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UNITED KINGDOM

28 April 2025

Project/File: 27220/GW

Planning Department
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road,
Hinckley, LE10 0FR

Dear Sir/Madam,

**Reference: PLANNING APPLICATION FOR THE ERECTION OF A FIRE RIG BUILDING AT MIRA
TECH PARK, WATLING STREET, NUNEATON CV10 0TU**

Please find enclosed a planning application for the erection of a fire rig building at MIRA. The application is submitted on behalf of Horiba MIRA Ltd.

The planning application comprises:

- Location Plan
- Site Plan
- Elevations and Visual Plan
- Design and Access Statement
- Planning Statement (this covering letter)

The Proposed Development

The Fire Rig is an existing facility and used to test the durability of EV batteries, situated at the northern edge of the Battery Abuse Testing Area at the rear of the MIRA Site. The tests conducted on the Fire Rig currently face challenges in achieving consistency as it is an open facility exposed to the variations in weather. The proposals seek to erect a building around the facility to improve testing accuracy and feasibility. There are no proposals for additional parking given the facility is existing and already served.

The building will be 15m in length and 10m in width with a height of 4m to the eaves (4.52m to the ridge). It will be constructed of metal sheeting and coloured goosewing grey with anthracite grey coloured doors to match the colour of buildings within the MIRA estate.

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No additional landscaping is proposed as the site already sits within the landscape framework of the wider MIRA Estate.

More detail of the proposals can be found within the Design and Access Statement.

As the application site is already used as a Fire Rig facility and the proposals comprise erecting a building over it, the proposals are below the *de minimis* threshold for providing biodiversity net gain.

Planning Considerations

The application site falls within the MIRA Estate which is identified as an existing employment site within the adopted Site Allocations and Development Management Policies Plan (SADMP Plan) (Site HIG17). Policy DM19 of the SADMP Plan seeks to support and retain employment uses on existing employment sites.

Section 6 of the NPPF also seeks to support a strong, competitive economy and states significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

There is a presumption in favour of development proposals that accord with the Development Plan unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits (para 11 of the NPPF).

The proposals seek to improve an existing testing facility required as part of EV battery research and development. The building would be located adjacent to an existing cluster of buildings and storage containers and contained within the wider landscape bunding to the rear of the MIRA site.

Accordingly, it is our view that any adverse impacts are limited and the proposals are an appropriately designed scheme that should be granted planning permission.

If you have any questions, or require further information, please don't hesitate to contact me.

Yours faithfully,

Stantec UK Limited



Graeme Warriner BA(Hons) DipEP MRTPI
Planning Director

