

Hinckley & Bosworth Borough Council

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

Partial Discharge of Condition

Name and Address of Applicant	Name and Address of Agent (if any)
C/O Agent Henry Brothers Construction Limited 32 Eldon Road Beeston Nottingham NG9 6DZ	Mr Zac Wade WSP The Mailbox, Level 2 100 Wharfside Street Birmingham West Midlands B1 1RT

Part I – Particulars of Application

Planning Reference	25/00815/DISCON
Application Site	Twycross Zoological Park, Burton Road, Norton Juxta Twycross, Atherstone, Leicestershire, CV9 3PX
Proposal	Application to discharge Condition 17 (Materials) attached to planning permission 24/00838/CONDIT

Part II – Summary of Decision

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

Condition 17 (Materials)

Note to Applicant

Condition 17 has been **PARTIALLY DISCHARGED** to enable the commencement of development above floor plate level for the proposed orangutan enclosure, the National Science and Conservation Centre (NSCC), and the residential accommodation. To **FULLY DISCHARGE** Condition 17, further details in relation to the proposed materials of the habitats,

including the themed timber structures to the orangutan habitat are required to 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:

- C17, Building Envelope Material Proposal and Visual Report (submitted: 28.08.2025)
- C17, Covering Letter to Application (submitted: 28.08.2025)
- C17, Façade and Landscape Materials (submitted: 28.08.2025)
- C17, Proposed Elevations Orangutan Habitat (601 C01) (submitted: 28.08.2025)
- C17, Proposed Elevations Residential (600 C01) (submitted: 28.08.2025)
- C17, Proposed Elevations NSCC (600 C01) (submitted: 28.08.2025)

Condition 17 (Materials)

“No development above floor plate level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwelling hereby permitted have been deposited with, and approved in writing by, the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.”

The Applicant has provided for the proposed materials for the orangutan enclosure, the National Science and Conservation Centre (NSCC), and the residential accommodation.

The three structures are constructed with Forterra Canterbury facing brickwork ('Brickwork Type 1') and Ibstock Paxton Light Buff Brickwork ('Brickwork Type 2'). The NSCC and residential structures feature FP McCann Terracotta roof tiles, and the orangutan enclosure utilises Cooper Beech Kingspan XL Forte roof cladding. The proposed curtain walling for these two structures is also constructed with a Polyester Powder Coated Scheuch Curtain Walling System, which is generally in a RAL 040 40 40 finish, but a RAL 9017 finish for the NSCC glazed link. The Juliette balcony to the orangutan building is produced in a RAL 040 40 40 Copper Beech finish.

The proposed materials are considered to ensure that the development has a satisfactory appearance and therefore the details comply with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

The Zoo is finalising the detailed design of the habitats, including the themed timber structures to the orangutan habitat, and this information will be required before the requirements of Planning Condition 17 can be fully addressed.

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

Date: 23 September 2025

C. Brown.

Christopher Brown MRTPI
Head of Planning