

**Delegated Report
Discharge of Conditions**

Planning Ref: 25/00005/DISCON
Applicant: c/o Agent
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Twycross Zoological Park Burton Road Norton Juxta Twycross

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

Conditions and supporting details submitted to apply for the conditions to be 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

Consultees / Assessed by:

LLFA (Local Lead Flood Authority) – Leicestershire County Council

HBBC Drainage Officer

LCC Ecology

Environmental Services

Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

Three bat surveys have been undertaken, and no bats were identified as emerging. As such there are no further recommendations to make as the updated surveys demonstrate that the protected wildlife species and their habitats that are known to exist on site are protected adequately if required and accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). LCC ecology have confirmed sufficient and acceptable information has been submitted to discharge the condition.

Condition 4

An eDNA survey has been undertaken to pond 1 and the results were negative as detailed in the supporting document and therefore condition 4 is eligible for discharge as there are not further recommendations required to protect protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). LCC ecology have confirmed sufficient and acceptable information has been submitted to discharge the condition.

Condition 5

LCC Ecology have reviewed the biodiversity net gain documents that have been submitted to support condition 5, the plan details the required information by way of a location plan, existing habitats on and off site, planning for habitat creation/enhancement with an indication of species, baseline and proposed habitat data to inform the metric. The details demonstrate how the development will provide enhancement to biodiversity in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016) and Government guidance contained within the National Planning Policy Framework (2024). LCC ecology have confirmed sufficient and acceptable information has been submitted to discharge the condition.

Condition 6

A Phase II site investigation has been undertaken and an accompanying gas risk assessment to support the discharge of condition 6. The council's Environmental Services Officer has reviewed the reports and is satisfied that no mitigation measures are required to the site to ensure that future users of the land and neighbouring land are not a risk in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 8

Detailed drainage plans have been submitted and assessed by the Council Drainage Officer and LLFA. They consultees have advised that the drainage proposal for the development is satisfactory as it demonstrates how flooding will be prevented with suitable storage and disposal for surface water from the site and being deposited in the highway causing dangers to road users in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the National Planning Policy Framework (2024).

Condition 9

Detailed drainage plans have been submitted and assessed by the Council Drainage Officer and LLFA. They consultees have advised that the drainage proposal for the construction period of the development is satisfactory as it demonstrates how flooding will be prevented with suitable storage and to maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Condition 11

An arboricultural impact assessment and method statement (Rev B) by Middlemarch has been submitted to the LPA to support the discharge of Condition 11. The updated impact assessment provides details of the tree schedule for the site, identifies trees to be removed, retained and those that are protected (which aligns with the original consent). The method statement details the protection measures required for the site, who is responsible and the Arboriculturalist that will be overseeing the site whilst construction works are undertaken and the provision of its recording. It includes key personnel to the site and a statement of delegated powers. A procedure is set out which deals with incidents or variations for the protection of the site and that a qualified arboriculturalist will undertake the supervision. The details demonstrate that the Tree Protection Plan is adequately implemented to ensure that trees on site are retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policies DM4, DM6, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Officer Recommendations:

Condition 3 Updated Bat Survey – Discharge

Condition 4 GCN Results – Discharge

Condition 5 Biodiversity Net Gain – Discharge

Condition 6 Land Contamination scheme – Discharge

Condition 8 Surface Water Drainage Scheme – Discharge

Condition 9 Surface Water During Construction – Discharge

Condition 11 Arboricultural Site Monitoring – Discharge