
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD OF 5 YEARS IN “VILLAGE TYPE DEVELOPMENT” ZONE,**

**VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,
POK WAI, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Wing Lee New Energy Limited

Consultancy Team

R-riches Planning Limited



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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), Pok Wai, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development).
- The Site falls within an area zoned "Village Type Development" ("V") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/10. The Site occupies an area of 4,015 m² (about), including 73 m² (about) of GL. A total of 14 structures are proposed at the Site for various uses to support the proposed development with total gross floor area (GFA) of 1,145 m² (about). The remaining area is reserved for parking, loading/unloading (L/UL) spaces, circulation and product displaying areas.
- The Site is accessible from Castle Peak Road - Tam Mi. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - approval of the application would act as a pilot scheme to echo with the Government's policy on reducing carbon emissions;
 - no adverse impacts would be induced by the proposed development to the surrounding area;
 - the application is only on a temporary basis, approval of the application would not frustrate the long-term planning intention of the "V" zone; and
 - the proposed development is considered not incompatible with surrounding land uses.
- Details of development parameters are as follows:

Site Area	4,015 m ² (about), including 73 m ² of GL
Covered Area	770 m ² (about)
Uncovered Area	3,245 m ² (about)
Plot Ratio	0.29 (about)
Site Coverage	19 % (about)
Number of Structure	14
Total GFA	1,145 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,145 m ² (about)
Building Height	2 m - 8.23 m (about)
No. of Storey	1 - 2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗塋圍丈量約份第 104 約多個地段和毗鄰政府土地的規劃申請，於上述地點作「擬議臨時商店及服務行業連附屬設施及相關填土工程 (為期 5 年)」(擬議發展)。
- 申請地點所在的地區在《南生圍分區計劃大綱核准圖編號 S/YL-NSW/10》上劃為「鄉村式發展」地帶。申請地盤面積為 4,015 平方米 (約)，當中包括 73 平方米 (約) 的政府土地。申請地點將設 14 座構築物作不同種類的用途以配合擬議發展的營運，構築物的總樓面面積合共為 1,145 平方米 (約)，申請地點的其餘地方將預留作泊車位、上落貨車位、流轉空間及產品展銷用途。
- 申請地點可從青山公路潭尾段前往。擬議發展的作業時間為星期一至六上午九時至下午七時。星期日及公眾假期將不會作業。
- 擬議發展的申請理據如下：
 - 擬議發展將可作為對政府減少碳排放而達致「碳中和」的政策相呼應；
 - 擬議發展將不會對周邊環境作出負面影響；
 - 擬議發展只屬臨時性質，批出規劃許可將不會影響「鄉村式發展」用途地帶的長遠規劃意向；及
 - 擬議發展與周邊地方的用途並非不協調。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	4,015 平方米 (約)， 當中包括 73 平方米 (約) 的政府土地
上蓋總面積：	770 平方米 (約)
露天地方面積：	3,245 平方米 (約)
地積比率：	0.29 (約)
上蓋覆蓋率：	19% (約)
樓宇數目：	14 座
總樓面面積	1,145 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,145 平方米 (約)
構築物高度：	2 米 - 8.23 米 (約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Wing Lee New Energy Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B, 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part), 4042 RP (Part) in D.D. 104 and Adjoining GL, Pok Wai, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'. The Site currently falls within an area zoned "V" on the Approved Nam Sang Wai OZP No.: S/YL-NSW/10 (**Plan 2**). According to the Notes of the OZP, the proposed use is Column 2 use within the "V" zone, which requires planning permission from the Board.
- 1.3 In support of the proposed development, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 7**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

2. JUSTIFICATIONS

Approval of the application would act as a pilot scheme to echo with the Government's policy on reducing carbon emissions

- 2.1 According to the Hong Kong's Climate Action Plan 2050, the Government aims to drive Hong Kong into a new chapter of reducing carbon emissions by 26% - 36% against the 2005 baseline. Whilst one of the approaches to achieve the said target would be developing clean, sustainable and renewable energy with Hong Kong's local geographical and environmental constraint. The Government also endeavours to increase its share in the fuel mix for electricity generation to 7.5% to 10% by 2035 and further increase it to 15% subsequently through facilitating local renewable energy projects, regional cooperation and joint ventures. Existing projects range from a variety of locations, extents, types, etc., with different types of energy including solar, wind and others.
- 2.2 The applicant intends to operate a shop and services for the sale of electricity-powered construction machinery (i.e. excavator, generator etc.) and vehicles (i.e. private car, light, medium and heavy good vehicles, container vehicles, etc.); as well as to use the Site as showroom for demonstrating the latest 'intelligent parking system' to serve the general public and nearby locals and business operators.
- 2.3 The proposed development would facilitate the promotion of the use of electricity-powered machinery and vehicles by offering showroom spaces at the Site to showcase the applicant's latest products. The applicant's proposal would echo with the Government's intention to reduce carbon emission progressively of which, the proposed development could act as a pilot scheme to support the development and usage of green energy in New Territories.

No adverse impacts would be made to the surrounding environments

- 2.4 The Site had previously been occupied by open storage use before the first Gazettal of the Nam Sang Wai Interim Development Permission Area Plan in 1990 and had continued till 2024 (**Plan 4**). The 'open storage' use that was previously in operation at the Site inevitably caused nuisance to the sensitive receivers in the vicinity.
- 2.5 The proposed development only involves of the sales and showcasing of the electricity-powered product which would not create adverse impacts towards the surrounding environment. As enclosed structures are proposed for shop and services use within the Site; fencing is also provided alongside the site boundary, hence, potential adverse impacts (i.e. traffic, visual, landscape, etc.) would not be anticipated to the surrounding area.

Approval of the application would not frustrate the long-term planning intentions of "V" zone

- 2.6 Although the Site falls within an area zoned "V" on the Approved Nam Sang Wai OZP No.: S/YL-NSW/10, no Small House application is being processed within the Site by the Lands Department. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "V" zone and would better utilise deserted land in the New Territories.
- 2.7 The planning intention of the "V" zone is *designate both existing recognized villages and areas of land considered suitable for village expansion. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.* As the proposed development (shop and services) is intended to serve the needs of the nearby brownfield operators and potential customers who would be interested in electricity-powered products, the proposed development is considered in line with the planning intention of the "V" zone.
- 2.8 Furthermore, similar applications for 'shop and services' use within the same "V" zone were approved by the Board in the vicinity of the Site in the past five years. Across 640m north of the Site is the application site of two approved planning applications (Nos. A/YL-NSW/289 and 323) for proposed temporary shop and services (real estate agency) with ancillary facilities. Therefore, approval of the current application would not set undesirable precedent within the same "V" zone.

The proposed development is not incompatible with surrounding land uses

- 2.9 As the Site is surrounded by open storage yards, temporary structures for warehouses, workshops, residential development formed by groups of village houses, shop and services, etc., the proposed development with low-rise temporary structures and large uncovered spaces is considered not incompatible with the surroundings.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire service and drainage aspects to minimise potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 2.5 km northeast of Yuen Long MTR Station; and 3.3 km northeast of Kam Sheung Road MTR Station.

Accessibility

- 3.2 The Site is accessible from Castle Peak Road - Tam Mi (**Plan 1**).

Existing Site Condition

- 3.3 The Site is already hard-paved. No vegetation or existing tree is found within the Site (**Plans 1, 3 and 4**).

Surrounding Area

- 3.4 The Site and its surroundings comprises of vegetated and filled land, open storage yards and temporary structures for warehouse and residential uses as well as village settlements. (**Plans 1, 3 and 4**).
- 3.5 To its immediate north is village settlements of Pok Wai and Merry Garden. To its further north are vegetated land and some open storage yards.
- 3.6 To its immediate east is Castle Peak Road - Tam Mi. Across which is San Tin Highway and San Tam Road. To its further east are some temporary structures, as well as an eating place and vacant land covered by vegetation and woodland.
- 3.7 To its immediate south comprises of land covered by vegetation, village settlements of Wing Kei Tsuen. To its further south is the site of the Yuen Long Tam Mei Construction Sector Imported Labour Quarters.
- 3.8 To its immediate west is Pok Wai Road and a stream, across which is unused land covered by vegetation and woodland. To its further west are temporary structures for warehouse/workshop uses and open storages.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "V" on the Approved Nam Sang Wai OZP No.: S/YL-NSW/10 (**Plan 2**). According to the Notes of the OZP, the proposed use is a Column 2 use within "V" zone, which will require planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "V" zone is *designate both existing recognized villages and areas of land considered suitable for village expansion. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.*

Previous Application

- 4.4 The Site is the subject of four previously approved S.16 planning applications (Nos. A/DPA/YL-NSW/26, A/YL-NSW/3, 6 and 150) for different uses (i.e. comprehensive development including residential with recreation facilities, a holiday centre for elderly and a nature reserve; covered storage; passive recreational and supporting residential development and a nature reserve; and open storage of containers, respectively). The latest application for a different use (No. A/YL-NSW/150) was approved by the Board in 2004.

Similar Application

- 4.5 Similar applications for shop and services use within the same "V" zone were approved by the Board in the vicinity of the Site in the past five years. Across 640m north of the Site is the application site of two approved planning applications (No. A/YL-NSW/289 and 323) for proposed temporary shop and services (real estate agency) with ancillary facilities.

Land Status of the Site

- 4.6 The Site falls mostly on private lots, i.e. 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B , 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part), 4042 RP (Part) in D.D. 104), with total land area of 3,942 m² (about) of Old Schedule Lots held under Block Government Lease, as well as a minor portion (i.e. 73 m² (about)) of adjoining GL (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to

the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 4,015 m² (about), including 73 m² of GL (about). Details of development parameters are shown at **Plan 5** and **Table 1** below:

Table 1 - Development Parameters of the Proposed Development

Site Area	4,015 m ² (about), including 73 m ² of GL (about)
Covered Area	770 m ² (about)
Uncovered Area	3,245 m ² (about)
Plot Ratio	0.29 (about)
Site Coverage	19 % (about)
Number of Structure	14
Total GFA	1,145 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,145 m ² (about)
Building Height	2 m - 8.23 m (about)
No. of Storey	1 - 2

- 5.2 A total of 14 1 to 2-storey structures are proposed at the Site for showroom, reception, office, meter room, FS pump room, automatic parking system sample, transformer and switch room, charging dock, meter box, electric generator, charging station, guard house and advertisement board uses with total GFA of 1,145 m² (about).
- 5.3 Ancillary facilities, including meter room, FS pump room, transformer and switch room, meter box, electric generator, charging station and guard house are for providing indoor workspace for administrative staff to support the daily operation of the Site, providing additional electricity for product demonstration and security purpose. The remaining open area is reserved for product display area, circulation space, parking spaces and L/UL space (**Plan 5**). Details of proposed structure are shown at **Table 2** below:

Table 2 - Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
B1	Meter Room	1 m ² (about)	1 m ² (about)	2.5 m (about) (1-storey)
B2	Reception, Showroom and Office	217 m ² (about)	409 m ² (about) ¹	8.23 m (about) (2-storey)
B3	Showroom and Office	190 m ² (about)	373 m ² (about) ²	5.1 m (about) (2-storey)
B4	FS Pump Room and Water Tank	36 m ² (about)	36 m ² (about)	4.5 m (about) (1-storey)
B5	Showroom	108 m ² (about)	108 m ² (about)	4.5 m (about) (1-storey)
B6	Automatic Parking System Sample	93 m ² (about)	93 m ² (about)	3.8 m (about) (1-storey)
B7	Transformer and Switch Room	62 m ² (about)	62 m ² (about)	3.7 m (about) (1-storey)
B8	Charging Dock	1 m ² (about)	1 m ² (about)	2 m (about) (1-storey)
B9	Meter Box	1 m ² (about)	1 m ² (about)	2 m (about) (1-storey)
B10	Electric Generator	7 m ² (about)	7 m ² (about)	2 m (about) (1-storey)
B11	Charging Station	38 m ² (about)	38 m ² (about)	6.2 m (about) (1-storey)
B12	Transformer	3 m ² (about)	3 m ² (about)	2.5 m (about) (1-storey)
B13	Guard House	4 m ² (about)	4 m ² (about)	3 m (about) (1-storey)
B14	Advertisement Board	9 m ² (about)	9 m ² (about)	4 m (about) (1-storey)
Total		770 m² (about)	1,145 m² (about)	

¹ GFA of Structure B2 is calculated as: 8 m² of Rain Shelter + 27 m² of Staircase and 2 levels of 187m² of enclosed structure.

² GFA of Structure B3 is calculated as: 7 m² of Rain Shelter and 2 levels of 183m² of enclosed structure.

Operation Modes

- 5.4 The Site will be used as 'shop and services' use for the sales and showcasing of electricity-powered construction machinery (e.g. excavators, generators, etc.), vehicles and intelligent parking system. Large amount of uncovered area is proposed at the Site for displaying the aforesaid products; whilst the supporting facilities (i.e. charging station, charging deck, etc.) are also displayed at the Site (**Plan 5**). The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. It is estimated that the proposed development will attract not more than 15 visitors per day. Advanced booking would be required by visitors to access the Site.

Filling of Land

- 5.6 The entire Site has already been covered with existing hard-paving (concrete) of not more than 0.3 m in depth. The application serves to regularise the existing hard-paving, where the existing level is +5.8 mPD (**Plan 6**). The filling of land is intended to facilitate a flat surface for manoeuvring of vehicle, vehicle parking and loading/unloading spaces and site formation for the erection of structures. Hence, the hard-paving is considered necessary and has been kept to minimal for the necessary operation of the proposed development.

Minimal Traffic Impact

- 5.7 The Site is accessible from Castle Peak Road - Tam Mi (**Plan 1**). A 10 m (about) wide vehicular ingress/egress is proposed at the southeastern boundary of the Site. A total of 9 parking and L/UL spaces will be provided (**Plan 5**). Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 - Provision of Parking and L/UL Spaces

Type of Parking Spaces	No. of Spaces
Parking Spaces for Private Cars (PC) - 2.5 m (W) x 5 m (L)	8
Type of L/UL Spaces	No. of Spaces
L/UL Spaces for Container Vehicles (CV) - 3.5 m (W) x 16 m (L)	1

- 5.8 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plans 7**). Staff will be deployed to station at the ingress/egress of the Site to direct vehicles entering/exiting the Site to enhance pedestrian safety.

- 5.9 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 4** below:

Table 4 - Estimated Trips Generation and Attraction

Time Period	Trips Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 - 10:00)	4	0	1	0	5
Trips at <u>PM Peak</u> (18:00 - 19:00)	0	4	0	1	5
Average Trip/Hour (10:00 - 18:00)	2	2	0	0	4

- 5.10 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.11 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.12 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.13 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.14 No old and valuable tree or protected species has been identified at the Site. Majority of the Site area will be disturbed due to erection of structures. The remaining area will be affected by the proposed hard-paving works for vehicle parking spaces, loading/unloading spaces and vehicle circulation purpose.

Minimal Drainage Impact

- 5.15 The applicant will review the drainage arrangements for the proposed development and consequently submit a drainage proposal after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.16 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

6. CONCLUSION

- 6.1 The applicant intends to operate the proposed development to promote the use of electricity-powered machinery and vehicles, which echoes with the Government's intention to reduce carbon emission progressively of which, the proposed development could act as a pilot scheme to support the development and usage of green energy in New Territories by providing a showroom for green commercial vehicles so as to enhance the understanding for potential users and operators.
- 6.2 Although the proposed development is not entirely in line with the long-term planning intentions of the "V" zone, there is no Small House application is being processed within the Site by the Lands Department, nor active wetlands found within the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, formed land, domestic/temporary structures, village type development and fallow agricultural land, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Furthermore, similar applications (i.e. shop and services) had been approved by the Board within the last 5 years within the same "V" zone. Therefore, approval of the current application would not set an undesirable precedent within the "V" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant (i.e. submission and implementation of drainage and FSIs proposals), upon obtaining planning approval. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

R-riches Planning Limited

July 2025