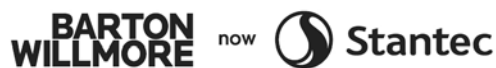


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FAO Chris Brown

27220/A5/DM/GW
12 April 2023

Dear Sir/Madam,

SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
MIRA TECHNOLOGY PARK
APPLICATION FOR A NON-MATERIAL AMENDMENT TO APPLICATION REF: 22/00412/FUL

We are instructed on behalf of ERI MTP Ltd ("the Applicant") to submit a Section 96a application make a non-material amendment to planning permission Ref 22/00412/FUL relating to alterations to the internal service and access roads and gatehouse building.

Background and Context

In April 2022, approved was granted via 22/00412/FUL for:

"Development of internal road infrastructure, new security gate facility and associated landscaping".

A number of conditions were attached to the permission, including Condition 2 which lists the approved drawings.

Our client is now in the process of finalising arrangements with the contractor for the development to be built out, has noted that some minor adjustments to the gatehouse building (to avoid a main underground) and to the surrounding road infrastructure is required.

The proposed amendments to the road infrastructure include the introduction of the turning head to the northern service road, with associated level changes. This turning head was approved via the Plot 8/9 permission but will now form part of the infrastructure contract. The proposed link into plot 7 from the southern service road has also been removed to avoid having to cross the linear park, and access will now be taken from the northern service road.

Whilst the proposed changes are minor, due to their nature, in altering the gatehouse plans and road infrastructure plans, these require adjustments to a large number of drawings and these changes are set out in full below.

Proposed Amendments

On the basis of the above, this application seeks to vary Condition 1 of planning permission 22/00709/REM as follows (proposed changes are shown in as ~~stricken through~~ for deletion and **bold** for insertion):

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan 21.017(P)100 RevA)
- Proposed Site Plan 21.017 (P)110-**RevC**
- Proposed Site Plan (southern area) 21.017 (P)111-**RevC**
- Proposed Site Plan (northern area) 21.017 (P)112-**Rev C**
- Indicative Masterplan 21.017 (P)120

Security Gatehouse Drawings

- Proposed Block Plan 22.001 (P)003 – **RevB**
- Proposed Site Plan 22.001 (P)004 – **RevB**
- Ground Floor and Roof Plan 22.001 (P)100 – **RevB**
- North and South Proposed Elevations Plan 22.001 (P)200 - **RevB**
- East and West Proposed Elevations Plan 22.001 (P)201 – **RevB**
- Section Drawing – **22.001 (P)300 RevB**
- ~~3D visual image 22.001 (P)400~~

Highways Drawings

- General Arrangement Plans (101-01 **RevG**, 02 **RevG** and 03 **RevG**)
- Long Section Drawings (121-01 **RevE**, 02 **RevC** and 03 **RevC**)
- Cross Section Drawings (131-01 **RevE**, 02 and 03 **RevC**)
- Proposed Levels (141-01 **RevE**, 02 **RevD** and 03 **RevE**)
- Proposed Contours (151-01 **RevF**, 02 **RevD** and 03 **RevF**)
- Proposed Highway Drainage (501-01 **RevJ**, 02 **RevG** and 03 **RevJ**)
- Proposed Statutory Undertaker Apparatus Plans (511-01 **RevF**, 02 **RevD** and 03 **RevF**)
- Proposed Pavement Construction (701-01 **RevH**, 02 **RevH** and 03 **RevH**)
- Proposed Kerbing Plans (1101-01 **RevF**, 02 **RevF** and 03 **RevF**)
- Proposed Road Markings, Signage and Lighting (1201-01 **RevG**, 02 **RevG** and 03 **RevG**)

For Ease of reference, the changes are summarised in the below table:

Drawing Title	Approved Reference	New Reference
<i>Proposed Site Plan</i>	21.017 (P)110	21.017 (P)110-RevC
<i>Proposed Site Plan (southern area)</i>	21.017 (P)111	21.017 (P)111-RevC
<i>Proposed Site Plan (northern area)</i>	21.017 (P)112	21.017 (P)112-RevC
<i>Gatehouse Proposed Block Plan</i>	22.001 (P)003	22.001 (P)003 – RevB
<i>Gatehouse Proposed Site Plan</i>	22.001 (P)004	22.001 (P)004 – RevB
<i>Gatehouse Ground Floor and Roof Plan</i>	22.001 (P)100	22.001 (P)100 – RevB
<i>North and South Proposed Elevations Plan</i>	22.001 (P)200	22.001 (P)200 - RevB

<i>East and West Proposed Elevations Plan</i>	22.001 (P)201	22.001 (P)201 – RevB
<i>Section Drawing</i>	22.001 (P)300	22.001 (P)300 RevB
<i>Highway General Arrangement Plans</i>	20-170-101-01	20-170-101-01-RevG
	20-170-101-02	20-170-101-02-RevG
	20-170-101-03	20-170-101-03-RevG
<i>Long Section Drawings</i>	20-170-121-01	20-170-121-01-RevE
	20-170-121-02	20-170-121-02-RevC
	20-170-121-03	20-170-121-03-RevC
<i>Cross Section Drawings</i>	20-170-131-01	20-170-131-01-RevE
	20-170-131-03	20-170-131-03-RevC
<i>Proposed Levels</i>	20-170-141-01	20-170-141-01-RevE
	20-170-141-02	20-170-141-02-RevD
	20-170-141-03	20-170-141-03-RevE
<i>Proposed Contours</i>	20-170-151-01	20-170-151-01-RevF
	20-170-151-02	20-170-151-02-RevD
	20-170-151-03	20-170-151-03-RevF
<i>Proposed Highway Drainage</i>	20-170-501-01	20-170-501-01-RevJ
	20-170-501-02	20-170-501-02-RevG
	20-170-501-03	20-170-501-03-RevJ
<i>Proposed Statutory Undertaker Apparatus Plans</i>	20-170-511-01	20-170-511-01-RevF
	20-170-511-02	20-170-511-02-RevD
	20-170-511-03	20-170-511-03-RevF
<i>Proposed Pavement Construction</i>	20-170-701-01	20-170-701-01-RevH
	20-170-701-02	20-170-701-02-RevH
	20-170-701-03	20-170-701-03-RevH
<i>Proposed Kerbing Plans</i>	20-170-1101-01	20-170-1101-01-RevF
	20-170-1101-02	20-170-1101-02-RevF
	20-170-1101-03	20-170-1101-03-RevF
<i>Proposed Road Markings, Signage and Lighting</i>	20-170-1201-01	20-170-1201-01-RevG
	20-170-1201-02	20-170-1201-02-RevG
	20-170-1201-03	20-170-1201-03-RevG

Whilst there is no statutory definition of 'non-material' it is considered that the proposed alterations would not undermine the original objectives of the planning permission and there will be no material change to the outcome of the permitted development. It is therefore considered that the amendment sought, when considered in the context of the overall permission, constitutes a non-material amendment and should be determined as such.

Application Submission

This application has been submitted via the Planning Portal (Ref: PP-12024201) and comprises the following documents:

- Completed Application Form and Ownership Certificates;
- Covering Letter (this document);
- Updated Design and Access Statement;
- Proposed Site Plan 21.017 (P)110-RevC
- Proposed Site Plan (southern area) 21.017 (P)111-RevC
- Proposed Site Plan (northern area) 21.017 (P)112-RevC
- Security Gatehouse - Proposed Block Plan 22.001 (P)003 – RevB
- Security Gatehouse - Proposed Site Plan 22.001 (P)004 – RevB
- Ground Floor and Roof Plan 22.001 (P)100 – RevB
- North and South Proposed Elevations Plan 22.001 (P)200 – RevB

- East and West Proposed Elevations Plan 22.001 (P)201 – RevB
- Section Drawing – 22.001 (P)300 RevB
- Highways General Arrangement Plans 20-170-101-01-RevG
- Highways General Arrangement Plans 20-170-101-02-RevG
- Highways General Arrangement Plans 20-170-101-03-RevG
- Long Section Drawings 20-170-121-01-RevE
- Long Section Drawings 20-170-121-02-RevC
- Long Section Drawings 20-170-121-03-RevC
- Cross Section Drawings 20-170-131-01-RevE
- Cross Section Drawings 20-170-131-03-RevC
- Proposed Levels 20-170-141-01-RevE
- Proposed Levels 20-170-141-02-RevD
- Proposed Levels 20-170-141-03-RevE
- Proposed Contours 20-170-151-01-RevF
- Proposed Contours 20-170-151-02-RevD
- Proposed Contours 20-170-151-03-RevF
- Proposed Highway Drainage 20-170-501-01-RevJ
- Proposed Highway Drainage 20-170-501-02-RevG
- Proposed Highway Drainage 20-170-501-03-RevJ
- Proposed Statutory Undertaker Apparatus Plans 20-170-511-01-RevF
- Proposed Statutory Undertaker Apparatus Plans 20-170-511-02-RevD
- Proposed Statutory Undertaker Apparatus Plans 20-170-511-03-RevF
- Proposed Pavement Construction 20-170-701-01-RevH
- Proposed Pavement Construction 20-170-701-02-RevH
- Proposed Pavement Construction 20-170-701-03-RevH
- Proposed Kerbing Plans 20-170-1101-01-RevF
- Proposed Kerbing Plans 20-170-1101-02-RevE
- Proposed Kerbing Plans 20-170-1101-03-RevE
- Proposed Road Markings, Signage and Lighting 20-170-1201-01-RevG
- Proposed Road Markings, Signage and Lighting 20-170-1201-02-RevG
- Proposed Road Markings, Signage and Lighting 20-170-1201-03-RevG

A direct payment of £234, being the requisite planning application fee, has been made via the Planning Portal (Ref: PP-12024201).

Next Steps

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either Dan Melling or Graeme Warriner at this office.

Yours faithfully,



Dan Melling
Senior Planner

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