

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H14/83**

<b><u>Applicant</u></b>	Hong Kong Telecommunications Limited
<b><u>Site</u></b>	Government Land adjacent to the existing Mount Nicholson Microwave Station, The Peak
<b><u>Site Area</u></b>	about 144.21m <sup>2</sup>
<b><u>Land Status</u></b>	Government Land
<b><u>Plan</u></b>	Approved The Peak Area Outline Zoning Plan (OZP) No. S/H14/13
<b><u>Zoning</u></b>	“Green Belt” (“GB”)
<b><u>Application</u></b>	Proposed Public Utility Installation (Telecommunications Radio Base Station)

**1. The Proposal**

- 1.1 The applicant seeks planning permission for installation of a proposed telecommunications radio base station (TRBS) on the application site (the site) near the existing Mount Nicholson Microwave Station. The site falls within an area zoned “GB” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “GB” zone, the proposed TRBS (as a standalone structure) is regarded as ‘Public Utility Installation’ use, which requires planning permission from the Town Planning Board (the Board).
- 1.2 The site was involved in a previous application (No. A/H14/71) for the same applied use, which was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 9.11.2012. The planning permission was lapsed on 10.11.2016. The site is still a vacant government land.
- 1.3 The proposed TRBS comprises eight antenna mounted on a pole of 15.5m (441.4mPD) high and 7 sets of equipment cabinet resting on a concrete footing with an area of about 38.5m<sup>2</sup>. The excavation area for the proposed concrete footing is about 144.21m<sup>2</sup> (**Drawings A-1 to A-5**). The transportation of construction materials to the site is mainly by manpower, while large size materials will be transported by helicopter. The proposed drop-off area of helicopter services and temporary alternative footpath during construction period are at **Plan A-2a**. A comparison of the proposed TRBS under the

previously approved application and the current application is shown in the table.

	<b>Previously Approved Application No. A/H14/71</b>		<b>Current Application</b>	
<b>Site Area/ Excavation Area (m<sup>2</sup>)</b>	92.56		144.21	
<b>Area of Concrete Footing (m<sup>2</sup>)</b>	38.5		38.5	
<b>Items</b>	<b>Nos.</b>	<b>Dimensions (m)</b>	<b>Nos.</b>	<b>Dimensions (m)</b>
Equipment Cabinet	5	1.5(L)x 1(W)x 2.3(H)	5	1.5(L)x 1(W)x 2.3(H)
Electrical Cabinet for Electricity Supply and Meters (ELE BOX)	1	1.5(L)x 1(W)x 2.3(H)	1	2.35(L)x 1(W)x2.3(H)
Telephone Cabinet (TEL CAB)	1	0.6(L)x 0.4(W)x1(H)	1	0.6(L)x0.4(W)x1(H)
Antennae Pole 1		12(H)		15.5(H)
- Microwave Antenna	6	0.673(Dia.)	4	0.399(L)x0.196(W)x 1.599(H)
- Antenna	4	0.37(L)x 0.185(W)x1.58(H)	4	0.44(H)x 0.75(Dia.)
Antennae Pole 2		15(H)	N/A	
- Microwave Antenna	6	0.673(Dia.)		
- Antenna	4	0.37(L)x 0.185(W)x 1.58(H)		

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

- (a) Application form received on 3.3.2021 **(Appendix I)**
- (b) Supporting planning statement **(Appendix Ia)**
- (c) Supplementary information received on 10.3.2021 **(Appendix Ib)**
- (d) Further information (FI) received on 20.4.2021 providing responses to departmental comments<sup>#</sup> **(Appendix Ic)**
- (e) FI received on 23.4.2021 clarifying the location of the proposed TRBS on the photomontages of the Visual Impact Assessment (VIA)<sup>#</sup> **(Appendix Id)**

<sup>#</sup>*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 supplementary information and FIs (**Appendices Ib to Id**). They can be summarised as follows:

- (a) The proposed TRBS aims to improve the mobile phone coverage at hill-top and nearby hiking trails which are frequently used by hikers and visitors. In addition to improving mobile phone coverage, the proposed TRBS would also provide microwave transmission to improve data transmission for area without Fast Ethernet for broadband service such as Wong Chuk Hang. The proposed TRBS would also be shared by most mobile phone operators including CSL Mobile Limited, Hutchison Telecom Hong Kong, SmarTone Mobile Communications Limited and China Mobile Hong Kong Company Limited. The proposed location is the best location which fits the technical requirements of most mobile phone operators and existing users of the hill-top.
- (b) The TRBS would be erected on a vacant land where no trees will be fallen and trimmed during its construction and operation. Mitigation measures such as the proposed antenna pole would be painted in grey or green to harmonise with the adjacent environment to minimise visual impact on the surrounding areas. The applicant undertakes to reinstate the area.
- (c) The site is not close to the larval food plant of the rare butterfly species and the proposed TRBS would not affect the living environment and habitat of the butterfly species. All construction works would be limited within the site and no heavy machines would be used. Environmental and ecological impacts would be minimal with implementation of good site practices during construction period, such as regular cleaning and erection of protection hoardings, etc. In order to minimise the potential impact on the rare butterfly species, the applicant would confirm the location of all *Aristolochia mollis* (柔毛馬兜鈴) in the vicinity of the site before commencement of construction work. The construction work would not be carried out during the breeding season of the rare butterfly species *Byasa confusus* (中華麝鳳蝶) (i.e. between March and November). During the construction, the impacts from the works could be minimised by the implementation of good site practice, such as regular cleaning, erection of protection hoarding, etc.
- (d) No adverse fire safety issue as its construction does not have detrimental and undesirable effect on the surrounding. It is also fire hazard free as it is unmanned and maintenance free except for routine inspection.
- (e) A previous planning approval (Application No. A/H14/71) for the same applied use was granted by the Committee on 9.11.2012 and valid until 9.11.2016. On 3.1.2011, the applicant submitted a Short Term Tenancy (STT) application to the Lands Department (LandsD) and the application is still being processing by LandsD. The current application is similar to the previous planning approval with some minor changes on the design in order to fit the site environment.
- (f) To fit the existing site conditions, the thickness of concrete footing has been changed. A larger excavation area of 144.21m<sup>2</sup> (+51.65m<sup>2</sup>/+36% compare with the previously approved excavation area of 92.56m<sup>2</sup>) is required for construction of the concrete footing of 38.5m<sup>2</sup> (same area as previous approval). Besides, a small eastern portion of the excavation area falls within the reserved site for Hilltop Trigonometrical Station No. 260 (**Plan A-2a**). The on-site construction works would take about 2-3 months and thus the encroachment is temporary. The proposed concrete footing would not affect the line of sight or encroach on the

reserved site of the Station.

- (g) A temporary alternative footpath would be provided during the construction period and the existing footpath would be reinstated after the construction (**Plan A-2a**). The applicant would share the maintenance cost of footpath with other users in the area. Licence from the Office of the Communications Authority (OFCA) would be obtained prior to the operation of the TRBS. Metal chain link fencing would be installed along the proposed concrete footing and the proposed TRBS would not create additional security issue to other existing users near the site.

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

As the site involves government land only, the ‘owner’s consent/notification’ 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) is not applicable to the application.

### **4. Town Planning Board Guidelines**

The Town Planning Board Guidelines No. 10 for ‘Application for Development within “GB” zone under section 16 of the Town Planning Ordinance’ (TPB-PG No. 10) is relevant to this application. The relevant assessment criteria are summarised as follows:

- (a) there is a general presumption against development in “GB” zone;
- (b) applications for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning ground. The scale and intensity of the proposed development should be compatible with the character of surrounding areas;
- (c) applications for public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available;
- (d) the proposed development should be compatible with the surrounding area and should not involve extensive clearance of existing natural vegetation, affect natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds; and
- (g) any proposed development on a slope or hillside should not adversely affect slope stability.

**5. Previous Application**

The site is the subject of a previous application (No. A/H14/71) submitted by the same applicant for the same applied use. The application was approved with conditions by the Committee on 9.11.2012 on the consideration that the proposed TRBS complied with the TPB PG-No. 10 in that the proposed location is considered suitable for improvement of mobile telephone coverage in the area and the proposal has the support of the OFCA; the proposed TRBS is relatively small in scale and compatible with the surrounding areas; and would not involve in extensive clearance of existing vegetation, affect natural landscape or cause any adverse visual impact on the surrounding environment. The planning permission was lapsed on 10.11.2016. Details of the previous application is at **Appendix II**.

**6. Similar Application**

There is a similar planning application (No. A/H14/56) for a proposed equipment and electrical & mechanical building for digital terrestrial television broadcasting services adjacent to the site within the “GB” zone on the OZP (**Plan A-2**). The application was approved with conditions by the Board upon review on 17.10.2008 mainly on the grounds that the proposed development complied with the TPB PG-No. 10 in that the proposed location is considered suitable and the proposal has the support of the OFCA; the proposed equipment building is small in scale; and no significant impact on natural vegetation. Details of the application are at **Appendix III**.

**7. The Site and Its Surrounding Area  
(Plans A-1, A-2 and A-2a and site photos on Plans A-3 to A-5)**

7.1 The site is:

- (a) a small piece of vacant land situated at a hilltop of Mount Nicholson;
- (b) largely barren with some shrubs on the western part; and
- (c) accessible by a steep footpath leading from Black’s Link.

7.2 The surrounding area has the following characteristics:

- (a) the Mount Nicholson Microwave Station is located to the immediate east, and TVB’s Equipment and E&M building and Mount Nicholson TV Transposer Station are located to the further east of the site; and
- (b) there are natural terrains covered with dense natural vegetation on the surrounding hill slopes.

## **8. Planning Intention**

The planning intention of the “GB” zone is primarily for the conservation of the existing natural environment amid built-up areas/on the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

## **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/Hong Kong East (DLO/HKE), LandsD:

- (a) the site falls within unleased and unallocated Government land with a small portion at the eastern side falling within the reserved site for Trigonometrical Station No. 260 (**Plan A-2a.**);
- (b) should the application be approved, application for the direct grant of STT for the proposed TRBS will be further considered by LandsD. However, there is no guarantee that such STT will be approved. If such STT is approved by LandsD, it will be subject to such terms and conditions, including, among others, the payment of rent/or fee, as considered appropriate by LandsD.

9.1.2 Comments of the Senior Land Surveyor/Geodetic (SLS/Geodetic), LandsD:

- (a) It is noted that the concerned portion would be reinstated after construction works and the permanent structure would not cause loss of line of sight or encroachment of the Trigonometrical Station No. 260;
- (b) No objection to the application subject to the following:
  - (i) No structures shall be built to cause obscurity in the directions of the existing ray of observation between the Trigonometrical Station No. 260 and other geodetic survey control stations without the consent of SLS/Geodetic, LandsD; and
  - (ii) The existing Trigonometrical Station No. 260 shall not be disturbed by any site activities. If the Trigonometrical Station No. 260 is found disturbed by the applicant, any expenses so incurred for the purpose of the re-establishment of the Trigonometrical Station No. 260 shall be disbursed by the

applicant.

### **Nature Conservation**

9.1.3 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) according to site inspection, the site is mainly vacant with limited vegetation of common species. The area in the vicinity is well wooded in nature;
- (b) the plant *Aristolochia mollis* (柔毛馬兜鈴), which is one of the larval food plant of a rare butterfly species *Byasa confusus* (中華麝鳳蝶), is found on the fence of the existing Mount Nicholson Microwave Station (**Plan A-2a**). Although the plant concerned is at some distance from the site, the applicant should confirm the location of all the *Aristolochia mollis* in the vicinity of the site before the commencement of construction works, implement measures throughout the construction stage to avoid affecting the plants, and remind the workers not to harm any of them throughout the construction period;
- (c) as the proposed works will be confined within the site and mitigation measures have been proposed, ecological impact assessment is considered not necessary; and
- (d) should the application be approved, approval condition on the submission of an ecological mitigation proposal prior to the commencement of construction works, including but not limited to the engagement of an ecologist to confirm the location of *Aristolochia mollis* within and in the vicinity of the application site, scheduling of works outside the active period of *Byasa confusus*, and the implementation of the mitigation measures identified therein during the construction period to the satisfaction of the DAFC or of the Board.

### **Architectural and Visual Aspects**

9.1.4 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchsD):

No adverse comment from architectural and visual point of view with reference to the photomontages, the proposed TRBS may not be incompatible with the adjacent three existing radio base stations with similar scale and height (**Drawings A-6 to A-11**).

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Judging from the submitted visual impact study (Appendix 5 of **Appendix Ia**), the proposed TRBS will unlikely cause significant visual effect to the distant viewers.

### **Landscape Aspect**

#### 9.1.6 Comments of CTP/UD&L, PlanD:

- (a) no objection to the application from the landscape planning perspective;
- (b) based on aerial photo of 2020 and site photos dated 22.3.2021, majority of the site is vacant covered by patches of wild grass, some existing trees/vegetation of common species are observed in close proximity to the western boundary. No significant sensitive landscape resource is observed within the site. Therefore, significant adverse landscape impact arising from the proposed TRBS is not anticipated; and
- (c) the site is located to the immediate west of the existing Mount Nicholson Microwave Station, the proposed use is considered not entirely incompatible with the surrounding environment.

### **Telecommunication Aspect**

#### 9.1.7 Comments of the Director-General of Communications, OFCA (DG of C, OFCA):

- (a) no comment on the application; and
- (b) his office has received comments from the users of the three existing radio base stations at Mount Nicholson:
  - (i) Radio Television Hong Kong (RTHK) raised that the proposed TRBS will block the existing footpath to the Mount Nicholson TV Transposer Station. The applicant should be responsible to construct a permanent footpath to Mount Nicholson TV Transposer Station for compensation. The co-site user(s) of the proposed TRBS shall be responsible to share the maintenance cost (e.g. grass cutting cost) of the footpath from foothill to the stations on Mount Nicholson in the future.
  - (ii) The Hong Kong Electric Company Limited (HKE) raised that additional physical security measures should be implemented by the applicant in order to prevent trespassing from the proposed TRBS to Mount Nicholson Microwave Station. The radio equipment to be installed at the proposed TRBS shall be pre-approved by OFCA/co-site users with details of the frequency and power. The signal should not transmit directly towards Mount Nicholson Microwave Station and should not



cause radio interference affecting HKE's radio equipment. The applicant shall provide official contact information to co-site users via OFCA, the contact should be reachable round-the-clock particularly during the construction of TRBS and commissioning of their radio equipment.

- (iii) Television Broadcasts Limited (TVB) has no adverse comment on the application if its transmission does not affect TVB's reception and transmission. The applicant is reminded to share the cost for maintenance of footpath, i.e. grass cutting and replacement of aged wooden steps once their radio site are built.

### **Building Aspect**

9.1.8 Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) no comment on the application; and
- (b) the applicant should be advised that any building works to be carried out shall in all respects comply with the provisions of the Buildings Ordinance (BO). Detailed checking for compliance with the BO will be made upon building plans submission.

### **Fire Safety**

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

- (a) no objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of D of FS;
- (b) in consideration of the design/nature of the proposed structures, 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:
  - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (c) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority.

### **Water Supplies**

9.1.10 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application; and
- (b) as the site is within water gathering ground, the conditions as set out in the “Conditions for Working within Water Gathering Grounds” should be complied with.

### **Electricity Safety**

9.1.11 Comments of the Director of Electrical and Mechanical Services (DEMS):

No comment on the application from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. HKE) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant is reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

### **Others**

9.1.12 Comments of the Commissioner for Heritage and Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO):

- (a) No comment on the application.
- (b) With regard to the public comment expressing concern on the possible impact on a historical relics (i.e. The Japanese War Memorial 忠靈塔), AMO does not have information to establish the direct link between the historical relics and the site.

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

- (a) Commissioner for Transport;
- (b) Chief Highway Engineer/Hong Kong, Highways Department;
- (c) Project Manager/South, Civil Engineering and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD;
- (e) Chief Engineer, Hong Kong & Islands, Drainage Services Department;

- (f) Director of Environmental Protection;
- (g) Director of Health;
- (h) Director of Leisure & Cultural Services;
- (i) Commissioner of Police; and
- (j) District Officer (Wan Chai), Home Affairs Department.

## **10. Public Comments Received During Statutory Publication Period**

On 12.3.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 7.4.2021, a total of 53 public comments were received, including 1 support, 26 object to and 26 expressing adverse views on the application (**Appendix IV**).

- (a) An individual support the application for the improvement of mobile network in the area.
- (b) Kadoorie Farm & Botanic Garden Corporation, The Conservancy Association, Green Power and 環保協進會鳳園蝴蝶保育區 as well as the individual members of the public express their concerns on/object to the application mainly from the nature conservation aspect, in which the potential impacts would be brought to the rare butterfly species, particularly *Byasa confusus* (中華麝鳳蝶) and its larval food plant *Aristolochia mollis* (柔毛馬兜鈴) found in close proximity of the site. Ecological impact assessment, tree and vegetation survey and mitigation measures during the construction period should be submitted in order to demonstrate that the proposed TRBS would have no adverse ecological and nature conservation impacts, while some of them suggesting the applicant to identify other suitable location for the proposed TRBS.
- (c) An individual also objects to the application on grounds that the site might be involved in some historical relics.
- (d) RTHK and HKE express their concerns on the blockage to the existing footpath, security issue and slope maintenance responsibility.

## **11. Planning Considerations and Assessment**

- 11.1 The application is to seek planning permission for a proposed TRBS at the site which is zoned “GB” on the OZP. According to the applicant, the site is the best location which fits the technical requirements of most mobile phone operators and existing users of the hill-top. While there is a general presumption against development within the “GB” zone, the proposed TRBS generally complies with the TPB PG-No. 10 in that the proposed TRBS is considered essential as it is intended to improve mobile telephone coverage in the area and no alternative location is available within the proposed coverage plan. In this regard, DG of C of OFCA has no comment on the proposal.

- 11.2 The proposed TRBS comprises an antenna pole (in grey or green) of 15.5m (441.4mPD) high and 7 sets of equipment cabinet resting on a concrete footing with an area of about 38.5m<sup>2</sup>. The proposed installation is relatively small in scale and compatible with the surrounding areas. It would not involve in clearance of existing vegetation, affect the natural landscape, or cause any adverse visual impact on the surrounding environment. An alternative footpath would be temporarily provided and the existing footpath would be reinstated upon the completion of construction works. As compared with the previously approved scheme, the proposed development has similar development parameters. Relevant government departments, including CA/CMD2 of ArchSD, CTP/UD&L of PlanD and C for T have no objection to or no adverse comment on the application.
- 11.3 According to DAFC, the larval food plant *Aristolochia mollis* (柔毛馬兜鈴) is found in the fence of the existing Mount Nicholson Microwave Station which are at some distance from the site (**Plan A-2a**). In order to minimise possible impacts on the rare butterfly species, the applicant has proposed to undertake some mitigation measures during construction period as detailed in paragraph 2(c) above. As suggested by DAFC, relevant approval conditions in paragraph 12.2 below are recommended to ensure that appropriate mitigation measures would be undertaken throughout the construction period to minimise the impact on *Byasa confusus*.
- 11.4 Given that a previous approval for the same applied use had been granted to the site and a similar application at the adjacent site have also been approved by the Committee before, approval of the current application is in line with the Committee's previous decisions.
- 11.5 A total of 53 public comments received on the application during the statutory publication period as summarised in paragraph 10 above. The planning considerations and assessment in paragraphs 11.1 to 11.4 above and the departmental comments in paragraph 9 above are relevant. Regarding the concerns of existing users (i.e. RTHK, HKE and TVB) of the adjacent radio base stations on footpath/slope maintenance responsibility and security issue, the applicant has addressed their concerns and clarified that the maintenance cost of footpath would be shared with other users in the area and fencing would be installed along the proposed concrete footing. As for the public concern on historic relics, as advised by AMO, there is no information to establish a direct link between the historical relics ( i.e. 忠靈塔) and the site.

## **12. Planning Department's Views**

- 12.1 Based on the assessment made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 30.4.2025, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is

commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference.

Approval Conditions

- (a) the submission of an ecological mitigation proposal prior to the commencement of construction works, including but not limited to the engagement of an ecologist to confirm the location of *Aristolochia mollis* within or in the vicinity of the application site, and scheduling of works outside the active period of *Byasa confusus*, to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board;
- (b) the implementation of the mitigation measures identified in approval condition (a) above throughout the construction period to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board; and
- (c) the provision of water supplies for fire fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

12.3 There is no strong reason to recommend rejection of the application.

**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 date when the validity of the permission should expire.
- 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**

<b>Appendix I</b>	Application form received on 3.3.2021
<b>Appendix Ia</b>	Supporting planning statement
<b>Appendix Ib</b>	Supplementary information received on 10.3.2021
<b>Appendix Ic</b>	Further information received on 20.4.2021
<b>Appendix Id</b>	Further information received on 23.4.2021
<b>Appendix II</b>	Previous application
<b>Appendix III</b>	Similar application

<b>Appendix IV</b>	Public comments
<b>Appendix V</b>	Recommended advisory clauses
<b>Drawings A-1 to A-12</b>	Location plan, technical drawings and photomontages submitted by the applicant
<b>Plan A-1</b>	Location plan
<b>Plans A-2 and A-2a</b>	Site Plans
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4 and A-5</b>	Site Photos

**PLANNING DEPARTMENT  
APRIL 2021**