

16 June 2023

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Planning and Development
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
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Dear Sir / Madam

HINCKLEY PARK: APPLICATION SEEKING NON-MATERIAL AMENDMENT TO CONDITION 2 (APPROVED PLANS) PURSUANT TO FULL PLANNING PERMISSION (22/00430/FUL) IN RELATION TO DEVELOPMENT ZONE 3

Turley is instructed by IM Properties Plc ("IMP") to submit the above application, under Section 96A of the Town and Country Planning Act (1990), seeking non-material amendments to Condition 2 (Approved Plans) attached to full planning permission reference 22/00430/FUL for the erection of three units (Use Class E(g)(iii) / B2 / B8) including ancillary offices and welfare facilities, earthworks, internal access roads and paths, service yards, vehicular and cycle parking, gatehouse, utilities and energy infrastructure and hard and soft landscaping including boundary treatment and drainage infrastructure (zone 3 of wider EIA development - 17/01043/HYB and 20/00906/CONDIT) at Hinckley Park.

The non-material amendments

Condition 2 requires "the development here by permitted shall not be carried out otherwise than in complete accordance with the submitted application details". The condition also lists all approved drawings. The approved drawings that are to be replaced, the revised drawings, and the proposed amendments are set out in the schedule below.

Approved Drawing (under 22/00430/FUL)	Revised Drawing	Proposed Amendments
22113 P0002[E] Development Zone 3 Layout	22113 P0002[F] Development Zone 3 Layout	1. <i>Kerb realignment to SW corner of Unit 1 service yard</i> 2. <i>Footpath to Unit 1 Hub Office omitted</i> 3. <i>2no. security gates added to Unit 1 Gatehouse to allow the service yard to be secured when the building is not occupied.</i>

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		4. <i>Parking arrangement amended to Unit 2</i> 5. <i>Smoking Shelter to Unit 3 relocated</i> 6. <i>Footpath to Unit 3 increased in width by 2.0m</i> 7. <i>Footpath to Unit 2 increased in width by 2.0m</i>
22113 P0003 Rev: E Sitewide Fencing and Substation Plan	22113 P0010[A] Sitewide Fencing	1. <i>Security gates added to Unit 1 Gatehouse</i> 2. <i>Line of fence amended to reflect the required fall protection measures required to the top of the retaining walls under Construction Design and Management regulations.</i>
	22113 P0011[A] Sitewide Substations	1. <i>Drawing separated from fencing drawing</i> 2. <i>Parking areas highlighted for substation maintenance</i>
22113 P3008[A] Unit 3 Cycle & Smoking Shelter Details	22113 P3008[B] Unit 3 Cycle & Smoking Shelter Details	1. <i>Smoking shelter relocated to western side of parking spaces in the north east corner of the site</i>
22113 P2003 [B] Unit 2 Office Plan	22113-UMC-OW-ZZ-DR-A-2703-Unit 2 - NMA App - Office Plan-Rev-P.1	1. <i>Ground floor windows indicated on plan (Drafting error – windows indicated on Elevation but not approved plan)</i>
22113 P1005 [D] Unit 1 Elevations	22113-UMC-UB-ZZ-DR-A-1701-Unit 1 - NMA App - Building Elevations-Rev-P.1	1. <i>Dock concrete prowall height amended by 200mm</i> 2. <i>Addition of taller dock shelters – double height dock shelters introduced to allow flexibility of feet for any end user.</i> 3. <i>Omission of 2nd floor to Unit 1 Hub – 2nd floor Hub office is no longer required.</i>
22113 P2005 [E] Unit 2 Elevations	22113-UMC-UB-ZZ-DR-A-2701-Unit 2 - NMA App - Building Elevations-Rev-P.1	1. <i>Dock concrete prowall height amended by 200mm</i> 2. <i>Addition of taller dock shelters - introduced to allow flexibility of feet for any end user.</i> 3. <i>Revisions to louvre sizes – louvres above office windows to south elevation have been increased in size to reflect M&E design.</i>
22113 P3005 [D] Unit 3 Elevations	22113-UMC-UB-ZZ-DR-A-3701-Unit 3 - NMA App - Building Elevations-Rev-P.1	1. <i>Dock concrete prowall height amended by 200mm</i> 2. <i>Addition of taller dock shelters – double height dock shelters introduced to allow flexibility of feet for any end user.</i>

22113 P1006 [D] Unit 1 Roof Plan	P22-034-UMC-UB-RF-DR-A-1705-Unit 1 - NMA App - Roof Plan-Rev-P.1	1. <i>Proposed PV layout indicated – the designed PV layout is now indicated on plans.</i> <i>PV panels for Units 1 and 3 have been split into two arrays that are perpendicular to the eastern edge of the roof.</i> <i>The eastern extent of the PV array on the roof of Unit 2 has been amended to accommodate the relocation of the roof access hatch.</i>
22113 P2006 [D] Unit 2 Roof Plan	P22-034-UMC-UB-ZZ-DR-A-2705-Unit 2 - NMA App - Roof Plan-Rev-P.1	
22113 P3006 [D] Unit 3 Roof Plan	P22-034-UMC-UB-RF-DR-A-3705-Unit 3 - NMA App - Roof Plan-Rev-P.1	

In addition to the above changes, following detailed design of external lighting, the following documents/drawings are submitted to replace the External Lighting Report dated 13.04.2022 (ref: 220192) produced by CPWP:

- P186-894 Revision G1 – Hinckley DZ3 - External Lighting Report
- P186-894-U1-G1 – Hinckley DZ3 Unit 1-3 External Lighting
- P186-894-G-G1 – Calculation Results
- P22034-WME-U1-XX-DR-E-0500-P6 – Unit 1 External Lighting Layout
- P22034-WME-U1-XX-DR-E-0501-P5 – Unit 1 External Lighting Lux Plot
- P22034-WME-U1-XX-DR-E-0504-P5 – Unit 1 External Lighting Elevation
- P22034-WME-U1-ZZ-TS-E-B001-P3 – Unit 1 External Lighting Brochure
- P22034-WME-U2-XX-DR-E-0500-P7 – Unit 2 External Lighting Layout
- P22034-WME-U2-XX-DR-E-0501-P6 – Unit 2 External Lighting Lux Plot
- P22034-WME-U2-XX-DR-E-0504-P4 – Unit 2 External Lighting Elevation
- P22034-WME-U2-ZZ-TS-E-B001-P2 – Unit 2 External Lighting Brochure
- P22034-WME-U3-XX-DR-E-0500-P7 – Unit 3 External Lighting Layout
- P22034-WME-U3-XX-DR-E-0501-P5 – Unit 3 External Lighting Lux Plot
- P22034-WME-U3-XX-DR-E-0504-P5 – Unit 3 External Lighting Elevation
- P22034-WME-U3-ZZ-TS-E-B001-P2 – Unit 3 External Lighting Brochure
- P22034-WME-XX-XX-DR-E-0505-P9 – External Landlords Roadway Lighting Layout
- P22034-WME-XX-XX-TS-E-B001-P2 – Infrastructure External Lighting Brochure

During the detailed design process, the overall layout has changed from the approved design concept as per the CPWP External Lighting Report (ref: 220192). Some of the heights of installations have been amended, lower

output fittings are to be installed, and back light shields have been introduced as required following the production of the revised External Lighting Report produced by Holophane which is enclosed with this application. However, these changes do not alter the light assessment which formed part of the wider full planning assessment of planning permission reference 22/00430/FUL.

Summary

Overall, the proposed amendments are external changes which are required as part of the evolution of the detailed design phase of development. Due to their scale and nature, the proposed series of changes are not material to the principle of the development individually, nor cumulatively, as they do not alter the impacts assessed in the full planning application including highway safety, residential amenity, internal layout, transport sustainability, drainage, ecology, noise, pollution, and light. The changes also do not alter the principle of the development which contributes to the delivery of Hinckley and Bosworth Borough Council's Local Plan objectives. In addition, there has not been other non-material amendment applications submitted in respect of the full planning permission reference 22/00430/FUL which could lead to cumulative material impacts on the approved plans.

This application is submitted electronically via the Planning Portal (ref: PP-11984948) including the relevant form and revised drawings. The requisite fee of £234.00 (plus £64.00 Planning Portal service charge) has been made by BACS transfer.

I trust that the above and enclosed provides sufficient information for the application to be validated and determined. However, should you require any further information please do not hesitate to contact me.

Yours sincerely

Sam Cripps

Planner

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