

# Hinckley & Bosworth Borough Council

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

### DoC Decision Notice Conditions Discharged

C/o Mr Zac Wade  
WSP  
The Mailbox, Level 2  
100 Wharfside Street  
Birmingham  
West Midlands  
B1 1RT

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#### Details of Application:

Application Ref: 25/00005/DISCON  
Proposal: Application to discharge C3 (Updated Bat Survey) C4 (Great Crested Newt Survey Results), C5 (Biodiversity Net Gain Plan), C6 (Land Contamination Scheme), C8 (Surface Water Drainage Scheme), C9 (Surface Water during Construction), C11 (Arboricultural site monitoring) attached to planning permission 24/00838/CONDIT  
Location: Twycross Zoological Park Burton Road Norton Juxta Twycross

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**The details submitted with the following conditions are acceptable and the conditions are hereby discharged.**

#### Condition 3

No demolition, tree felling or development shall take place until the results of at least two bat activity surveys on the lemur house (B1) and ash tree (T21) (if it is to be removed) (as per the 2023 Middlemarch reports) have been submitted in writing to, and approved in writing by, the Local Planning Authority. Should any further bat surveys be required, this should be submitted to and approved by the LPA prior to any identified buildings or trees being demolished/felled. This is to detail whether or not a Natural England licence will be required, any necessary mitigation (including the type and locations of replacement roosting features) or Reasonable Avoidance Measures (RAMs). All works are to proceed strictly in accordance with the approved scheme.

#### **C3, Dusk Emergence Bat Survey – Received 2 January 2025**

#### Condition 4

No demolition or development (including ground works or vegetation clearance) shall take place until the results of a Great Crested Newt survey (traditional or eDNA) of the pond within the application area (P1 as per the October 2023 Middlemarch report) have been submitted in writing to, and approved in writing by, the Local Planning Authority. This is to detail whether or not a Natural England licence will be required, and any necessary mitigation or Reasonable Avoidance Measures (RAMs). All works are to proceed strictly in accordance with the approved scheme.

#### **C4, Great Crested Newt eDNA Survey – Received 2 January 2025**

#### Condition 5

No development shall take place, including ground works or vegetation clearance, until a Biodiversity Net Gain Plan (the Plan), ensuring no net loss (in line with the provisions of the

Environment Act (2021) at the time of the application's submission) in biodiversity is achieved as a result of the development, has been submitted in writing to and agreed in writing by the Local Planning Authority. The Plan shall include the following details:

- (a) Location plan of the area(s) to be used for Biodiversity Net Gain
- (b) Description of existing habitats on and off site
- (c) Description of planned habitat creation/enhancement, including species
- (d) Baseline habitat data used to inform the metric; and
- (e) Habitat creation/enhancement plans used to inform the metric
- (f) Timetable for implementation of habitat creation/enhancement
- (g) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required
- (h) Mechanism for securing the implementation of the biodiversity offsetting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan
- (i) Timetables for implementation

The Plan shall be supported by up to-date Biodiversity Net Gain metric calculations for the application site. The Plan shall be implemented in accordance with the approved details and shall be retained thereafter.

#### **C5, Biodiversity Metric Assessment – Received 2 January 2025**

**Received 7 April 2025**

**C5 BNG metric - rtmme-160474-04 Rev D\_Biodiversity Metric 4.0 (updated with latest off-site plans - READ ONLY)**

**C5 Offsite BNG Ecological Management & Monitoring Plan - RT-MME-181945-02 (EMMP - Off-Site Offsetting Area)**

**C5 Onsite BNG Ecological Management & Monitoring Plan - 181945-01 (On-Site)**

Condition 6

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted in writing to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

#### **C6, Phase 2 Site Investigation Report – Received 2 January 2025**

**Received 7 April 2025**

**C6 Gas Risk Assessment - 600902-HEX-00-XX-RP-GE-2001\_Twycross Gas Risk Assessment Issue**

Condition 8

No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted in writing to, and approved in writing by, the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

**Received 4 March 2025**

**C8 & C9 Drainage Additional Statement 600902-HEX-XX-XX-C-9201-V01**

**C8 & C9 TWZ-HEX-XX-XX-DR-C-9200-Surface Water Drainage Layout Sheet 1 of 2\_P03**

**C8 & C9 TWZ-HEX-XX-XX-DR-C-9201-Surface Water Drainage Layout Sheet 2 of 2\_P03**

**C8 & C9 TWZ-HEX-XX-XX-DR-C-9202\_Foul Water Drainage Layout Sheet 1 of 2-P02**

**C8 & C9 TWZ-HEX-XX-XX-DR-C-9203-Foul Water Drainage Layout Sheet 2 of 2\_P03**

**C8 & C9 TWZ-HEX-XX-XX-DR-C-9212-Drainage Details Sheet 3\_P01**

**C8 & C9 TWZ-HEX-XX-XX-DR-C-9410-Catchment Plan\_P02**  
**C8 & C9 600902 - SW Network\_V2**  
**C8 & C9 150125-04 CSJ Construction Twycross Zoo Burton Road Atherstone**  
**C8 & C9 600902-Twycross CBR & Infiltration tests mark up**

**Condition 9**

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted in writing to, and approved in writing by, the Local Planning Authority. This shall include temporary attenuation, additional treatment, controls, maintenance, and protection. Details regarding the protection of any infiltration areas should also be provided. The construction of the development must be carried out in accordance with these approved details.

**Received 4 March 2025**

**C8 & C9 Drainage Additional Statement 600902-HEX-XX-XX-C-9201-V01**  
**C8 & C9 TWZ-HEX-XX-XX-DR-C-9200-Surface Water Drainage Layout Sheet 1 of 2\_P03**  
**C8 & C9 TWZ-HEX-XX-XX-DR-C-9201-Surface Water Drainage Layout Sheet 2 of 2\_P03**  
**C8 & C9 TWZ-HEX-XX-XX-DR-C-9202\_Foul Water Drainage Layout Sheet 1 of 2-P02**  
**C8 & C9 TWZ-HEX-XX-XX-DR-C-9203-Foul Water Drainage Layout Sheet 2 of 2\_P03**  
**C8 & C9 TWZ-HEX-XX-XX-DR-C-9212-Drainage Details Sheet 3\_P01**  
**C8 & C9 TWZ-HEX-XX-XX-DR-C-9410-Catchment Plan\_P02**  
**C8 & C9 600902 - SW Network\_V2**  
**C8 & C9 150125-04 CSJ Construction Twycross Zoo Burton Road Atherstone**  
**C8 & C9 600902-Twycross CBR & Infiltration tests mark up**

**Condition 11**

No works or development shall take place until an auditable system of arboricultural site monitoring by the appointed project arboriculturist has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and will include details of:

- (a) Induction and personnel awareness of arboricultural matters
- (b) Identification of individual responsibilities and key personnel
- (c) Statement of delegated powers
- (d) Timing and methods of site visiting and record keeping, including updates
- (e) Procedures for dealing with variations and incidents
- (f) The scheme of supervision shall be carried out as agreed
- (g) The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the local planning authority.

The development must be carried out in accordance with the approved details of the arboricultural site monitoring scheme.

**Received 7 April 2025**

**C11 Arboricultural Method Statement - RT-MME-159277-03\_(AMS)\_Rev B\_ISSUE**

**Received 2 January 2025**

**C11 Arboricultural Impact Assessment**

**The details submitted are ACCEPTABLE and the conditions are hereby DISCHARGED, subject to the scheme being carried out strictly with the full terms of the condition.**

C. Brown.

Date: 14 May 2025

Christopher Brown MRTPI  
**Head of Planning**