

15th September 2023

Our ref: 27220/A5/DM/GW

BY PLANNING PORTAL

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

Dear Sir/Madam,

APPLICATION FOR PRIOR APPROVAL PURSUANT TO SCHEDULE 2, PART 11, CLASS B OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)
MIRA TECHNOLOGY PARK, WATLING STREET, NUNEATON

On behalf of HORIBA MIRA Ltd ('the Applicant'), we hereby submit an application for Prior Approval to Hinckley and Bosworth Borough Council ('HBBC' or 'the Council') for the proposed demolition of the existing control tower at MIRA Technology Park, Watling Street, Nuneaton ('the Application Site').

Background

The Application Site is located within the Motor Industry Research Association ('MIRA') land holding known as the 'HORIBA-MIRA Works and Proving Ground'. The wider estate measures approximately 340ha and comprises the test track facilities and a range of associated employment and research and development ('R&D') floorspace.

MIRA is designated as an Employment Allocation (ref. HIG17) in the Development Plan and as an Enterprise Zone for Transport, designated by the Government in 2012 (and expanded in 2015). The Enterprise Zone seeks to support additional workspace for research and development and support the objective of MIRA to become the largest transport innovation hub in the UK and Europe.

The existing control tower is located towards the centre of the MIRA estate, within the area known as the proving ground.

The Site is not listed and does not fall within a Conservation Area. It does not contain any scheduled ancient monuments and is not located within an archaeological priority area.

The Site lies within Flood Zone 1, benefits from a low risk of surface water flooding and is not located within a Groundwater Source Protection Zone. Therefore, the Site is at a low risk of flooding.

Eligibility Under Schedule 2, Part 11, Class B

Schedule 2, Part 11, Class B of the GPDO permits any building operation consisting of the demolition of a building.

Paragraph B.1 states that development is not permitted by Class B if –

- a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;
- b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area); or
- c) the building is a specified building and the development is undertaken during the specified period, regardless of whether, in relation to the development, a prior approval event has occurred.

Paragraph B.2(b) states that development is permitted where the proposed demolition does not fall within paragraph (a) above and is not excluded demolition. Excluded demolition is defined within paragraph B.3 as:

- a) on land which is the subject of a planning permission, for the redevelopment of the land, granted on an application or deemed to be granted under Part 3 of the Act (control over development),
- b) permitted to be carried out by a consent under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979 (scheduled monument consent),
- c) permitted to be carried out by a consent under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (listed building consent),
- d) required or permitted to be carried out by or under any other enactment, or
- e) required to be carried out by virtue of a relevant obligation.

It can be confirmed that the building has not been rendered unsafe or uninhabitable, does not have an existing planning permission for redevelopment, is not listed, or a scheduled monument and is not located within a conservation area or archaeological priority area. Therefore, the proposed demolition is eligible under Class B.

Proposed Demolition & Method

The control tower is proposed to be demolished to enable the continued development of the proving ground at MIRA.

The building will be demolished in February 2024. Asbestos will be removed by a certified contractor, in line with an asbestos demolition survey, and disposed of as hazardous material. All other associated material will be recycled on-site at MIRA's recycling centre for use in the foundations of other construction projects on site.

Conditions of Schedule 2, Part 11, Class B

In accordance with paragraph B.2 of Class B, the following documents are submitted in support of this application:

- Completed Application Form;
- Site Location Plan;
- This Covering Letter (which includes a written description of the Proposed Development and method for demolition); and
- Statement and Site Notice.

The requisite Application Fee of £96 has been paid via the Planning Portal (ref. PP-12458539).

We trust this application is in order and look forward to confirmation of receipt. Please do not hesitate to contact the writer with any queries.

Yours faithfully.



DANIELLA MARROCCO
Planning Associate



STANTEC UK LIMITED