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FAO: CHRIS BROWN

27220/A5/DM/GW
26 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: 22/00709/REM

We are instructed on behalf of ERI MTP Limited ("the Applicant") to submit a Section 96a application make a non-material amendment to planning permission Ref 22/00709/REM relating to Plot 6.

Background and Context

In August 2022, Reserved Matters were approved via 22/00709/REM for:

"Approval of Reserved Matters (All Matters Reserved) for Plot 6 within Zone 4 of Planning Permission (Variation of conditions 5,6,8,11,15,16,27,32,34 of planning permission 13/00603/CONDIT (relating to outline planning permission 11/00360/OUT) for a Business Technology Campus development)".

A number of conditions were attached to the Reserved Matters permission, including Condition 1 which lists the approved drawings.

Having now confirmed that Polestar will be occupying the building, our client is now in the process of finalising arrangements with the contractor and incoming tenant for the permission to be built out and in doing so, has found that some minor adjustments to the scheme are required in order to meet the operational requirements of the incoming occupier.

The Reserved Matters permission (22/00709/REM) was updated via Non-Material Amendment (23/00151/NMA) in March 2023 in order to update the design of the main workshop building. This NMA relates to the smaller Rig Test and HV Battery buildings.

The proposed amendments are minor external changes to the RIG Test and HV Buildings. These are shown in detail in the enclosed drawings and for ease of reference, are set out below.

Developer amendments to RIG Test Building

- Double glazed windows
- Look-alike panel in window system
- Steel door, colours to match adjacent cladding.
- Insulated Metal cladding, 200mm module vertically in Mid grey.
- Sectional overhead doors and sectional overhead shutter, colour to match adjacent cladding.
- Louvred Screens/doors for plant area

Developer amendments to HV Building

- Steel Doors
- Insulated Metal Cladding (200mm module vertically in Mid Grey).
- Sectional overhead doors and sectional overhead shutter, colour to match adjacent cladding.
- Louvred Plant Enclosure.

Proposed Amendments

On the basis of the above, this application seeks to vary Condition 1, 3 and 5 of planning permission 22/00709/REM (as amended by NMA permission 23/00151/NMA) as follows (proposed changes are shown in as ~~stricken through~~ for deletion and **bold** for insertion):

Condition 1

Condition 1 lists the approved drawings. The condition is to be amended to reflect the revised drawings as follows:

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

- Site Location Plan 21.010(G)099 Rev A
- Proposed Site Plan 21.010 (P) 102-~~Rev C~~ **Rev D**
- Plot 6 Block Plan 21.010 (P) 101-~~Rev C~~ **Rev D**
- Rig Test Building ~~21.010 (P) 110 Rev B~~ **21.010 (P) RIG100 Rev C**
- HV Battery ~~21.010 (P) 100 Rev B~~ **21.010 (P) HV 100 Rev C**
- Proposed South and East Elevations 21.010 (P) 200 Rev C
- First Floor Plan 21.010 (P) 108 Rev C
- Plant Room 21.010 (P) 111 Rev C
- Proposed Roof Plan 21.010(P)109 Rev B
- Proposed Ground and First Floor Office Plans 21.010(P)110 Rev B
- Proposed North and West Elevations 21.010(P) 201 Rev B

Condition 3

Condition 3 references the proposed development plan which requires updating in line with the changes proposed in Condition 1 as follows:

*The development hereby permitted shall not be first used until such time as the parking and turning facilities have been implemented in accordance with Geddes Architects drawing number ~~21.010 (P)102 Rev B~~ **21.010 (P)102 Rev D**. Thereafter the onsite parking provision shall be so maintained in perpetuity.*

Condition 5

Condition 5 references the proposed landscaping plan, which has been updated to reflect the changes proposed in Condition 1 as follows:

*The approved hard and soft landscaping scheme shall be carried out in accordance with the Landscape Proposals ~~06 1238-TFC-P6-00-DR-L-1001~~ **12 1238-TFC-P6-00-DR-L-1001** with the exception that no Norway Maple (*Acer platanoides*) trees are permitted and that Black Pine (*Pinus nigra*) shall be limited to no more than 10% of the proposed woodland planting. These shall be replaced within the landscape proposals with native species - Rowan (*Sorbus aucuparia*), Silver Birch (*Betula pendula*), English Oak (*Quercus robur*), Alder (*Alnus glutinosa*) or Aspen (*Populus tremula*). The landscaping scheme (as amended as above) shall be carried out in the first planting season following the first occupation of the site to which it relates. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.*

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

Drawing Title	Approved Reference	New Reference
Proposed Site Plan	21.010 (P) 102 Rev C	21.010 (P) 102 Rev D
Plot 6 Block Plan	21.010 (P) 101 Rev C	21.010 (P) 101 Rev D
Rig Test Building	21.010 (P) 110 Rev B	21.010 (P)RIG100 Rev C
HV Battery	21.010 (P) 100 Rev B	21.010 (P)HV 100 Rev C
Landscape Proposals	06 1238-TFC-P6-00-DR-L-1001	12 1238-TFC-P6-00-DR-L-1001

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-11722675) and comprises the following documents:

- Completed Application Form and Ownership Certificates;
- Covering Letter (this document);
- Proposed Site Plan 21.010 (P) 102 Rev D;
- Plot 6 Block Plan 21.010 (P) 101 Rev D;
- Rig Test Building 21.010 (P)RIG100 Rev C;
- HV Battery 21.010 (P)HV 100 Rev C.

A direct payment of £234, being the requisite planning application fee, has been made via the Planning Portal (Ref: PP-12120291).

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