



Stantec UK Limited
7 Soho Square
London
W1D 3QB
UNITED KINGDOM

25 April 2025

Project/File: 333102118/A5/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 FOR PLOT 8 (ZONE 4).
MIRA TECHNOLOGY PARK, WATLING STREET, NUNEATON, CV10**

On behalf of ERI MTP Ltd ('the Applicant'), we hereby submit a Reserved Matters application to Hinckley and Bosworth Borough Council ('HBBC' or 'the Council') pursuant to outline planning permission 14/00661/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. 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 MIRA Tech 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".

Reference: RM Application

It is this Planning Permission (14/00661/CONDIT) which now forms the operant permission to which this Reserved Matters application relates. This permission has also been subject to Non-Material Amendments, including 25/00193/NMA (approved on 14 March 2025), which updated the parameter plans that inform the detailed design of the development.

As such, the applicant now seeks to submit a Reserved Matters Application for the next building of the development (Plot 8). 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

In addition to this covering letter, the application comprises the following documents and drawings submitted electronically via Planning Portal (PP-13921045):

- Completed Application Form and Certificates;
- Drawings prepared by SGP:
 - 2109206SGP-08-ZZ-DR-A-131002 P03 – Existing Site Plan/Location Plan
 - 2109206-SGP-08-ZZ-DR-A-131001 P04 – Proposed Site Plan
 - 1909206-SGP-08-ZZ-DR-A-13110 P04 - Proposed Ground Floor Plan
 - 1909206-SGP-08-ZZ-DR-A-131101 P04 – Proposed Office Layout (GF, FF and Plant Floor)
 - 1909206-SGP-08-ZZ-DR-A-131103 P04 – Proposed Roof Plan
 - 1909206-SGP-08-ZZ-DR-A-131300 P05 – Proposed Elevations
 - 1909206-SGP-08-ZZ-DR-A-131200 P05 – Proposed Sections
 - 1909206-SGP-08-ZZ-DR-A-131900 P04 – Proposed Visuals (Submitted for illustrative purposes only)
- Design and Access Statement, prepared by SGP;
- Proposed Highway Layout – General Arrangement Plans (drawing no. 25-008-001 P7), prepared by Milestone;
- Indicative Street Lighting Plan (drawing no. 25-0008-002), prepared by Milestone;
- Proposed Highway Layout – Vehicle Swept Path Analysis (drawing no. 25-008/TK-01, TK-02 and TK-03), prepared by Milestone; and
- Landscape Proposals (drawing no. 2583-TFC-P8-XX-DR-L-1001), prepared by Terrafirma.

The requisite fee of £50,096 (on basis of 11,146 sq m of additional GEA floorspace) has been paid via the Planning Portal.

Proposed Development

The proposals seek the erection of a new building at Plot 8 within Zone 4 of the existing MIRA Tech Park.

The building comprises 2 units (8a and 8b) totalling 10,719 sqm of Class E(g) floorspace over ground and first floor levels. The 2 units are accessed separately to the front of the building (overlooking the Linear Park to the south) with separate self-contained service yards to the rear (north) and parking areas either side of the building. Use Class E(g) floorspace is permitted within the Parameters set for Zone 4 development.

Reference: RM Application

Office space and staff areas are located at the southern end of the units across ground and first floor, with a single-storey workshop occupying the remainder of the building to the rear. The vehicular access to the building is via the recently constructed Lindley Avenue which also serves Plot 9 that has recently been constructed.

The proposed height and scale of the workshop falls within the approved parameter thresholds set for Zone 4d where Plot 8 is situated. The dimension of the building is 107m x 84.7m with a 98m AOD height compared to the maximum dimension parameter of 156.8m x 100m and height of between 95m AOD and 112m AOD.

The car parking areas provide a total of 184 spaces (2 x 92 spaces) including disabled bays and electric vehicle charging spaces. Bike sheds to accommodate 20 bikes are also provided together with 20 motorcycle spaces (2 x 10 spaces). Bin storage is also provided within the car parks, with direct access to the units from the entrance areas.

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 Tech Park Site. Soft landscaping is proposed around the perimeter of the workshop and car parking/servicing areas, with tree planting to the western boundary.

The proposed building will encroach into the recently built drainage basins and as part of the landscape proposals, these will be replaced further to west of the site and be designed as permanent wet lagoons to provide biodiversity benefits as part of the wider MIRA Estate strategy. The main drainage outflow pipe will also be diverted around the building. Details of the revised drainage and ecology strategy will be provided for approval as part of the discharge of relevant conditions required under the Master Permission (14/00661/CONDIT).

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,

Stantec UK Limited



Graeme Warriner BA(Hons) DipEP MRTPI
Planning Director

