

15th March 2024

Our ref: 333100094/DM/GW/A5

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
APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED) TO AMEND PLANNING PERMISSION REF. 23/00303/FUL

On behalf of HORIBA MIRA Ltd ('the Applicant'), we hereby submit a planning application pursuant to S73 of the Town and Country Planning Act 1990 (as amended) to develop land without compliance with conditions previously attached.

The application has been submitted electronically on Planning Portal (ref. PP-12843883) with the requisite fee of £293.

Background

Planning permission ref. 23/00303/FUL was granted on 8th September 2023 for the "*extension to existing workshop*". It approved the extension of the Crash Test Building, located to the front of the MIRA Technology Park on the western edge.

Pre-commencement conditions 5, 6 and 7 attached to the permission relate to surface water drainage and management and the full condition wording is included below.

Condition 5 – No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

Condition 6 – No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Condition 7 – No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

An application to discharge Conditions 5, 6 and 7 (ref. 23/01024/DISCON) was submitted on 24th October 2023. A decision on the application was issued on 19th February 2024; the decision confirmed that the submission in relation to Condition 5 was acceptable, and therefore discharged, however Conditions 6 and 7 were unable technically to be discharged due to development having already been commenced (notwithstanding whether that detail was acceptable).

Proposed Removal of Conditions

This S73 application seeks to remove Conditions 6 and 7 attached to planning permission ref. 23/00303/FUL.

Conditions 6 and 7 relate to management of surface water during construction and required details to be submitted and approved by the Council prior to commencement of development. However, the development has commenced prior to formal discharge from the Council.

The works have been undertaken in accordance with the details submitted in support of application ref. 23/01024/DISCON and in accordance with MIRA's strategy and principles for drainage across the Technology Park. No issues have arisen in relation to the drainage during the construction period and the construction has been managed successfully to ensure no pollution of the downstream watercourse. As such, it is considered that Condition 6 and 7 can be removed.

Summary

This S73 application seeks to remove pre-commencement Conditions 6 and 7 attached to planning permission ref. 23/00303/FUL.

The development has commenced prior to Conditions 6 and 7 being discharged, the works have been undertaken in accordance with the details submitted with application ref. 23/01024/DISCON and in accordance with MIRA's drainage principles, with no issues arising due to successful construction drainage management.

Therefore, it is considered Conditions 6 and 7 can be removed without prejudicing surface water.

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

DANIELLA MARROCCO
Planning Associate

Phone: [REDACTED]
Mobile: [REDACTED]

STANTEC UK LIMITED