

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-PL/2

<u>Applicant:</u>	Master Mind Development Limited represented by Townland Consultants Limited
<u>Site:</u>	Various Lots in D.D. 368, Pak Lap, Sai Kung, New Territories
<u>Site Area:</u>	About 3,723m ²
<u>Lease:</u>	Old Schedule Agricultural Lot held under Block Government Lease
<u>Plan:</u>	Draft Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/3 ¹
<u>Zoning:</u>	“Agriculture” (“AGR”)
<u>Application:</u>	Proposed Temporary Place of Recreation, Sports or Culture and Tent Camping Ground with Ancillary Storage for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture and tent camping ground with ancillary storage for a period of three years at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “AGR” on the OZP. According to the Notes of the OZP, temporary uses not exceeding a period of three years require planning permission from the Town Planning Board (the Board), notwithstanding that the use of development is not provided for in terms of the OZP.
- 1.2 The Site is currently largely paved with parts covered by artificial grass. According to the applicant (**Drawing A-1**), the proposed development mainly consists of three portions:
 - (a) northern portion (mostly hard paved and covered by artificial lawn) – proposed outdoor tent area with an one-storey (2.6m) block for ancillary storage for the proposed recreation and leisure activities, with an area of about 10.5m². In addition, six portable toilets each covering an area of about 1.44m² are proposed, but more portable toilets may be deployed as required. A “Garden Yard” is proposed at the northern tip of the Site;

¹ According to section 6H of the Town Planning Ordinance (the Ordinance), the draft OZP should be read as including the amendment as shown on Plan No. R/S/SK-PL/3-A2

- (b) central portion (partly unpaved) – proposed “Fruit Zone” and “Outdoor Activity Zone & BBQ Area”. Catering and/or barbecue may be provided by portable grill stands; and
 - (c) southern portion (mostly hard paved) – proposed two 1-storey (3.1m) tents with a total covered area of about 234m² for holding activities and weather protection, three 1-storey (2.6m) blocks with a total floor area of about 44.5m² for ancillary storage, and 2 open-air storage areas for activities with a total area of 260m².
- 1.3 A maximum of 60 overnight campers will be accommodated in 2-4-person tents at the Site, while the maximum number of staff is 30. As part of the Site has already been paved, no land filling and/or excavation are proposed. No limitation on operating hours is proposed while the applicant indicates that the events will be held a few times a year mainly during weekends from the afternoon to the early evening.
- 1.4 For transportation arrangement, a shuttle bus service using 28-seat bus is proposed between Sai Kung Town and Sai Kung Man Yee Road for pre-registered participants. After getting off at Sai Kung Man Yee Road, the participants would then access the Site on foot via a footpath.
- 1.5 There is no information in the submission on drainage proposal and details of sewage treatment apart from placing six/or more portable toilets in the northern portion of the Site.
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 4.8.2021 (Appendix I)
 - (b) Supplementary Planning Statement (SPS) (Appendix Ia)
 - (c) Supplementary Information dated 6.8.2021 (Appendix Ib)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in section 5 of the SPS at **Appendix Ia**. They can be summarized as follows:

- (a) the proposed development has high potential to capitalize both the natural and cultural resources of Pak Lap and can create synergy with the surrounding tourist attractions by providing recreational activities complementary to the natural scenic attractions;
- (b) the applicant has recently created a temporary farm adjacent to the Site with guided tours which was well received by the public. The proposed development would provide a suitable location for various leisure and recreational activities. It is also a direct response to revitalize the tourism industry amidst the pandemic;
- (c) the applicant has been cooperating with the villagers, who are in support of the proposed development as it is an initiative to reinvigorate the village;

- (d) waste management implemented by the applicant can support the activities in the proposed development while also benefit the public by improving local health and hygiene. For example, the beach clean-up activities organized by the applicant shows genuine effort to improve the environment and ecology of the area;
- (e) the proposed development consists of only removable structures with no impact to the environment. Thus the proposed development will not undermine the long-term planning intention of the Site, whilst enabling short-term benefits for the public and the local community;
- (f) the proposed development, which is temporary and small-scale in nature, is fully compatible with the surrounding uses. The proposed development would beautify the environment by landscaping; and
- (g) adverse traffic, environmental, ecological and sewerage impacts are not anticipated.

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

The applicant is the sole “current land owner” of the land. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

Pak Lap OZP

- 4.1 Pak Lap is one of the country park enclaves (CPEs) for which statutory plans were prepared under the Ordinance. The Pak Lap Planning Scheme Area (the Area) is encircled by Sai Kung East Country Park (SKECP), which is a famous scenic spot and also a popular tourist and hiking attraction in the territory. The Area has a high landscape value which complements the overall naturalness and the landscape beauty of the surrounding SKECP.
- 4.2 On 3.4.2020, the draft Pak Lap OZP No. S/SK-PL/3 was exhibited for public inspection under section 7 of the Ordinance. The Site was zoned “V” by then. After consideration of the representations and comments, an area adjoining the village cluster including the Site was proposed to be rezoned from “V” to “AGR”. On 23.4.2021, after giving consideration of the further representations, the Board agreed that the draft OZP should be amended by the proposed amendment.

Unauthorized Developments at the Site (Plan A-2)

- 4.3 Major portion of the Site is subject to planning enforcement action against unauthorized development (UD) involving (1) use for place of recreation, sports or culture (including hobby farm and playground); (2) use for tent camping ground; (3) storage use; and (4) use for barbecue area. Enforcement Notice (EN) was issued on 7.6.2021 requiring discontinuance of the UD by 7.8.2021. The UD has been partially discontinued upon expiry of EN.

5. Previous Application

There is no previous application covering the Site.

6. Similar Application (Plan A-1)

There is no similar application for the proposed uses within the “AGR” zone on the OZP. However, the same applicant has submitted an application (No. A/SK-PL/1) for proposed field study/education/visitor centre at a site in the eastern portion of the same “AGR” zone, which is under processing.

7. The Site and its Surrounding Areas (Plans A-1, A-2 and photos on Plans A-3, A-4a and A-4b)

7.1 The Site is:

- (a) located to the southeast of the existing village cluster at Pak Lap;
- (b) accessible by a footpath leading to Sai Kung Man Yee Road to the north of the Area;
- (c) largely hard paved with parts covered by artificial grass;
- (d) unpaved areas are located at the northern tip and the central part;
- (e) along the eastern boundary is a bank of a streamcourse made of rubbles; and
- (f) metal frames, panels, plastic tanks and tent are deposited and an area is fenced off by wooden stripes at the southwestern part of the Site.

7.2 The surrounding areas have the following characteristics:

- (a) the Area is a country park enclave surrounded by SKECP;
- (b) to the northwest of the Site is the main village cluster of Pak Lap and its village office is situated to the west of the Site;
- (c) to the east of the main village cluster is a stream flowing across the Area from north to south leading to Pak Lap Wan;
- (d) to the east of the stream is fallow agricultural land zoned “AGR” which is now turfed;
- (e) to the southwest is a dense woodland within the “Conservation Area” (“CA”) zone; and
- (f) new village houses are being constructed to the west of the main village cluster and in the “V” zone at the northeastern part of the Area.

8. Planning Intention

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 The general planning intention for the Area is to protect its high natural landscape value, to protect its natural and rural character which complements the overall naturalness and the landscape beauty of the surrounding SKECP and to make provision for future Small House development for the indigenous villagers of Pak Lap.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application are summarized as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no in-principle objection to the application subject to the comments below;
- (b) the Site falls within private land in various lots in D.D. 368. The lots are old schedule agricultural lots held under the Block Government Lease. The proposed temporary place of recreation, sports or culture and placement of camping tents with ancillary storage (not involving erection of any buildings or structures) within the lots do not constitute a breach of the lease. However, under the lease, the lessee must obtain the approval of Government before any buildings or structures of any description are erected or constructed on the land; and
- (c) if planning permission for the application is given, the applicant is required to submit a formal Short Term Waiver application to his Department for consideration of any proposed structures to be erected/installed at the lots. His Department would process such application in the capacity of a landlord and if the application is approved, it will be subject to such terms and conditions, including the payment of fees as considered appropriate. However there is no guarantee that such application will be approved.

Traffic

- 9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) as the applicant has not provided further information to justify that

the proposed transportation arrangement as well as parking and loading/unloading arrangements will not pose adverse traffic impact to the concerned road sections, she could not support the application based on the currently available information; and

- (b) the applicant is advised to seek Director of Agriculture, Fisheries and Conservation's (DAFC's) comments on the proposed arrangement for staff accessing the Site by private cars already registered with permit from DAFC.

9.1.3 Comments of the Commissioner of Police (C of P):

- (a) the road section in concern is MacLehose Trail Section 1, which is one-lane two way traffic with no pavement. Heavy traffic flow may pose danger to other road users e.g. hikers/ pedestrians, or cause obstruction to the road;
- (a) all legislations of Hong Kong must be complied with, in particular that permits must be obtained from DAFC for entering Pak Tam Chung Barrier; and
- (b) detailed impact to the local traffic is to be commented by C for T.

Agriculture and Conservation

9.1.4 Comments of the DAFC:

- (a) according to his site inspection records in August 2021, the Site is largely hard-paved with lawn areas and is cultivated with some landscape species. Although agricultural activities are not active in the vicinity, agricultural infrastructures such as footpath and water sources are available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the application is not supported from agricultural point of view;
- (b) as a stream and a marsh are present to the east and northwest of the Site respectively, the applicant should provide more information on the ecological information and the ecological conditions of these habitats, assess any direct and indirect impacts to the stream and marsh arising from the proposed development and where appropriate propose suitable mitigation measures;
- (c) regarding indirect environmental impacts on country parks, the conclusion in the SPS that "the application is fully compatible with the surrounding uses including the Pak Lap Wan" is neither substantiated by any evidence nor environmental assessment. As shown in the proposed layout plan (**Drawing A-1**), the southern end of the Site is directly adjacent to SKECP. There is a lack of information on whether the proposed development would induce adverse environmental and hygiene impacts on the surrounding

environment, the country park and its visitors. There is reservation on the application from country park management perspective; and

- (d) the proposed recreational use of the Site and the proposed “shuttle bus service” to be operated by the applicant may attract more visitors and potentially causes higher traffic flow to the Site along Sai Kung Man Yee Road, which forms part of the popular MacLehose Trail and is frequently visited by the public even on weekdays. Moreover, the proposed “shuttle bus service” would involve bringing vehicles into SKECP via the Pak Tam Chung Barrier Gate in which permits are required under the Country Parks and Special Areas Regulations (Cap. 208A). In order to minimize potential impacts to the natural environment, there is strict control on vehicular entry into country parks. Generally speaking, his Department will only consider issuing permits to persons carrying out official duties, works or controlled activities approved by his Department. The applicant shall take the above into account in planning and reviewing the access arrangement.

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

- (a) there is reservation to support the application from countryside conservation perspective;
- (b) the submission does not include substantiation on the benefits of the proposed land use in preserving the natural environment, enhancing local biodiversity and promoting the sustainable revitalization of the remote villages, and therefore generally does not align with the core objectives of the Countryside Conservation Office; and
- (c) since the Site falls within the “AGR” zone, it is considered that the area would be more beneficial to nature conservation and village revitalization through rehabilitation farming as intended by the land use zoning.

Urban Design and Landscape

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

- (a) given the small scale of the proposed development and the development is temporary in nature, it is considered not incompatible with the surrounding environment and no significant adverse visual impact on the surrounding area is envisaged;
- (b) with reference to the aerial photo of 2020, the Site falls within an area of coastal uplands and hillsides landscape character with high landscape value. It is enclosed by SKECP and dense woodlands within “CA” zone, while Pak Lap village is located to the immediate northwest and a natural beach Pak Lap Wan to its further south. The proposed development is considered not entirely incompatible

with the landscape character of the surrounding area;

- (c) according to her site inspection, the Site is largely aligned with the proposed layout of the applied use. The Site is divided into three portions: an artificial lawn for outdoor tent area at the northern portion of the Site, fruit trees and lawn area for outdoor activity zone & BBQ area in the middle part and a hard-paved area for storage and activity tents at the southern portion. A stream with water plants is flowing from north to south outside the eastern site boundary leading to Pak Lap Wan. There are existing trees of common species, including *Sapium sebiferum* (烏柏), *Litchi sinensis* (荔枝), *Dimocarpus longan* (龍眼) and *Casuarina equisetifolia* (木麻黃) identified within the Site mainly along northern, northeastern and southern boundary. No tree felling is proposed according to the information provided by the applicant and no direct conflict of the proposed development with the existing trees is involved according to the proposed layout plan, significant adverse impact on the existing landscape resources due to the proposed development is not anticipated;
- (d) the proposed paving treatments (i.e. concrete paved area, paved area covered with artificial lawn, lawn area etc.) and the respective areas in square metres should be specified on plan; and
- (e) the applicant is reminded that approval of the application does not imply approval of tree preservation/removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.

Environment

9.1.7 Comments of DEP:

- (a) unable to support the application at this stage without information to address the potential environmental concerns;
- (b) the information provided in the submission is insufficient to demonstrate the environmental acceptability of the proposed development. For example, there is no information on the collection, handling and disposal of wastewater generated within the Site, such as the potential oily wastewater from recreational and floor washing activities in “Outdoor Activity Zone & BBQ Area”, potential application of pesticide, herbicide or other chemicals in the “Fruit Zone”, etc.
- (c) noise mitigation measures should be proposed to address the potential excessive operation noise in view of the close proximity to village houses of Pak Lap Village;
- (d) potential air quality impact from construction and operation phases

should be evaluated, including the potential odour impact from barbecue activity and corresponding odour control measures; and

- (e) there are no environmental complaint records at the Site in the past three years.

Drainage and Sewerage

9.1.8 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) the applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in the design and during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the proposed development and operation;
- (b) no in-principle objection to the application from the drainage maintenance viewpoint. However, the Site is located in very close proximity of an existing streamcourse which is a key drainage to convey stormwater runoff from the upstream catchment. The applicant should be advised that (i) adequate stormwater drainage collection and disposal facilities will be provided in connection with the proposed development to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impacts or nuisance to the adjoining areas; (ii) all the proposed works including site formation works situated at 3m away from the nearby streamcourse; and (iii) sand, silt and cementitious materials shall be prevented from being washed down into the natural streamcourse;
- (c) DEP, the planning authority of sewerage infrastructure, should be consulted to verify whether Sewerage Impact Assessment is required to be carried out by the applicant for the proposed development; and
- (d) the discharge arrangement of sewage flow from portable toilets should be clarified. It is noted that the Site is not accessible by vehicular traffic, thus tanker away arrangement may not be feasible.

Water Supply

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

- (a) no objection to the application; and
- (b) Man Yee Road is a waterworks access road and his Department is responsible for its maintenance. Vehicles accessing Man Yee Road shall seek his Department's approval and note the Conditions for the Use of Waterworks Access Road at **Appendix IIa**.

Fire Safety

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

- (a) no objection in principle to the proposed development subject to fire service installations (FSIs) being provided to his satisfaction;
- (b) it is noted that the distance of the Site from the nearest fire hydrant is more than 500m. In view of this, either a street fire hydrant supplied directly from town main or a fire hydrant system with adequate flow, pressure and size of water tank is considered necessary to secure the water supplies for fire-fighting;
- (c) 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. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The good practice guidelines for open storage at **Appendix IIb** should be adhered to;
- (d) 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 to his satisfaction should be attached to the planning permission. To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval; and
- (e) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO) or license is required for the subject place of recreation, sports or culture and tent camping ground, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority respectively.

Building Matters

9.1.11 Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2 & Rail, BD):

no in-principle objection under the BO subject to his detailed comments at **Appendix II**.

Food and Environmental Hygiene

9.1.12 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) there is reservation that the proposed development would improve local environmental hygiene as claimed by the applicant, as increasing in human activities would probably create negative impact on the environment;

- (b) no facilities of her Department will be affected;
- (c) proper licence/ permit issued by her Department is required if there is any food business/ catering service/ activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Details are at **Appendix II**;
- (d) proper licence issued by her Department is required if place of entertainment is involved. Detailed information of the licence is at **Appendix II**; and
- (e) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.

District Officer's Comments

9.1.13 Comments of the District Officer (Sai Kung), Home Affairs Department (DO(SK), HAD):

- (a) no comment on the application;
- (b) there are no facilities maintained by his Office at the location concerned and no works or projects by his Office will be affected by the application; and
- (c) he anticipates that the local green groups will be against the proposed development, citing potential concerns including environmental conservation, ecological impact by the development and protection of Pak Lap's natural landscape value. He trusts the Board will take into account the concerns/ objections received during the consultation stage.

9.2 The following government department has no objection to/ no comment on the application:

Chief Engineer (Works), HAD (CE(Works), HAD).

10. Public Comments Received During Statutory Publication Period

On 13.8.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 3.9.2021, 71 comments were received from Hong Kong Bird Watching Society, the Hong Kong Countryside Foundation, the Conservancy Association, the World Wide Fund for Nature Hong Kong, Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden

Corporation and individuals (**Appendix III**), including 56 submissions by individuals in two types of standard letters (47 comments in the first type and 9 comments in the second type, samples of which are at **Appendix IIIa**), all objecting to the application. The major grounds of objection include not in line with the planning intention of the “AGR” zone, no need for additional campsite/ catering/ other incompatible activities, adverse environmental, ecological, drainage, traffic and hygiene impacts, improper sewage treatment, promoting “destroy first, build later” practice, and setting an undesirable precedent.

11. Planning Considerations and Assessments

- 11.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture and tent camping ground with ancillary storage for a period of three years at the Site falling within the “AGR” zone on the OZP. The planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. DAFC does not support the application from agricultural point of view as the Site possesses potential for agricultural rehabilitation. However, it is noted that the Site is largely paved and there is no active agricultural activities at the Site and its vicinity.
- 11.2 The Site is surrounded by a village cluster, a stream, fallow agricultural land and dense woodlands. The proposed development is not entirely incompatible with the surrounding land uses. CTP/UD&L, PlanD has no comment on the application from urban design, visual and landscape planning perspectives.
- 11.3 DAFC has reservation on the application as there is a lack of information on whether the proposed development would induce adverse environmental and hygiene impacts on the surrounding environment, the country park and its visitors. From the ecological perspective, DAFC comments that the applicant should assess any direct and indirect impacts to the stream and the marsh in the vicinity of the Site. He is also of the view that the applicant’s claim that the proposed development is fully compatible with the surrounding uses including Pak Lap Wan is not substantiated by evidence nor environmental assessment. Besides, DEP comments that the application submission does not include substantiation on the benefits of the proposed use in preserving the natural environment, enhancing local biodiversity and promoting the sustainable revitalization of the remote villages. On technical aspects, DEP advises that the information provided in the submission is insufficient to demonstrate the environmental acceptability of the proposed development from air quality, noise and water quality perspectives. In terms of sewage treatment, the applicant has not clarified the discharge arrangement of sewage flow from the proposed portable toilets. In this regard, the applicant fails to justify that the proposed development would not generate adverse environmental and ecological impacts on the surrounding area.
- 11.4 The applicant proposes a shuttle bus service for the participants between Sai Kung Town and Sai Kung Man Yee Road, which will traverse SKECP via Pak Tam Chung Barrier and the popular MacLehose Trail. C for T could not support the

application as the currently available information in the submission could not justify that the proposed transportation arrangement as well as parking and loading/unloading arrangements will not pose adverse traffic impact. Besides, C of P comments that heavy traffic flow may pose danger to other road users whilst DAFC advises that strict control on vehicular entry into country parks is in place in order to minimize potential impacts to the natural environment. In view of the comments of the concerned government departments, the applicant fails to justify that there would be adequate and feasible transport and/or parking/ loading/ unloading arrangements to facilitate the proposed development and that it would not lead to adverse traffic impact.

- 11.5 Regarding the public comments raising objection to the application mainly on grounds of not in line with the planning intention, causing adverse impacts to the surrounding areas, and promoting “destroy first, build later” practices, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

12. Planning Department’s View

- 12.1 Based on the assessments made in paragraph 11 and having taking into account the public comments mentioned in paragraph 10, the Planning Department does not support the application for the following reason:

the applicant fails to demonstrate in the submission that the proposed development would not cause adverse traffic, environmental and ecological impacts on the surrounding areas.

- 12.2 Alternatively, 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 three years until 24.9.2024. The following conditions of approval and advisory clauses are suggested for Members’ reference:

Approval Conditions

- (a) the provision of fire extinguisher(s) within **6 weeks** with a valid fire certificate (FS 251) from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 5.11.2021;
- (b) the submission of proposals for fire service installations and water supplies for firefighting 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 24.3.2022;
- (c) in relation to (b) above, the implementation of proposals for fire service installations and water supplies for firefighting 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 24.6.2022;
- (d) if any of the above planning conditions (a), (b) and (c) is not complied

with by the specified date, the approval hereby given shall cease to have effect and shall be on the same date be revoked without further notice; and

- (e) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 13.3 Alternatively, 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. Attachments

Appendix I	Application Form received on 4.8.2021
Appendix Ia	Supplementary Planning Statement
Appendix Ib	Supplementary Information dated 6.8.2021
Appendix II	Detailed Departmental Comments
Appendix IIa	Conditions for the Use of Waterworks Access Road
Appendix IIb	Good Practice Guidelines for Open Storage Sites
Appendix III	Public Comments
Appendix IIIa	Public Comments – Samples of Standard Letters
Appendix IV	Advisory Clauses
Drawing A-1	Layout Plan Submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a & A-4b	Site Photos