

15th April 2024

Our ref: 333101114/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,

MIRA TECHNOLOGY PARK, WATLING STREET, NUNEATON, CV10
SECTION 96A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 22/00412/FUL

On behalf of HORIBA MIRA Ltd ('the Applicant'), we are instructed to submit a Section 96A Application Hinckley and Bosworth Borough Council ('HBBC' or 'the Council') for a non-material amendment to planning permission ref. 22/00412/FUL at MIRA Technology Park, Watling Street, Nuneaton, CV10 ('the Application Site').

In addition to this covering letter, the application comprises the following documents and drawings submitted electronically via Planning Portal (PP-12980940) along with the requisite fee of £293:

- Completed Application Form and Certificates
- Amended Security Gatehouse Drawings, prepared by Gedde Architects:
 - o Proposed Site Plan ref. 22.001 (P)004 rev C
 - o Ground and First Floor Plans ref. 22.001 (P)100 rev C
 - o Proposed Section ref. 22.001 (P)300 A-A rev C
 - o North and South Elevations ref. 22.001 (P)200 rev C
 - o East and West Elevation ref. 22.001 (P)201 rev C

Background

Full planning permission (ref. 22/00412/FUL) was granted on 7th October 2022 for the development of internal road infrastructure, new security gate facility and associated landscaping.

A non-material amendment (ref. 23/00262/NMA) was granted on 20th April 2023, permitting minor alterations to the approved layout of the infrastructure arrangements including introducing a turning head to the northern service road, removal of the link road into Plot 7 in the southern service road to avoid crossing the linear park (access now taken from the northern service road), and changes to gatehouse design.

The Applicant is now seeking further changes to reduce the size of the permitted security gate facility and move the small plant room from the roof to the rear at ground level.

Proposed Non-Material Amendment

On the basis of the above, this S96A application seeks to vary Condition 2 of planning permission ref. 22/00412/FUL (as amended by 23/00262/NMA) 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 Rev C
- Proposed Site Plan (northern area) 21.017 (P)110 Rev C
- Proposed Site Plan (southern area) 21.017 (P)111 Rev C
- Indicative Masterplan 21.017 (P)120

Security Gatehouse Drawings

- ~~Proposed Block Plan 21.001 (P)003~~
- Proposed Site Plan 22.001 (P)004 **Rev C**
- Ground Floor and Roof Plan 22.001 (P)100 **Rev C**
- North and South Proposed Elevations Plan 22.001 (P)200 **Rev C**
- East and West Proposed Elevations Plan 22.001 (P)201 **Rev C**
- Section Drawing **22.001 (P)300 Rev C**
- ~~3D visual image 22.001 (P)400~~

Highways Drawings

- General Arrangement Plans (101-01 Rev G, 02 Rev G and 03 Rev G)
- Long Section Drawings (121-01 Rev E, 02 Rev C and 03 Rev C)
- Cross Section Drawings (131-01 Rev E, and 03 Rev C)
- Proposed Levels (141-01 Rev E, 02 Rev D and 03 Rev E)
- Proposed Contours (151-01 Rev F, 02 Rev D and 03 Rev E)
- Proposed Highway Drainage (501-01 Rev J, 02 Rev G and 03 Rev J)
- Proposed Statutory Undertaker Apparatus Plans (511-01 Rev F, 02 Rev D and 03 Rev F)
- Proposed Pavement Construction (701-01 Rev H, 02 Rev H and 03 Rev H)
- Proposed Kerbing Plans (1101-01 Rev F, 02 Rev F and 03 Rev F)
- Proposed Road Markings, Signage and Lighting (1201-01 Rev G, 02 Rev G and 03 Rev G)

For ease of reference, the changes to the Security Gatehouse drawings are summarised in the table below:

Drawing Title	Approved Reference (ref. 22/00412/FUL, as amended by 23/00262/NMA)	New Reference
Proposed Site Plan	22.001 (P)004 Rev B	22.001 (P)004 Rev C
Ground Floor and Roof Plan	22.001 (P)100 Rev B	22.001 (P)100 Rev C
North and South Proposed Elevations Plan	22.001 (P)200 Rev B	22.001 (P)200 Rev C
East and West Proposed Elevations Plan	22.001 (P)201 Rev B	22.001 (P)201 Rev C
Section Drawing	22.001 (P)300 Rev B	22.001 (P)300 Rev C

Whilst there is no statutory definition of “non-material” it is considered that the proposed amendments would not undermine the original objectives of the planning permission and no material change to 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.

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

DANIELLA MARROCCO
Planning Associate



STANTEC UK LIMITED