

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

C/o WSP
Twycross Zoo
East Midland Zoological Society Limited
C/O Agent

Name and Address of Agent (if any)

Mr Matthew Stocks
WSP
3 White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL

Part I - Particulars of Application

Date of Application

13 October 2023

Application No.

23/00948/FUL

Particulars and location of development :

Development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, substations and associated residential block and lodges, new access from Orton Hill, new car park, landscaping and other associated works (following the demolition of some existing buildings).

Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:
 - Combined Masterplan 07 (submitted: 31.01.2024)
 - Demolition Plan 02 (submitted: 13.10.2023)
 - Existing Lemur Habitat P01 (submitted: 13.10.2023)
 - Existing Site Plan 01 (submitted: 13.10.2023)
 - Existing Site Sections 01 (submitted: 13.10.2023)
 - Landscape GA Ground Floor 05 (submitted: 13.10.2023)

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

- Landscape GA Upper Floor 03 (submitted: 13.10.2023)
- Proposed Animal House (01) Elevations and Sections 144-02 (submitted: 13.10.2023)
- Proposed Animal House (01) Plans 140-03 (submitted: 13.10.2023)
- Proposed Animal House (02) Elevations and Sections 145-02 (submitted: 13.10.2023)
- Proposed Animal House (02) Plans 141-03 (submitted: 13.10.2023)
- Proposed Animal House (03) Plans and Elevations 143-03 (submitted: 13.10.2023)
- Proposed Animal House (03) Elevations and Sections 148-02 (submitted: 13.10.2023)
- Proposed Bird Aviary Elevations and Sections 146-02 (submitted: 13.10.2023)
- Proposed Bird Aviary Plans 142-03 (submitted: 13.10.2023)
- Proposed Boardwalk Details (Sheet 1) 320 (submitted: 13.10.2023)
- Proposed Boardwalk Details (Sheet 2) 321 (submitted: 13.10.2023)
- Proposed Fence Details (Sheet 1) 310 (submitted: 13.10.2023)
- Proposed Fence Details (Sheet 2) 311 (submitted: 13.10.2023)
- Proposed Fence Details (Sheet 3) 312 (submitted: 13.10.2023)
- Proposed Fence Details (Sheet 4) 313 (submitted: 13.10.2023)
- Proposed Fence Details (Sheet 5) 314 (submitted: 13.10.2023)
- Proposed Fence Details (Sheet 6) 315 (submitted: 13.10.2023)
- Proposed Hard Landscape P03 (submitted: 13.10.2023)
- Proposed Lodge GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Market Stalls Elevations and Sections 147-01 (submitted: 13.10.2023)
- Proposed NSCC Elevations (Sheet 1) P03 (submitted: 13.10.2023)
- Proposed NSCC Elevations (Sheet 2) P02 (submitted: 13.10.2023)
- Proposed NSCC First Floor Plan P08 (submitted: 13.10.2023)
- Proposed NSCC GA Sections (Sheet 1) P03 (submitted: 13.10.2023)
- Proposed NSCC Ground Floor Plan P09 (submitted: 13.10.2023)
- Proposed NSCC Roof Plan P04 (submitted: 13.10.2023)
- Proposed NSCC Site Plan P07 (submitted: 19.01.2024)
- Proposed NSCC Soft Landscaping Plan P03 (submitted: 19.01.2024)
- Proposed Orangutan Habitat Elevations (Sheet 1) P04 (submitted: 13.10.2023)
- Proposed Orangutan Habitat Elevations (Sheet 2) P04 (submitted: 13.10.2023)
- Proposed Orangutan Habitat Elevations (Sheet 3) P04 (submitted: 13.10.2023)
- Proposed Orangutan Habitat First Floor P08 (submitted: 19.01.2024)
- Proposed Orangutan Habitat GA Sections (Sheet 1) P02 (submitted: 13.10.2023)
- Proposed Orangutan Habitat Ground Floor Plan P08 (submitted: 13.10.2023)
- Proposed Orangutan Habitat Roof Plan P04 (submitted: 13.10.2023)
- Proposed Orangutan Habitat Second Floor Plan P06 (submitted: 13.10.2023)
- Proposed Outdoor Classroom Plans and Elevations P02 (submitted: 13.10.2023)
- Proposed Refuse Store GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Residential Block Elevations P03 (submitted: 13.10.2023)
- Proposed Residential Block GA Sections P01 (submitted: 13.10.2023)
- Proposed Site Levels P04 (submitted: 13.10.2023)
- Proposed Site Sections (Sheet 1) 200-03 (submitted: 13.10.2023)
- Proposed Site Sections (Sheet 2) 201-03 (submitted: 13.10.2023)
- Proposed Site Sections (Sheet 3) 202-04 (submitted: 13.10.2023)
- Proposed Sub Station A-GA Plans and Elevations P01 (submitted: 13.10.2023)
- Proposed Sub Station B-GA Plans and Elevations P02 (submitted: 13.10.2023)
- Proposed Zoo Soft Landscaping Plan 02 (submitted: 13.10.2023)
- Render Masterplan 00 (submitted: 13.10.2023)
- Site Location Plan P04 (submitted: 13.10.2023)
- Tree Removal/Retention Plan 04 (submitted: 13.10.2023)
- Waste Management Strategy P01 (submitted: 13.10.2023)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. A) 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 Middelmarsh reports) have been submitted in writing to, and approved in writing by, the Local Planning Authority. B) 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.

Reason: The pre-commencement planning condition is required in order to protect the 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).

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.

Reason: The pre-commencement planning condition is required in order to protect the 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).

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;
 - 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 off-setting 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.

Reason: A pre-commencement condition is required to ensure that the development provide biodiversity enhancement in accordance with Policy DM6 of the Site Allocations and Development Management Policies DPD 2016 and Government guidance contained within the National Planning Policy Framework (Dec 2023).

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.

Reason: A pre-commencement planning condition is required to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to, and approved in writing by, the Local Planning Authority, which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.

Reason: A pre-commencement planning condition is required to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, and to reduce the possibility of surface water from the site 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 (Dec 2023).

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.

Reason: A pre-commencement planning condition is required to prevent an increase in flood risk, 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).

10. 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.

Reason: To ensure a suitable maintenance regime, that may be monitored over time, that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. No works or development shall take place until an auditable system of arboricultural site monitoring by the appointed project arboriculturalist 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 arboriculturalist 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.

Reason: A pre-commencement planning condition is required to ensure 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)

12. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum, details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted in writing to, and approved in writing by, the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: A pre-commencement planning condition is required to reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and with the National Planning Policy Framework (Dec 2023).

13. Notwithstanding the submitted plans, no part of the development hereby permitted shall be first brought into use until such time as details of a scheme detailing improvements as may be required to the proposed site access at Orton Hill, such as widening or improved junction radii to allow access for refuse collection vehicles, has been submitted in writing to, and agreed in writing, by the Local Planning Authority, unless it can be demonstrated that no works are necessary. Thereafter the approved scheme shall be implemented in full prior to first use of the development.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and with the National Planning Policy Framework (Dec 2023).

14. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with HLM Architects drawing number TWZ-HLM-00-00-DR-L-00001 Rev P07. Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and with the National Planning Policy Framework (Dec 2023).

15. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 5 metres of the highway boundary, nor shall any be erected within a distance of 5 metres of the highway boundary unless hung to open away from the highway.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and with the National Planning Policy Framework (Dec 2023).

16. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and with the National Planning Policy Framework (Dec 2023).

17. 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.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

18. The development shall be carried out in full accordance with the four recommendations on Page 09 within Section 4.0 of the Phase 1 Preliminary Risk Assessment (submitted: 13.10.2023).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

19. The development shall be carried out in full accordance with the recommendations within Section 6 (Recommendations) of the Preliminary Arboricultural Assessment (submitted: 27.10.2023), as well as Pages 16 (Tree Retention Plan) and 17 (Tree Protection Plan), and Section 3 (Arboricultural Method Statement) respectively of the Arboricultural Method Statement (submitted: 27.10.2023).

Reason: To ensure that the 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).

20. The development shall be carried out in full accordance with the recommendations detailed within Section 6 (Recommendations), including the bat-sensitive Lighting Strategy, of the Preliminary Bat Roost Assessment (submitted: 13.10.2023).

Reason: In order to protect the 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).

21. The development shall be carried out in full accordance with the recommendations within Section 7 (Recommendations) of the Preliminary Ecological Appraisal (submitted: 27.10.2023).

Reason: In order to protect the 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).

22. No development above floor plate level shall take place until full details of a scheme of hard and soft landscaping works, consistent with approved plan TWZ-HLM-XX-ZZ-DR-L-45001 Rev P03, 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 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 of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

NOTES TO APPLICANT :-

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.
2. In relation to Conditions 06 and 07, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.
3. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
4. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).

5. All proposed off site highway works, and internal road layouts shall be designed in accordance with Leicestershire County Council's latest design guidance, as Local Highway Authority. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>.
6. Nesting birds are protected under the Wildlife & Countryside Act 1981) as amended); therefore, all removal of trees, shrubs, and hedges should take place outside the breeding season (March to August inclusive) unless carefully checked beforehand by a suitably qualified person.
7. This development is likely to require a European Protected Species (EPS) License for bats to make it lawful. You must be aware that to proceed with the development without first obtaining an EPS License could result in prosecution.
8. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1-in-100-year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to construction details; cross sections; long sections; headwall details; pipe protection details (e.g. trash screens); and full modelled scenarios for event durations up to the 24-hour (or longer where required) for the 1-in-1-year, 1-in 30-year, and 1-in-100-year plus climate change return periods with results ideally showing critical details only for each return period.

9. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance, and protection. Details regarding the protection of any proposed infiltration areas should also be provided.
10. Details of the Surface Water Maintenance Plan should include for routine maintenance, remedial actions, and monitoring of the separate elements of the surface water drainage systems.

C. Brown.

Christopher Brown MRTPI
Head of Planning

Date : 14 February 2024

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/appeal-planning-decision>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commence conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	23/00948/FUL
Proposal:	Development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, substations and associated residential block and lodges, new access from Orton Hill, new car park, landscaping and other associated works (following the demolition of some existing buildings).
Site Location:	Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire

Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk