

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)

Discharge of Conditions

Name and Address of Applicant

c/o Agent
Henry Brothers Construction Limited
32 Eldon Road
Beeston
Nottingham
NG9 6DZ

Name and Address of Agent (if any)

Mr Zac Wade
WSP in the UK & Ireland
The Mailbox, Level 2
100 Wharfside Street
Birmingham
West Midlands
B1 1RT

Part I – Particulars of Application

Planning Reference 25/00491/DISCON

Application Site Twycross Zoological Park, Burton Road, Norton Juxta
Twycross, Atherstone, Leicestershire

Proposal Application to discharge Condition 12 (Construction Traffic Management Plan), 21 (Preliminary Ecological Appraisal) attached to planning permission 24/00838/CONDIT

Part II – Summary of Decision

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

Condition 12 (Construction Traffic Management Plan)

Condition 21 (Preliminary Ecological Appraisal)

Part III – Particulars of Decision

Information that the Developer provided to the Local Planning Authority

- Covering Letter to Application
- C12 Traffic Management Plan (submitted: 15.05.2025)
- C21 Construction Ecological Management Plan (submitted: 15.05.2025)
- C21 Ecological Management & Monitoring Plan (EMMP) (02) (submitted: 15.05.2025)

Condition 12 (Construction Traffic Management Plan)

“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.”

This information has been assessed by Leicestershire County Council as the Local Highway Authority (LHA), who had no objection to the discharge of Condition 12 of 24/00848/CONDIT.

Routes to the Site

Within the ‘Traffic Management Plan’, the Applicant has stated the following:

“Vehicle access to the construction site will be gained via the main A444 Burton Road. Site vehicles shall be required to enter onto Orton Hill (Orton Rd) with the entrance located partway down the road. There are no known vehicle restrictions (weight, height etc) on this access route. However, Orton Hill Road is a narrow lane. The access road shall lead directly to the site compound. This area shall be part of the first development phase to allow access for all site traffic and future visitors etc to the finished development. There will be a 2- way process in place for vehicles coming on/off site.”

The LHA noted that whilst Orton Hill is narrow in nature, it is a classified C road, with no weight restrictions in place. As such, the LHA accepted that this route to the site is the most appropriate in these site-specific circumstances. However, the LHA highlighted that the Applicant should ensure no vehicles associated with the site should access or egress the site to or from the southwest along Orton Hill.

Vehicle Parking

The Applicant has provided a Site Plan within the submitted Traffic Management Plan. This demonstrates a compound within the site which includes the parking of 20 vehicles, a loading, unloading, and storage area away from the public highway, and a wheel washing station. The LHA found this acceptable.

Although the Applicant has not stated what form the washing facilities will take, the LHA confirmed that this should be in the form of a pressure washer or a Rhino EcoWash or EcoRamp. In the event debris is transferred to the public highway, the Applicant will employ a third-party road cleaning service to keep the area clear during periods of increased risk. In addition, the wheel wash facility should not be located within 10m of the public highway. The LHA found this acceptable but noted that this should be in place prior to the commencement of the development and until its completion.

The Applicant has stated that the delivery of plant and materials will be avoided at peak travel times to the Zoo and these times will be highlighted to all contractors on inception of their contract package. This is welcomed by the LHA.

Summary

For the reasons above, the Local Highway Authority do not object to the discharge of Condition 12 attached to planning permission 24/00838/CONDIT. The submitted Construction Traffic Management is considered to reduce the possibility of deleterious material being deposited in the highway and becoming a hazard for road users, and ensures that construction traffic does not use unsatisfactory roads or lead to on-street parking problems in the area in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

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

Condition 21 (Preliminary Ecological Appraisal)

“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).”

The Construction Ecological Management Plan and the Ecological Management & Monitoring Plan (EMMP) were assessed by the County Council’s Ecology Department.

The protected species surveys demonstrated that no further surveys were required unless the respective lapse dates pass, which are July 2025 for bats, November 2025 for badgers, and December 2026 for great crested newts. The design of the proposed scheme ensures the retention of the existing pond and trees within the site, which minimises the development’s impact on habitats for protected and priority species. The Construction Ecological Management Plan also confirms that the timing of the proposed works will avoid ecologically sensitive periods. These factors are all supported by the Ecology Department.

The Ecology Department has emphasised that the southern boundary of the site provides a valuable community corridor for bats and therefore the lighting guidance detailed within Section 6 R4 of the Bat Survey Report submitted within the discharge of conditions application 25/00005/DISCON must be followed to minimise disturbance to bats.

By virtue of these factors, the Ecology Department are satisfied that sufficient information has been provided to discharge Condition 21 of attached to planning permission 24/00838/CONDIT. The Preliminary Ecological Appraisal is considered sufficient 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).

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

Date: 21 July 2025

A handwritten signature in blue ink that reads "C. Brown." with a period at the end.

Christopher Brown MRTPI
Head of Planning