

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended) Discharge of Conditions

Name and Address of Applicant

C/o Agent
Henry Brothers Construction Limited
32 Eldon Road
Beeston
Nottingham
NG9 6DZ

Name and Address of Agent (if any)

Mr Zac Wade
WSP
The Mailbox Level 2
100 Wharfside Street
Birmingham
B1 1RT

Part I – Particulars of Application

Planning Reference 25/00856/DISCON

Application Site Twycross Zoological Park, Burton Road, Norton Juxta
Twycross, Atherstone, Leicestershire

Proposal Application to partially discharge Condition 22 (Landscaping)
attached to planning permission 24/00838/CONDIT

Part II – Summary of Decision

The details submitted with the following conditions are **ACCEPTABLE** and the conditions are hereby **PARTIALLY DISCHARGED**, subject to all works being carried out strictly in accordance with the full terms of the conditions:

Condition 22 (Landscaping)

Note to Applicant

Condition 22 has been **PARTIALLY DISCHARGED** to enable development above floor plate to the south of the site, including the National Science and Conservation Centre (NSCC), its associated residential block, and the orangutan habitat in strict accordance with the hereby approved hard and soft landscaping details.

To FULLY DISCHARGE Condition 22, the hard and soft landscaping details, including the edging, gates and fencing, boardwalk, and full planting details, for the northern area of the site must be submitted to, and approved in writing by, the Local Planning Authority.

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority:

- C22 Application Form (submitted: 11.09.2025)
- C22 Boundary Plan (105 P06) (submitted: 14.11.2025)
- C22 Covering Letter (submitted: 11.09.2025)
- C22 Façade and Landscape Materials Schedule (submitted: 11.09.2025)
- C22 Hard Landscape (Surface and Edging) (30810 C01) (submitted: 11.09.2025)
- C22 Hard Landscape (Typical Wall Details) (30812 C01) (submitted: 11.09.2025)
- C22 Hard Landscape Plan (104 P10) (submitted: 11.09.2025)
- C22 Planting Strategy (400 C03) (submitted: 11.09.2025)
- C22 Proposed Hard Landscape Strategy (30800 C02) (submitted: 11.09.2025)
- C22 Proposed Hard Landscape Plan (30801 C01) (submitted: 11.09.2025)
- C22 Proposed Soft Landscape Plan (45002 C01) (submitted: 11.09.2025)
- C22 Proposed Soft Landscape Strategy (45001 C02) (submitted: 11.09.2025)
- C22 Soft Landscape Details (410 P02) (submitted: 11.09.2025)
- C22 Soft Landscape Planting Schedule (45003 C01) (submitted: 11.09.2025)
- C22 Typical Soft Landscape Details (45004 C01) (submitted: 11.09.2025)

Condition 22 (Landscaping)

“No development above floor plate shall take place until full details of a scheme of hard and soft landscaping works including boundary treatments for the site and an implementation scheme has been submitted in writing to and approved in writing by the Local Planning Authority. The hard and soft landscaping works shall be consistent with the submitted details:

- *Proposed Boardwalk Details (Sheet 1) (320) (P02) (submitted: 13.12.2024)*
- *Proposed Boardwalk Details (Sheet 2) (321) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F1) (310) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F2) (Sheet 2) (311) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F2A) (312) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F4 & F4A) (Sheet 5) (314) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F5 & F6) (Sheet 6) (315) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F7, F7A & F2B) (Sheet 08) (316) (P04) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F8 & F9) (317) (P04) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F10) (Sheet 9) (318) (P01) (submitted: 13.12.2024)*
- *Proposed Boundary Plan (105) (P04) (submitted: 13.12.2024)*
- *Proposed Combined Masterplan (110) (P10) (submitted: 13.12.2024)*
- *Proposed Hard Landscape (104) (P08) (submitted: 13.12.2024)*

- *Proposed Hard Landscape Plan (30801) (P01) (submitted: 13.12.2024)*
- *Proposed Hard Landscape Strategy (30800) (P08) (submitted: 13.12.2024)*
- *Proposed Landscape Plan (100) (P05) (submitted: 13.12.2024)*
- *Proposed Planting Strategy (400) (P06) (submitted: 13.12.2024)*
- *Proposed Soft Landscape Plan (45002) (P01) (submitted: 13.12.2024)*
- *Proposed Soft Landscape Strategy (45001) (P07) (submitted: 13.12.2024)*

The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs which are of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.”

This application seeks to partially discharge Condition 22 (Landscaping) attached to planning permission 24/00838/CONDIT. The Applicant seeks to discharge the following elements of this hard and soft landscaping condition:

- Paving details for the whole site
- Planting Strategy for the whole site
- Planting details (including trees) for the southern area of the site
- Street furniture for the southern area of the site
- Edging for the southern area of the site
- Typical Wall Details for the southern area of the site

These works are in relation to the National Science and Conservation Centre (NSCC), its associated residential block, and the orangutan habitat. The final details of the edging, gates and fencing, boardwalk, and full planting details for the northern area of the site are not yet finalised and will be submitted in due course as part of a separate discharge of condition application.

This information has been assessed by Leicestershire County Council's Ecology Department, who considered there to be no material difference in the submitted information in comparison to the previously approved works as part of application 25/0005/DISCON. As such, and pending the submission of further details, the Ecology Department did not have any comments on the proposals.

The proposed soft and hard landscaping details provided as part of this application are considered to be acceptable and details ensure a satisfactory external appearance of the development. Therefore, it is considered that the submitted details are sufficient to discharge the planning condition in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The details submitted with the following conditions are ACCEPTABLE and the conditions are hereby PARTIALLY DISCHARGED, subject to all works being carried out strictly in accordance with the full terms of the condition.

Date: 21 November 2025

C. Brown.

Christopher Brown MRTPI
Head of Planning