

Item Reference	Comment	Response
<b>1</b>	<b>Comments from DSD : Mr. LEONG Cheung Ching T: 2300 1432 via DPO email 9.2.2023</b>	
<b>1.1</b>	It is considered that the drainage proposal is not accepted from drainage operation and maintenance point of view. The applicant is requested to duly address the comment below and resubmit the proposal for comment:	An updated Drainage Proposal (Rev A) is enclosed to address various comments..
<b>1.2</b>	The Stormwater Drainage Manual (SDM) 2013 is obsoleted by 2018 version. Please update your design according to the latest SDM.	The assessment criteria and design are updated in the Rev A and based on the Stormwater Drainage Manual (SDM) – 5th Edition, 2018.
<b>1.3</b>	The calculation of time of concentration shall include the flow time $t_f$ .	The time of concentration calculation is updated in revised DRAINAGE PROPOSAL in <b>Appendix D</b> in the Rev A.
<b>1.4</b>	The maximum velocity less than shall be checked to not exceed 4m/s as per the Geotechnical Manual for Slopes.	The Manning’s equation for calculating channel capacity is adopted and stated in <b>Appendix D</b> .
<b>1.5</b>	Please provide the record of the existing condition of the 450 U channel at the downstream of the application site for our review. As mentioned in the proposal a catchpit U9 is formed, please advise whether it is an existing manhole or a proposed new manhole by applicant.	The existing 450U channel ( <b>Figure 1 attached</b> ) and relevant site photos are in <b>Appendix C</b> in the Rev A. The catchpit U9 in previous submitted drainage proposal is an existing catchpit.
<b>1.6</b>	As mentioned in the report, proposed drainage plan will be submitted to the Buildings Department for approval before the construction of the project. We have the following comments on the attached drainage plan from drainage operation and maintenance point of view for the applicant to consider in preparing the drainage submission:	Your comments on drainage plan for the drainage submission are addressed under para. 1.7 to 1.9 responses below.
<b>1.7</b>	As part of the proposed drain is at the run-in/run-out, please propose proper measure to protect open channel.	Noted. The proposed surface channel with grating cover will be provided at the run-in/run-out.

Proposed Temporary Cold Storage for a Period of Three Years in “Residential (Group D)” Zone at Various Lots in D.D. 105 and Adjoining Government Land, South of Castle Peak Road – San Tin, Mai Po Lung, San Tin, Yuen Long, New Territories.

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<b>1.8</b>	At the south of the proposed building, part of the peripheral of the application site is not intercepted with drainage system. Please advise.	Peripheral channels have been provided at the application site boundary for intercepting runoff. The layout plan of proposed drainage system is shown in the <b>Appendix B3</b> in the Rev A.
<b>1.9</b>	Please provide the invert level and the ground level of the manholes/catchpits in the drainage proposal. The gradient of the slope shall be indicated in the proposed drainage plan.	Please be informed the cover level of the proposed channels is similar to the existing adjoining ground levels. The information of proposed drainage system such as the invert level of the proposed channels and size is provided in <b>Appendix D</b> . The layout plan of proposed drainage system enclosed in the <b>Appendix B3</b> .
<b>2</b>	<b>Comments from AFCD : Dr. Wong Kam Yan T: 2150 6932 via DPO email 9.2.2023</b>	
	The applicant is advised to avoid disturbing any wild birds including their nests and eggs which are protected under the Wild Animals Protection Ordinance, Cap. 170. Any lighting facilities installed on-site should also be directed towards the site as far as practicable.	Noted. Taking consideration in the detailed design as per Cap 170 and lighting facilities installation.
<b>3</b>	<b>Comments from EPD : Ms. CHAN Lai Mei, Jolitta T: 2835 1112 via DPO email 9.2.2023</b>	
	The applicant is requested to provide a layout plan to clarify whether the E&M machinery would be fully enclosed within the cold store building and the openings such as windows/doors of the building will be directed away from nearby sensitive receivers to avoid adverse noise impact on nearby sensitive receivers.	The layout plan for the fully enclosed arrangement of the E&M room is attached ( <b>Plan 1</b> ) for reference.