

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

APPLICATION NO. A/YL-PS/633

- Applicant** : Mr. Kwong Cheuk Wing represented by PlanArch Consultants Limited
- Site** : Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114 (Part), 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 and 158 (Part) in D.D.122 and adjoining Government Land (GL), Ping Shan, Yuen Long, New Territories
- Site Area** : About 21,735 m² (including GL of about 1,350 m² (about 6.2%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/18
- Zoning** : “Comprehensive Development Area” (“CDA”)
[restricted to a maximum building height of 3 storeys including car park and a maximum plot ratio of 0.4]
- Application** : Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary logistics centre and vehicle park (container tractors, container trailers and lorries (medium/heavy goods vehicles)) for a period of 3 years (**Plan A-1a**). The applied use is neither a Column 1 nor Column 2 use under the “CDA” zone. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years within the zone requires planning permission from the Town Planning Board (the Board) notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently partially used for vehicle park without valid planning permission and partially occupied by vacant structures (**Plans A-2 and 4**).
- 1.2 The Site is involved in 10 previous applications (No. A/YL-PS/26, 55, 71, 126, 207, 345, 438, 444, 477 and 556) for temporary logistics centre and/or vehicle park uses (**Plan A-1b**). The last application No. A/YL-PS/556

covering the same site for the same applied use was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board for a period of 3 years on 6.4.2018. All the time-limited approval conditions under the last application had been complied with and the permission lapsed on 7.4.2021. Details of the previous applications are summarised at paragraph 5 and at **Appendix III**.

- 1.3 According to the applicant, the Site is accessible via a local track from Yung Yuen Road leading to Ha Mei San Tsuen Road (**Drawing A-1, Plans A-2 and A-3**). No vehicle will be allowed to queue back to or reverse onto/from public roads at any time. The vehicular access plan, proposed layout plan, environmental mitigation plan, and as-built drainage plan are at **Drawings A-1 to A-4** respectively.
- 1.4 A comparison of major development parameters of the last application to the current application is as follows:

Major Development Parameters	Last Approved Application (A/YL-PS/556) (a)	Current Application (A/YL-PS/633) (b)	Difference (b) – (a)
Applied Use	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years		No change
Site Area	About 21,735 m ² (including GL of about 1,420 m ²)	About 21,735 m ² (including GL of about 1,350 m ²)	For GL: -70 m ² (-4.93%)
Maximum Floor Area	10,245 m ²		No change
No. of Structures	6 Logistics Centre, Toilet, Site Office, Guardroom, Water Tank for FSIs, and Pump Room for FSIs		No change
Maximum Height of Structures	8.5 m (2 storeys)		No change
No. of Car Parking Spaces	49 in total 4 for private cars (5m x 2.5m each) 10 for medium/heavy goods vehicles (11m x 3.5m each) 35 for container tractors/trailers (16m x 3.5m each)		No change
Loading/unloading spaces	5 for container trailers 5 for medium/heavy goods vehicles		No change
Operation Hours	7:00 a.m. to 11:00 p.m. Monday to Saturday (No operation on Sundays and public holidays)		No change

- 1.5 Compared with the last application No. A/YL-PS/556, the current application is submitted by the same applicant for the same use at the same site.
- 1.6 In support of the application, the applicant has submitted the following documents:
- (a) Application form received on 22.2.2021 and (Appendix I) supplementary information received on 25.2.2021
 - (b) Supplementary planning statement attached to (Appendix Ia) Appendix I
 - (c) Further Information (FI) received on 9.3.2021 to (Appendix Ib) respond departmental comments
 - (d) FI received on 15.3.2021 to respond departmental (Appendix Ic) comments
(c) and (d) are accepted and exempted from publication and recouping

2. **Justifications from the Applicant**

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

- (a) The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13F).
- (b) The proposed development would not jeopardise the long term planning intention of the “CDA” zone, since there is currently no scheduled development at the Site. Alternative temporary use which generates no significant nuisances should be encouraged in the interim to make economic use of scarce land resources.
- (c) The proposed use can satisfy the genuine demand on land for port back-up uses due to the fact that the Site is located at north-western part of Hong Kong, which is highly accessible from the Pearl River Delta Region through different border control point, in particular the Hong Kong – Shenzhen Western Corridor.
- (d) The proposed development is compatible with the adjoining land uses in term of scale and nature and thus the approval of the application will not set an undesirable precedent.
- (e) The applicant has complied with all the approval conditions of the last application No. A/YL-PS/556 in relation to the provision of landscaping and boundary fencing. Drainage facilities are well-preserved and maintained as well.
- (f) The proposed development for temporary logistics centre fully complies with

the Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (“COP”) and will not cause any adverse environmental impact.

- (g) The proposed development will not cause any adverse traffic impact to the local road network.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and publishing notice on local newspapers. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements under TPB PG-No.31A are not applicable.

4. Town Planning Board Guidelines

On 27.3.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The Site falls within Category 2 areas under the revised Guidelines. Relevant extract of the Guidelines is at **Appendix II**.

5. Background

The current use on the Site would be subject to planning enforcement action.

6. Previous Applications

- 6.1 The Site is involved in 10 previous applications (No. A/YL-PS/26, 55, 71, 126, 207, 345, 438, 444, 477 and 556) covering different extent of the Site submitted by different applicants. Details of the previous applications are summarised at **Appendix III** and their locations are shown on **Plan A-1b**.
- 6.2 Applications No. A/YL-PS/26 and 55 for temporary container trailer, lorry and (private) car park and application No. A/YL-PS/71 for temporary open storage of construction materials were approved by the Committee for a period of 12 months, 2 years and 3 years on 6.3.1998, 13.8.1999 and 18.2.2000 respectively mainly on the considerations that detailed planning studies were required to identify the future uses of the then “U” zone covering the Site and the temporary developments could satisfy some of the open storage and port back-up demand prior to the development of West Rail/identification of future use and there was no residential development in close proximity to the sites. Planning permission for application No. A/YL-PS/71 was subsequently revoked on 18.5.2001 due to non-compliance with the approval condition.
- 6.3 Application No. A/YL-PS/126 involving a much larger site for temporary container trailer, lorry and car park for a period of 3 years was rejected by the

Committee on 13.12.2002 on the grounds that the development was not compatible with the surrounding uses; and insufficient information to demonstrate no adverse impacts on the surrounding areas.

- 6.4 Application No. A/YL-PS/207 for temporary container vehicle park and ancillary repairing activities for a period of 3 years at a smaller site submitted by the current applicant was allowed by the Town Planning Appeal Board (TPAB) on 28.3.2008 mainly on the considerations that the development would unlikely jeopardise the future planning of the land; no evidence that the site would be affected irrevocably; the development would not affect nearby housing estate; no significant drainage impact, traffic problems and environmental nuisances; concerns by departments and local objections could be met by implementation of the proposed measures and there was a shortage of supply of such parking spaces in the area. All the approval conditions have been complied with.
- 6.5 Application No. A/YL-PS/345 for temporary container vehicle and lorry park with container trailers for a period of 3 years and its renewal application No. A/YL-PS/438 were approved by the Committee on 18.3.2011 and 7.3.2014 respectively, mainly on the grounds that the development would not jeopardise the long term planning intention; in line with TPB PG-No. 13E and no objection from relevant government departments; but the permission under application No. A/YL-PS/438 was subsequently revoked on 18.3.2015 due to non-compliance with approval conditions.
- 6.6 Application No. A/YL-PS/444 for proposed temporary logistics centre and ancillary parking of vehicles for a period of 3 years submitted by the current applicant was approved with conditions by the Committee on 9.5.2014 based on similar considerations as in paragraph 6.5 above. The permission was revoked on 9.5.2015 due to non-compliance with approval conditions.
- 6.7 Application No. A/YL-PS/477 and 556 for temporary logistics centre and vehicle park (container tractors, container trailers and lorries (medium/heavy goods vehicles) for a period of 3 years were approved with conditions by the Committee on 17.4.2015 and 6.4.2018 respectively on similar considerations as set out paragraph 6.5 above. All the approval conditions have been complied with and the permissions lapsed on 17.4.2018 and 6.4.2021 respectively.
- 6.8 Compared with the last application No. A/YL-PS/556, the current application is submitted by the same applicant for the same use at the same site.

7. Similar Applications

- 7.1 There are four similar applications (No. A/YL-PS/344, 439, 514 and 586) for logistics centre or container vehicle and lorry park uses within the same “CDA” zone. Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-1a**.
- 7.2 All of these four similar applications covering one site were approved by the

Committee on considerations that the temporary use would not frustrate the long term planning intention of the “CDA” zone; not incompatible with the surrounding uses; in line with the TPB PG-No. 13; and no adverse comment from the relevant departments except Director of Environmental Protection, whose concerns could be addressed by the implementation of approval conditions.

8. The Site and Its Surrounding Areas (Plans A-1a to A-4)

8.1 The Site is:

- (a) currently partially used for vehicle park without valid planning permission and partially occupied by vacant structures; and
- (b) accessible via a local track from Yung Yuen Road leading to Ha Mei San Tsuen Road (**Plans A-2 and A-3**).

8.2 The surrounding areas have the following characteristics (Plan A-2**):**

- (a) to the northwest, north and northeast across the elevated structures of West Rail are vehicle park and eating place with valid planning permissions (No. A/YL-PS/578 and 621), residential dwellings and unused land;
- (b) to the immediate west and southwest are a logistics centre with valid planning permission (No. A/YL-PS/586) and unused land;
- (c) to the immediate south are a warehouse with valid planning permission (No. A/YL-PS/573), a vehicle park and open storage of construction materials which are suspected unauthorised development (UD) and residential dwellings ; and
- (d) to the immediate east are storage uses and vehicle parks which are suspected UD, residential dwellings and vacant land.

9. Planning Intention

The planning intention of “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

10. Comments from Relevant Government Departments

- 10.1** The following Government Departments have been consulted and their views on the application are summarised as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- (a) The Site comprises GL and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) Lots 105 RP & 113, 111 and 115 in D.D.122 are covered by Short Term Waiver (STW) No. 3926, 3927 and 3929 respectively to permit structures erected thereon for the purpose of “Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicle))”.
- (c) Lots 112 & 114 in D.D.122 are covered by STW No. 3928 to permit structures erected thereon for the purpose of “Logistics Centre and Ancillary Parking Vehicles”.
- (d) Lot 120 in D.D.122 is covered by STW No. 4813 to permit structures erected thereon for the purpose of “Temporary Logistics Centre”.
- (e) The GL within the Site is covered by the Short Term Tenancy (STT) No. 2936 for the purpose of “Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicle))”.
- (f) Should planning approval be given to the subject planning application, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.

Traffic

- 10.1.2 Comments of the Commissioner for Transport (C for T):
- (a) He has no comment on the application from traffic engineering point of view.
 - (b) Sufficient manoeuvring spaces shall be provided within the Site.
 - (c) No vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period.
- 10.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
- (a) Adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains.
 - (b) HyD shall not be responsible for the maintenance of any access connecting the Site and Yung Yuen Road.

Railway

- 10.1.4 Comments of the Chief Engineer/Railway Development 2-2/Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD):

The Site falls within the railway protection boundary of the existing West Rail Line. The applicant should consult MTRCL with respect to operation, maintenance, safety and future construction on the existing railway network with reference to the procedure in PNAP APP-24.

Environment

- 10.1.5 Comments of the Director of Environmental Protection (DEP):
- (a) He does not support the application as there are sensitive receivers of residential use in the vicinity (with the nearest one about 9m to its immediate south) (**Plan A-2**), and environmental nuisance is expected.
 - (b) There was no environmental complaint pertaining to the Site received in the past 3 years.
 - (c) Should the application be approved, the applicant shall be advised to follow the relevant mitigation measures and requirements in the latest “COP”.

Landscape

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

- (a) According to the aerial photo of 2019 and site photos taken by his office on 3.3.2021, the Site is mainly hard paved vehicle park in operation with existing temporary structures on the Site. Around 234 existing trees of common species, mainly *Ficus microcarpa* (細葉榕), are found within the Site mainly along the site boundary.
- (b) The Site is situated in an area of miscellaneous rural fringe landscape predominated by temporary structures, vehicle parks, village houses and woodlands in the proximity. The proposed development is considered not entirely incompatible with the landscape character of the surrounding area. Significant adverse landscape impact arising from the proposed development is not envisaged. In view of the above, he has no objection to the application from the landscape planning perspective.
- (c) Should the application be approved, it is recommended to stipulate an approval condition on the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Board.
- (d) The applicant should note his detailed comments at **Appendix VI**.

Drainage

10.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

According to the applicant's submission, the existing drainage facilities which was implemented under an approved application No. A/YL-PS/556 will be maintained for the subject development. Also, the site photos submitted under FI shows that the existing facilities are in acceptable condition. Therefore, he has no objection in principle to the proposed development from a drainage point of view. Should the Board consider that the application is acceptable from the planning point of view, he would suggest that a condition should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities to the satisfaction of his Division.

Fire Safety

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

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction of Director of Fire Services;
- (b) The applicant should note his detailed comments at **Appendix VI**.

Building Matters

10.1.9 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) There is no record of approval by the Building Authority (BA) for the existing structures at the Site.
- (b) The applicant should be reminded of the detailed comments in **Appendix VI**.

Long term Development

10.1.10 Comments of the Project Team Leader/Housing, Civil Engineering and Development Department (PTL/Housing, CEDD):

The Site is located within the study area of the potential public housing development at Ping Shan North, Yuen Long for which an engineering feasibility study (EFS) was commenced in 2021. The implementation programme will be subject to the findings of EFS.

District Officer's Comments

10.1.11 Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any feedback from locals.

10.2 The following Departments have no comment on the application:

- (a) Commissioner of Police (C of P);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES (A&M), AMO); and
- (d) Project Manager (West) (PM(W)), CEDD).

11. Public Comments Received During the Statutory Publication Period

On 2.3.2021, the application was published for public inspection. During the statutory public inspection period, two objecting public comments were received from individuals (**Appendices V-1 and V-2**) mainly on grounds that the proposed development will have adverse traffic and environmental impacts in the vicinity as well as conflict with potential public housing development at Ping Shan.

12. Planning Considerations and Assessments

12.1 The application is for temporary logistics centre and vehicle park (container tractors, container trailers and lorries (medium/heavy goods vehicles)) for a period of 3 years within an area zoned “CDA”. The “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. Whilst the development is not in line with the planning intention of the “CDA” zone, there is no known development proposal to implement the zoned use for the time being. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “CDA” zone.

12.2 The Site is in an area surrounded by logistics centre, warehouse, vehicle parks, storage yards, scattered residential dwellings and unused land (**Plan A-2**). The proposed development is considered not incompatible with the surrounding land uses.

12.3 The Site falls within Category 2 areas under the TPB PG-No. 13F. The following considerations in the Guidelines are relevant:

Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding area.

12.4 The application is considered in line with TPB PG-No. 13F in that the Site falls within Category 2 areas. Relevant proposals have been submitted to demonstrate that the proposed use would not generate adverse impacts; and the technical concerns of relevant government departments could be addressed through the implementation of approval conditions.

12.5 Relevant government departments, including C for T, CE/MN of DSD and CTP/UD&L of PlanD have no objection to or no adverse comments on the application, except DEP. The proposed development will unlikely create significant adverse traffic, drainage and landscape impacts on the surrounding areas. Regarding DEP’s concern, the same applied use on the Site has been approved since 2015 and there was no environmental complaint pertaining to the Site received in the past three years. To minimise any potential environmental nuisances and to address the technical requirements of

concerned Government departments, appropriate approval conditions are recommended in paragraph 13.2 below. Any non-compliance with the approval conditions will result in revocation of the planning permission and UD on the Site will be subject to enforcement action by the Planning Authority. Should the application be approved, the applicant will be advised to follow the latest “COP” in order to minimise the possible environmental impacts on the nearby sensitive receivers.

- 12.6 The Committee has approved nine previous applications for similar uses involving the Site and four similar applications within the same “CDA” zone. Approval of the current application is in line with the Committee’s previous decisions. In particular, a planning application (No. A/YL-PS/556) submitted by the same applicant for the same use was approved on 6.4.2018 with all planning conditions complied.
- 12.7 There are two public comments received during the statutory publication period objecting to the application on grounds as summarised in paragraph 11 above. The planning considerations and assessments in the above paragraphs are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessment made in paragraph 12, and having taken into account the public comments mentioned in paragraph 11, the Planning Department considers that the temporary logistics centre and vehicle park (container tractors, container trailers and lorries (medium/heavy goods vehicles)) could be tolerated for a period of 3 years.
- 13.2 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 3 years until **16.4.2024**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) no operation between 11:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the Site at any time during the planning approval period;
- (d) no vehicle washing, repairing, dismantling, car beauty and other workshop activity is allowed on the Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public

roads at any time during the planning approval period;

- (f) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (g) the existing boundary fencing shall be maintained during the planning approval period;
- (h) the submission of a landscape proposal within **6** months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by **16.7.2021**;
- (i) in relation to (h) above, the implementation of the landscape proposal within **9** months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by **16.10.2021**;
- (j) the submission of a fire service installations proposal within **6** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.10.2021**;
- (k) in relation to (j) above, the implementation of the fire service installations proposal within **9** months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.1.2022**;
- (l) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (m) if any of the above planning conditions (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicant fails to demonstrate that the applied development would not generate adverse environmental impact on the surrounding area.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 14.2 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 period of which the permission should be valid on a temporary basis.
- 14.3 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.

15. Attachments

Appendix I	Application form received on 22.2.2021 and supplementary information received on 25.2.2021
Appendix Ia	Supplementary planning statement
Appendix Ib	FI received on 9.3.2021
Appendix Ic	FI received on 15.3.2021
Appendix II	Relevant Extracts of Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F)
Appendix III	Previous Applications
Appendix IV	Similar Applications
Appendices V-1 and V-2	Public Comments
Appendix VI	Advisory Clauses
Drawing A-1	Vehicular Access Plan
Drawing A-2	Proposed Layout Plan
Drawing A-3	Environmental Mitigation plan
Drawing A-4	As-built Drainage Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
APRIL 2021**