



Stantec UK Limited
7 Soho Square
London
W1D 3QB
UNITED KINGDOM

22 October 2024

Project/File: 333101529

Planning Department

Hinckley and Bosworth Borough Council
The Hinckley Hub,
Rugby Road,
Hinckley LE10 0FR

Dear Sir/Madam,

**Reference: PLANNING APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO
CONDITIONS 6,7,8,9,10,11,15,16,17,26,27,29 AND 32 OF PERMISSION
14/00661/CONDIT FOR PLOT 44, MIRA TECHNOLOGY PARK, WATLING STREET,
NUNEATON, CV10 0TU**

Please find enclosed an application submitted on behalf of MTP Dev Limited for the approval of details required by planning conditions of the MIRA Technology Park Permission 14/00661/CONDIT. The details relate to Plot 44 of the Technology Park that lies to the east of the MIRA Technology Institute at the front of the Site in Zone 3.

The detailed design of Plot 44 has recently been approved as 24/00672/REM.

The following information is submitted:

Condition 6 – Green Travel Plan

A Travel Plan prepared by Milestone Transport Planning Ltd is provided.

Condition 7 – BREEAM Design Stage Assessment

The Design Stage Pre-Assessment prepared by Nature Positive is provided showing a targeted score of Excellent against a requirement score of Very Good

Condition 8 – Noise

As part as the BREEAM assessment an acoustic design review will need to be provided to demonstrate that acceptable noise conditions are reached in the building and at the closest residential buildings. However, for now, we enclose the Acoustic Design Review carried out by RSK Acoustics for Plots 6, 8 and 9 which also considered noise levels at 1-2 Grange Cottages, Wood Lane, which are the closest residential properties to the Plot 44 (away from the A5) at 320m distance. The Noise Report assessed average noise levels of 54dB during the day and 50dB at night on the MIRA site compared to noise levels of 50dB and 43dB during the day and night respectively at the Cottages. i.e. noise conditions are not significantly different.

Reference: GW

Similar to Plots 6, 8 and 9, Plot 44 will contain a mixture of Air Handling Units and Condenser Units accommodated as follows:

- Internal Plant rooms - these will house the air handling units and extract fans associated with the ventilation systems. The plant rooms will be located at second floor level and will be fully enclosed/internal.
- Condenser compound - these will house the condensers associated with the VRF/VRV heating and cooling systems. The compounds will be located externally adjacent to each unit with acoustic enclosure panels.

These plant rooms and compounds would include acoustic attenuators that will reduce the ambient noise level of the plant similarly to that shown in the Plot 6,8 and 9 Acoustic Design Review. It is therefore considered that this strategy will protect residential dwellings from noise, as required by the Condition.

Condition 9 – External Lighting

An External Lighting Report and Plan, prepared by CPW are provided with this application.

Condition 10 – External Lighting during construction

There is no proposed external lighting during construction. Work is expected to begin in the Spring 2025 as daylight hours are at their longest.

Condition 11 and 15 – Land Contamination

A Geotechnical and Geo-Environmental Report has been undertaken by Geo Integrity and accompanies the planning application. Made ground soils were identified in the assessment and a watching brief for any undiscovered contamination will be incorporated into the construction phase.

Condition 16 – Construction Management Plan

A Construction Management Plan has been prepared by CS2 and is provided with this application.

Condition 17 – Waste Management

A Waste Management Plan prepared by MIRA is provided with this application

Condition 26 and 27 – Badgers and Great Crest Newts

An Ecological Technical Note, prepared by Middlemarch is provided with this application.

Condition 29 – Drainage

The Drainage Layout and Drainage Calculations, prepared by BCAL are provided with this application.

Condition 32 – Archaeology

Reference: GW

Plot 44 lies within the Hungry Hill area that was subject to trial trenching as part of the A5 improvement works in 2014. The results of that assessment (Higgins 2014-178) are provided with this application.

Subsequent archaeological work has been undertaken including the WSI for the MIRA Technological Institute (WSI 17/694) and Strip Analysis (Flavell 2017-172). Flavell concludes that the excavation showed little archaeology within the whole area stripped. It is the intention to use the WSI to inform a similar strip analysis/ watching brief for the Plot 44 site during construction.

I trust you have sufficient information to register the application and if you have any questions or queries, please don't hesitate to contact me.

Yours faithfully,

STANTEC UK LIMITED



Graeme Warriner BA(Hons) DipEP MRTPI
Planning Director
Phone: +44 2074466871
Mobile: 07825334817
graeme.warriner@stantec.com