

5th July 2024

Our ref: 333101266/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,

**RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION REF.
14/0061/CONDIT
MIRA TECHNOLOGY PARK, WATLING STREET, NUNEATON, CV10**

On behalf of MTP 2 Limited ('the Applicant'), we hereby submit a Reserved Matters application to Hinckley and Bosworth Borough Council ('HBBC' or 'the Council') pursuant to outline planning permission 14/0061/CONDIT at MIRA Technology Park, Watling Street, Nuneaton, CV10 ('the Application Site').

Background and Context

Outline planning permission was originally granted on 9th March 2012 (ref. 11/00360/OUT) for the following development:

"Business Technology campus comprising replacement MIRA headquarters, office, research and manufacturing Facilities, hotel and local facilities including retail/cafe/restaurant Indoor and outdoor leisure, ancillary energy generation plant Equipment , internal access roads, car parking, landscaping, Drainage and associated works and creation of new improvement Access points, widening of A5, associated earth works and landscaping (outline: access only) (cross boundary application with north Warwickshire Borough Council) (Departure from the Development Plan) (EIA Development)".

Planning permission was granted on 29th April 2014 (ref. 13/00603/CONDIT) to allow the A5 improvement works to commence without triggering certain planning condition requirements:

"Variation of conditions 5 - 11, 15 - 17, 26 - 32 and 34 of planning permission 11/00360/OUT".

A further planning permission was subsequently granted (ref. 14/00661/CONDIT) to extend the number of conditions not affected by the A5 improvement works. This is the current master permission for the Technology Park site and was granted permission on 2nd December 2014:

"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".

It is this Planning Permission (14/00661/CONDIT) which now forms the operant permission to which this Reserved Matters application relates.

As such, the applicant now seeks to submit Reserved Matters for the next phases of development. Condition 2 attached to 14/00661/CONDIT requires each part of the development to be the subject of a separate reserved matters approval, and for that phase or part of the development not be commenced until approval of the following reserved matters has been obtained from the Local Planning Authority in writing:

- i. Layout
- ii. Scale
- iii. Appearance
- iv. Landscaping

This Reserved Matters application relates to Plot 44, within Zone 3 of the outline planning permission. In addition to this covering letter, the application comprises the following documents and drawings submitted electronically via Planning Portal (PP-13085273):

- Completed Application Form and Certificates;
- Drawings prepared by SGP:
 - 21-092-03-SGP-ZZ-ZZ-DR-A-101001 P01 – Site Location Plan
 - 21-092-03-SGP-ZZ-ZZ-DR-A-131001 – Existing Site Plan
 - 21-092-03-SGP-ZZ-ZZ-SR-A-131010 P07 – Proposed Site Plan
 - 21-092-03-SGP-ZZ-ZZ-SR-A-131100 P02 – Proposed Floor Plans
 - 21-092-03-SGP-ZZ-ZZ-SR-A-131101 P04 – Proposed Roof Plan
 - 21-092-03-SGP-ZZ-ZZ-SR-A-131300 P04 – Proposed Elevations (1 of 2)
 - 21-092-03-SGP-ZZ-ZZ-SR-A-131300 P04 – Proposed Elevations (2 of 2)
 - 21-092-03-SGP-ZZ-ZZ-SR-A-131210 – Proposed Sections
- Design and Access Statement, prepared by SGP;
- Proposed Highway Layout – General Arrangement Plan (drawing no. 24-050/001 rev C), prepared by Milestone;
- Proposed Highway Layout – Vehicle Swept Path Analysis (drawing no. 24-050/002 rev A), prepared by Milestone; and
- Landscape Proposals (drawing no. 1238-TFC-XX-DR-L-1001 P05), prepared by Terraforma.

The requisite fee of £26,832 has been paid via the Planning Portal.

Proposed Development

The proposals seek the erection of a new workshop at Plot 44 within Zone 3 of the existing MIRA Technology Park.

The workshop building comprises 3,164sqm of Class E(g)(ii) floorspace over ground and first floor levels. The workshop is subdivided into 2 units, 44a and 44b, each accessed separately with a self-contained service yard and parking area. Use Class E(g)(ii) floorspace is permitted within the Parameters set for Zone 3 development.

Office space and staff areas (1,339 sqm) are located at the southern end of the units across ground and first floor, with a double-storey workshop occupying the remainder of the units. Main access to the units is from the southern elevation.

The proposed height and scale of the workshop broadly falls within the Parameter thresholds set for Zone 3 which comprise between 99m AOD and 107m AOD height, between 20m and 62.2m length, and between 15m and 54.2m width.

The height of the building is 106.9m AOD with only a small plant room and stack extending beyond 107m AOD height. The length of the building is 73.64m, slightly larger than the parameter intended. However, this parameter was set to prevent the excessive utilitarian feel of workshop buildings, whereas the frontage of the proposed building includes articulation, windows and separate entrances which breaks up its massing and therefore does not undermine the intention of the parameter. The width of the building is 35.99m so well within the maximum width parameter of 54.2m.

A car parking area is located to the south of the unit, accessed from Eastern Avenue, including disabled bays, electric vehicle charging spaces (including cable routes for future charging points), motorcycle and bicycle parking. To the north of the unit are two self-contained service yards accessed from Eastern Avenue with lorry parking, turning circle and bin storage, with direct access to the units from the northern elevation.

The scheme will also include a landscaping scheme, consistent with Parameter Plan 05 and the long-term programme of promoting green infrastructure throughout the MIRA Technology Park Site. Soft landscaping is proposed around the perimeter of the workshop and car parking/servicing areas, with tree planting to the western boundary.

We trust the relevant documentation is in order and the details submitted satisfy the relevant requirements. We look forward to receiving confirmation that the application has been successfully registered and validated. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Daniella Marrocco

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