PLANPLUS 思顧
CONSULTANCY 諮問

Section 16 Application for Proposed House Development and Excavation of Land in "Residential (Group D)" Zone at Lot 182 S.B in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Planning Application No. A/YL-HTF/1145

Further Information 4

JULY 2023

Reference : PPC-PLG-10082

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environmental Protection Department received on 29.3.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)		
1.	S.4.4 The location of background noise measurement is located approximately 200m to the north of the site and is not considered representative of the proposed site. Please consider conducting prevailing background noise measurements within the site/near the site boundary or adopt the noise criterion of -5 dB(A) below the appropriate ANL. In that case, the noise criteria for planned fixed noise source should be 55 dB(A) for day and evening time, and 45 dB(A) for night time. Please update. Please also update Table 4.4 as appropriate.	Noted and revised. Please refer to Figure 4.1 for the noise monitoring location.
2.	S.4.5 (i) Given that the predicted traffic flow along Deep Bay Road is 600 veh/hr and the proposed site is at 179m away, the façade noise level of Deep Bay Road seems over estimated. Please review and provide the noise model for checking. (ii) Please document TD's agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed methodology has been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	(i) Noted. Noise model has been built and the result showed that the proposed development is not affected by Deep Bay Road. Please refer to Section 4.5. (ii) The traffic forecast has been submitted to TD for approval. The approval letter will be attached once received.
3.	S.4.7 and Appendix C Based on the aerial and site photos of ID2 and ID5, there seems to be at least one mobile crane within the existing open storage yards. In addition, the existing godowns and workshops are in close proximity to the site, which may have a potential fixed noise impact. The open storage yards and recycling workshop are immediately west and north of the site. We do not agree that no potential noise source is identified within 300m of the site. The potential fixed noise from these open storage yards, godowns and workshops should also be quantitatively addressed. Please review and update the fixed noise impact assessment accordingly.	Noted. Fixed Noise Source monitoring has been conducted to record the noise level. The results showed that the fixed noise source complied with the noise standard in IND-TM. Please refer to Section 4.6.

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4.	S.4.7 We noted that the consultant proposed high performance glazing will be provided to mitigate the fixed noise impact. Please provide more information about the high performance glazing, such as the thickness of the window insulation, etc	Based on the result in Section 4.6, no fixed noise impact on the proposed development. Therefore, mitigation measures are not required.
5.	We have no comment on air quality impact assessment.	Noted.
2.	**Comments from Environmental Protection Department received on 6.6.2023 (EPD Officer: Ms Hyde MAK Tel: 2835 1123)**	
2.	S.4.6.1, Table 4.5 and Figure 4.3 Please verify the shortest horizontal distance between the proposed villa and the existing fixed noise sources NS 1 to NS 6. For example, the estimated distance between NS2 and the proposed villa is only about 20m. Based on our preliminary calculation, the predicted maximum fixed noise may exceed the relevant noise criteria under HKPSG. Please review the fixed noise impact assessment accordingly. The applicant should consider implementing more extensive noise mitigation measures to avoid direct line of sight to existing fixed noise sources, such as higher boundary wall, to alleviate the fixed noise impact if necessary.	Noted and revised. Please refer to Table 4.5 and Appendix D. 3m height fence wall is proposed along the Site boundary. Therefore, -5dB(A) correction for barrier is applied.
3.	S.4.6.3 and Figure 4.3 (i) We noted that the consultant conducted the on-site measurement for existing fixed noise sources. Photos taken during on-site measurement and site survey should be supplemented for completeness. (ii) The drawing does not clearly indicate the noise source ID. Please review and update the drawing for better clarity and presentation. (iii) Please provide clarification regarding whether façade correction will be applied to NS 1 to NS 4.	(i) Noted and updated. Please refer to Appendix E for the photo records. (ii) Noted and revised. Please refer to Figure 4.3. (iii) Noted. It is clarified that NS 1 to NS 4 are measured 1m from the façade, while NS 5 and NS 6 are measured under free-field conditions.
4.	S.4.5.3 Please document TD's agreement on the traffic forecast data in the report once available. In case TD has no comment on the methodology for traffic forecast only, the consultant should provide written confirmation from the respective competent party (e.g. traffic consultant) that TD's endorsed methodology has	TD's agreement on the traffic forecast data is pending. The approval letter will be attached once received.

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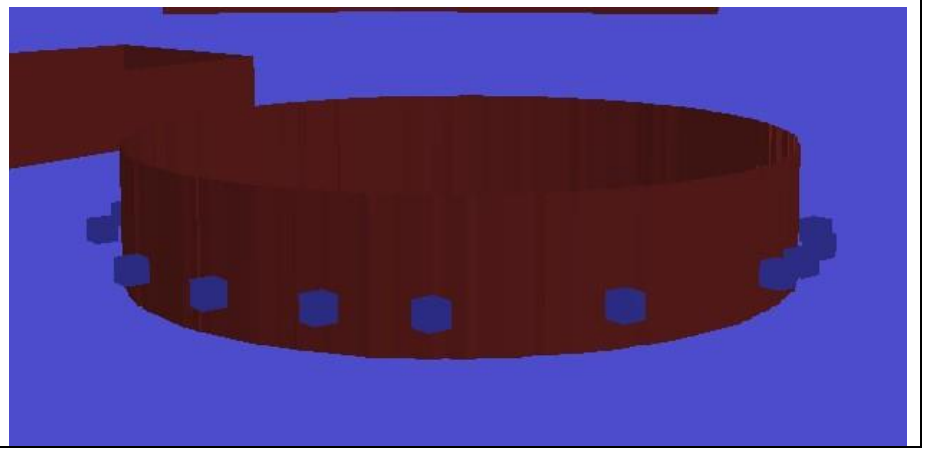
	been strictly adopted in preparing the traffic forecast data, and hence the validity of traffic data can be confirmed.	
5.	S.4.4 Should the measurement period "Evening" read as "Night time"?	Noted and updated. It is clarified that the noise measurement periods are during daytime and evening time. The noise standard for planned fixed noise during evening is revised.
6.	Noise model (i) Please ensure that the road width is set to 3.5m, and the alignment of the road should be adjusted to shift over the road kerb. Please review and rectify. (ii) Please note that the assessment points shall normally be 1m away from the façade and at a height of 1.2m above the ground. Please rectify the noise model accordingly.	(i) Noted and revised. Please refer to the Noise Model. (ii) Noted. It is clarified that the assessment point is 1m away from the façade and 1.2m above the ground level of the room. Please refer to the Model Screenshot. Also, it is clarified that there is only 1-storey for the proposed development. 

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