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UNITED KINGDOM

21 June 2024

Project/File:333127220

Hinckley & Bosworth Borough Council
Planning and Development
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Dear Sir/Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 5 OF
PLANNING PERMISSION REF 22/00412/FUL - MIRA TECHNOLOGY PARK**

We act on behalf of HORIBA MIRA Limited ("the Applicant") in relation to the Horiba MIRA Technology Park. On behalf of the Applicant, we are instructed to submit an application for approval of details pursuant to Condition 5 of Planning Permission Ref: 22/00412/FUL.

Planning Permission was originally granted for the north site infrastructure via Permission 22/00412/FUL on 7 October 2022. The scheme has been subsequently refined (changes to the road design and gatehouse) via NMA permission (23/00262/NMA) granted on 19 April 2023. The gatehouse has also been altered more recently on 10 May 2024, via a further NMA (24/00364). Both the NMA's substituted the drawing numbers in condition 2 (approved drawings) only.

The conditions attached to Planning Permission Ref: 22/00412/FUL have all since been discharged via 22/01188/DISCON to allow implementation of the infrastructure scheme. However, Condition 5 (land contamination) and Condition 8 (archaeology) could only be partly discharged because they needed the results of the assessments to be provided. Condition 8 has subsequently been fully discharged following receipt the archaeology assessment via 23/00144 in March 2023.

We are now seeking to fully discharge Condition 5 now we have received full details to enable this.

Condition 5 attached to Planning Permission Ref: 22/00412/FUL states:

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.

In accordance with the requirements of the condition, we hereby submit a copy of the Validation Report (dated June 2024) prepared by Waterman Infrastructure & Environment Limited, which details all material movements, records for contamination encountered and final Site conditions for the LIF-2 infrastructure works.

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Accompanying this submission is the following documents:

- Application Form, duly completed;
- Covering Letter (this document); and
- Validation Report WIE13833-117-R-1.1.5-VR prepared by Waterman.

We trust you have the necessary information to consider this application. If you have any queries or should require any further information, please do not hesitate to contact either Dan Melling or Graeme Warriner at this office.

Yours faithfully,

A handwritten signature in black ink, reading 'DMelling' in a cursive script.

Dan Melling
Senior Planner

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