



Mr S Archer
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

10 December 2025

Dear Sullivan,

Twycross Zoo, Burton Road, Atherstone, Leicestershire, CV9 3PX
Discharge of Condition 10 (Surface Water Maintenance Plan) of planning permission (LPA ref.) 24/00838/CONDIT

We write on behalf of Twycross Zoo ('the Zoo') to apply for the discharge of Condition 10 (Surface Water Maintenance Plan) of planning permission ref. 24/00838/CONDIT at Twycross Zoo, Atherstone, Leicestershire, CV9 3PX.

CONTEXT

Planning permission (LPA ref.) 23/00948/FUL was granted on 14 February 2024 for the National Science and Conservation Centre (NSCC), new animal enclosures and associated infrastructure, residential buildings, new car park and access, landscaping and other associated works at Twycross Zoo, Atherstone, Leicestershire, CV9 3PX.

Following this, a Section 73 (s73) application was submitted to tweak the proposed layout, design and materiality of the buildings (LPA ref. 24/00838/CONDIT), which was approved on 19 December 2024.

A further s73 application has been submitted to allow minor amendments to the approved scheme in relation to the drainage strategy and layout changes, however this is still under consideration (LPA ref. 25/01044/CONDIT).

To date, the following conditions have been discharged; Conditions 3, 4, 5, 6, 8, 9, 11, 12, 17 and 21 (via permissions 25/00005/DISCON, 25/00491/DISCON and 25/00815/DISCON). Further to this, Condition 22 has been partially discharged via permission 25/00856/DISCON.

This application seeks to discharge Condition 10; the relevant wording is provided below.

"No use of the development approved by this planning shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted in writing to, and approved in writing by, the Local Planning Authority. Details of the SuDS Maintenance Plan should include responsibilities and schedules for routine maintenance, remedial actions, and monitoring of separate elements of the system, and should also include procedures that must be implemented in

the event of pollution incidents within the development site. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.”

APPLICATION SUBMISSION

This application seeks to discharge Condition 10 in relation to the surface water drainage system maintenance at the development site at Twycross Zoo.

In accordance with Condition 10, a Surface Water Management and Maintenance Plan, prepared by Hexa Consulting, has been submitted for approval.

The report outlines the details regarding the methods of cleaning the drainage system, including the operation and inspection and maintenance regimes of permeable surfacing, filter drains, pipes and manholes, flow control chambers, and attenuation tanks, the schedules and responsibilities for routine maintenance and the procedure to be followed should a pollution incident occur on site.

Full details can be found in the accompanying Surface Water Management and Maintenance Plan. Thus demonstrates the development will remain consistent with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan, in the development incorporates a drainage system maintenance regime that will ensure water quality and the drainage function of water bodies is not adversely affected, and an appropriate solution for responding to a pollution incident on site is provided.

As outlined above, a further s73 application has been submitted (LPA ref. 25/01044/CONDIT); if the s73 application is approved prior to the discharge of this condition, then Condition 10 should be discharged against the new s73 permission.

SUMMARY

The Surface Water Management and Maintenance Plan contains all the information required to discharge Condition 10 of planning permission (LPA ref.) 24/00838/CONDIT, and is submitted alongside this cover letter and discharge of condition application form.

We trust the above and enclosed information is sufficient to discharge Condition 10, and we look forward to receiving confirmation of the validation and approve of these details. In the meantime, should you require any further information, please do not hesitate to contact me (zac.wade@wsp.com), or my colleague Lewis Coffey (lewis.coffey@wsp.com).

Yours sincerely



Zac Wade