOR A PERIOD OF 5 YEARS AT TSING YI TOWN LOT NO. 108 RP (PART)
ON THE APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/32
(APPLICATION NO. A/TY/151– FURTHER INFORMATION 1)**

Comments	Response(s)
<u>Environmental Protection Department (EPD)</u> Received on 4 June 2025	
1. The applicant should confirm whether the A&A works would result in changes in layout plan, the maximum daily production rate, and the total production capacity of the concrete batching plant.	The potential A&A works will not result in changes to the layout plan. The maximum daily production rate will be maintained at 2,880 m ³ , which is the same as in the last approved planning application No. A/TY/143. Additionally, regarding the total production capacity, the operation of the concrete batching plant will remain compliant with the permitted rate of the Specified Process Licence.
2. Section 5.8 (Page 11/13) of the planning statement, 1st line, subsection of Air - The statement should be revised as "... no additional emission sources have been identified, as there are no major changes to the current development, except for minor adjustments made for potential A&A Works."	The sentence has been revised accordingly. Please refer to section 5.8 of the planning statement.
3. The applicant to confirm whether there are no changes to the total production capacity of the concrete batching plant in addition to the maximum daily production rate.	The applicant hereby confirms that there will be no changes to the maximum daily production rate of the concrete batching plant, which will remain the same (i.e., 2,880 m ³) as in the last approved planning application No. A/TY/143. Additionally, regarding total production capacity, the operation of the concrete batching plant will remain compliant with the permitted rate of the Specified Process Licence.

Comments	Response(s)																																				
4. The applicant to confirm there is no change in site layout and the building layout, except for 3 additional private car parking spaces, and to prepare a comparison table for the Planning Application No. A/TY/143 and the current proposal in terms of development parameters.	<p>The applicant hereby confirms that there is no change to the site layout and the building layout, except for 3 additional private car parking spaces.</p> <p>The comparison table for Planning Application No. A/TY/143 and the current proposal, in terms of development parameters, is listed as follow:</p> <table><tr><th>Development Parameters</th><th>Last Approved Scheme A/TY/143 (i)</th><th>Current Application (ii)</th><th>Changes (ii) – (i)</th></tr><tr><td>Site Area</td><td>About 8,465m²</td><td>About 8,465m²</td><td>- no changes -</td></tr><tr><td>Covered Area</td><td>About 1,816.87m²</td><td>About 1,820m²</td><td>3.13m²</td></tr><tr><td>Site Coverage</td><td>About 21.46%</td><td>About 21.5%</td><td>0.04%</td></tr><tr><td>Gross Floor Area</td><td>About 2,415.58m²</td><td>About 2,420m²</td><td>4.42m²</td></tr><tr><td>Plot Ratio</td><td>About 0.285</td><td>About 0.29</td><td>0.005</td></tr><tr><td>Maximum Building Height of the Structure(s)</td><td>Not exceeding 34mPD</td><td>Not exceeding 35mPD</td><td>1mPD</td></tr><tr><td>No. of Private Car Parking Spaces</td><td>-</td><td>3</td><td>3</td></tr><tr><td>No. of Lorry Parking Spaces</td><td>35</td><td>35</td><td>- no changes -</td></tr></table>	Development Parameters	Last Approved Scheme A/TY/143 (i)	Current Application (ii)	Changes (ii) – (i)	Site Area	About 8,465m ²	About 8,465m ²	- no changes -	Covered Area	About 1,816.87m ²	About 1,820m ²	3.13m ²	Site Coverage	About 21.46%	About 21.5%	0.04%	Gross Floor Area	About 2,415.58m ²	About 2,420m ²	4.42m ²	Plot Ratio	About 0.285	About 0.29	0.005	Maximum Building Height of the Structure(s)	Not exceeding 34mPD	Not exceeding 35mPD	1mPD	No. of Private Car Parking Spaces	-	3	3	No. of Lorry Parking Spaces	35	35	- no changes -
Development Parameters	Last Approved Scheme A/TY/143 (i)	Current Application (ii)	Changes (ii) – (i)																																		
Site Area	About 8,465m ²	About 8,465m ²	- no changes -																																		
Covered Area	About 1,816.87m ²	About 1,820m ²	3.13m ²																																		
Site Coverage	About 21.46%	About 21.5%	0.04%																																		
Gross Floor Area	About 2,415.58m ²	About 2,420m ²	4.42m ²																																		
Plot Ratio	About 0.285	About 0.29	0.005																																		
Maximum Building Height of the Structure(s)	Not exceeding 34mPD	Not exceeding 35mPD	1mPD																																		
No. of Private Car Parking Spaces	-	3	3																																		
No. of Lorry Parking Spaces	35	35	- no changes -																																		

Comments	Response(s)							
	<table><tr><td>No. of Loading / Unloading Spaces</td><td>6</td><td>6</td><td>- no changes -</td></tr></table>				No. of Loading / Unloading Spaces	6	6	- no changes -
No. of Loading / Unloading Spaces	6	6	- no changes -					
	Please also refer to section 4.1 of the planning statement.							
5. The applicant to revise Planning Statement, Section 5.8 (Page 11/13) by adding “compared to those in the approved scheme No. A/TY/143” after “concrete batching plant” in Line 5 of the subsection for Air.	Line 5 of the subsection for Air has been revised accordingly.							
<u>Highways Department (HyD)</u> Received on 13 June 2025								
1. The vehicular access from Sai Tso Wan Road to the application site is not maintained by HyD and HyD is not going to take up the maintenance responsibility; and	Noted.							
2. Adequate drainage measures shall be provided to prevent surface water running from the application site to nearby public roads and drains.	As mentioned in section 5.8 under subsection – “Water Quality” of the planning statement, “ <i>The existing concrete batching plant has been designed to retain all wastewater and surface runoff within the facility, with all water collected in pits for recycling; thus, no water is discharged from the plant.</i> ”.							