



Mr S Archer
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

14 October 2025

Dear Sullivan,

**Section 73 Application to vary Condition 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of
Planning Permission 24/00838/CONDIT
Twycross Zoological Park, Burton Road, Atherstone, Leicestershire, CV9 3PX**

On behalf of Twycross Zoo we write to apply for a minor-material amendment (S73) under Section 73 of the Town and Country Planning Act (1990) to permission (LPA ref:) 24/00838/CONDIT.

The application has been submitted to Hinckley and Bosworth Borough Council as the Local Planning Authority (LPA) via the planning portal (ref: PP-14284642), and the relevant application fees have been paid. This application seeks to amend the wording of Conditions 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of planning permission (LPA ref:) 24/00838/CONDIT, with the view of making minor amendments to the approved scheme to allow amendments to the drainage strategy and subsequent minor layout amendments.

PROPOSALS

Twycross Zoo are now working towards the build out of the development, and as detailed design has progressed, there is a need to amend the drainage strategy proposed, alongside minor layout changes and detailed design amendments to the buildings.

The scope of the amendments is limited, and comprises:

- Revision of the drainage strategy to avoid reliance on mechanical pumps, and introduction of an attenuation pond;
- Amendments to the layout as a result of the above, including the removal of the overnight accommodation in the north-west of the site to allow for the attenuation pond and the relocation of the Anoa habitat;
- Minor amendments to the mounding within animal habitats;
- Reconfiguration of habitat enhancements to ensure that the commitment of the original application (in terms of BNG) is retained;
- Amendment to the roof of the orangutan building, including tweaks to the configuration of the windows;
- Amendments to the NSCC building, including rationalisation of the louvres on the north-western elevation;
- Amendments to the windows of the residential building;
- Relocation of existing pond and service road;
- Relocation of refuse store and bike store;

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- Relocation of heat pump and planting;
- Realignment of the road from the car park to north of the site (to avoid root protection areas);
- Amendments to car parking spaces to the south of the site.

This application seeks to amend the wording of Conditions 2 (Approved Plans), 3 (Updated Bat Survey), 4 (Great Crested Newt Survey), 5 (Biodiversity Net Gain Plan), 6 (Land Contamination Scheme), 8 (Drainage Strategy), 9 (Surface Water Management during Construction), 11 (Arboricultural Site Monitoring), 12 (Construction Traffic Management Plan), 14 (Parking), 17 (Materials), 21 (Preliminary Ecological Appraisal) and 22 (Hard and Soft Landscaping Works), as outlined in Appendix A, to enable the proposed amendments, and to amend conditions previously discharged to become compliance conditions.

CONTEXT

Site context

The application site comprises land to the south of the Zoo and is partially in the area open to the public, with the southern part of the application in the private land to the south of this, which has been used as a compound for other aspects of the Zoo.

The wider Zoo site covers an area of 32ha and is circa 0.8km to the south-west of Norton-Juxta-Twycross and circa 1.8km to the north-west of Twycross. The Zoo is currently accessed from Burton Road to the north.

The site is bound to the north and east by land and buildings associated with the Zoo. To the south, the site is bound by hedgerow, beyond which lies agricultural fields. To the west, the site is bound by Orton Hill, beyond which lies further agricultural fields and some associated agricultural buildings, sheds and other structures.

The main Zoo site is allocated in the Local Plan 2006 to 2026 (NOR07) as the Zoo. The south/southwestern part of the site is identified in the current Local Plan as being within the countryside. However, the whole of the site is encompassed within the expanded boundary of Twycross Zoo within the draft Local Plan (2020-2041) Regulation 19 document.

The site is in Flood Zone 1, which has the lowest probability of flooding and is therefore the most suitable for development in this regard.

The site is in proximity of one heritage asset, which is the Orton House Farmhouse (Grade II listed) and is 110m south-west of the site. however, there is little intervisibility between the heritage asset and the site owing to a buffer provided by vegetation and trees.

Planning application context

On 14 February 2024, planning permission (LPA ref. 23/00948/FUL) was granted for the following at the Twycross Zoo site:

“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)”.

Following this, a Section 73 application to amend conditions 2, 14 and 22 of planning permission 23/00948/FUL to amend the proposed layout and design of the buildings was approved on 19 December 2024 (LPA ref. 24/00838/CONDIT).

As outlined in the 'Proposals' section of this letter, following the approval of the planning permission (LPA ref: 24/00838/CONDIT) in 2024, Twycross Zoo are working towards the build out of the development, and as detailed design has progressed, there is a need to amend the drainage strategy proposed, which has resulted in minor layout amendments. One of the implications of this was the need to remove the overnight accommodation from the north-west of the site.

It is recognised that the lodges were referred to in the original description of development, so this application should be read in conjunction with the non-material amendment (Section 96a) application which has been submitted alongside this application. The s96a application proposes an amendment to the description of development proposed does not alter the operative part of the planning permission and maintains that residential accommodation will be delivered through the scheme.

PLANNING CONSIDERATIONS

Principle of Development

The principle of development of the scheme has been established by the existing planning permissions (LPA refs. 23/00948/FUL and 24/00838/CONDIT).

The proposed amendments to the scheme are driven by buildability in relation to the design of the development and drainage, which have resulted in the omission of the proposed residential accommodation in the north-west of the site. This will not result in any negative impact for the benefits of the proposed development, as there is already accommodation being provided by the development and the new drainage strategy will ensure the site is more sustainable through the introduction of an attenuation pond.

The development will, remain entirely consistent with the principles established in the existing planning permission. The development will remain consistent with Policies 12 and 23 of the Core Strategy, Policy DM24 of the SADMP, and draft Policy SP19 which supports development at the Zoo to help it expand as a tourism and research facility. The proposed development remains consistent with these policies as the proposals are still of a design and scale that is appropriate to the character of the surrounding area, complements the tourism themes of the borough and adds to the economic wellbeing of the area.

Crucially, the development will deliver the same benefits for the public, animals and local community as the original scheme, and offers a more sustainable technical solution to the management of drainage of the site. The scope of the proposed amendments does not change the principle of the development, which has already been considered acceptable by the Council, and this Section 73 application should therefore be supported.

Drainage

The amended proposals include the realignment of the road from the car park to the north of the site to avoid root protection zones. This has resulted in the existing pond proposed being relocated further north, which will replace the proposed pump. A flow control will be added to the outlet of the proposed new pond to restrict flows, creating a scenario where flows are reduced. This will enable

the drainage of the site to operate in a far more sustainable manner, and will significantly reduce the cost of the development, contributing towards being able to deliver a viable scheme.

Despite the updated revision, the principles of the drainage strategy are consistent with the original application, ensuring consistence with Policy DM10 of the SADMP, which outlines that an appropriate sustainable drainage scheme should be implemented, incorporating aspects such as ponds where appropriate.

Design and layout

The main reason for this S73 application is to revise the drainage strategy; however to implement this new strategy, a number of minor amendments to the layout are required. These are outlined in the proposals section of this application.

These amendments include changes to the roof of the orangutan building, rationalisation of the louvres to the north-western elevation of the NSCC building and amendments to the windows of the residential building. These amendments are required due to changes as the detailed design has been further developed and coordinated, and will not dilute the design quality of the proposals compared to the previously approved details.

The proposed amendments to the building design and layout of the scheme are minor and will still deliver a high-quality scheme that has been optimised for animal and visitor experience. This is in line with Paragraph 140 of the NPPF, which seeks to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes being made to the permitted scheme.

The amended proposals comply with Policy DM10 of the SADMP and Paragraph 135 of the NPPF, which outlines that the development will be permitted when it complements or enhances the character of the surrounding area, with building materials respecting existing buildings in the local area.

Furthermore, Policies 12 and 23 of the Core Strategy and Policy DM24 of the SADMP outline that decisions will support the role of the Zoo as a tourist destination and support the extension of the Zoo where it can be demonstrated that the development is of high-quality design that fits in with the surroundings and adds to the area's local distinctiveness. This remains the case through the proposed amendments to the design of the scheme.

Landscaping

Owing to the tweaks to the layout, modest amendments to the proposed landscaping are required, however the principles of the landscaping strategy remain consistent with the original permission and Policy DM10 of the SADMP, which outline that the development should incorporate a high standard of landscaping which adds to the quality of the design.

The proposed landscape amendments also comply with Paragraph 135 of the NPPF in that the development will be visually attractive as a result of appropriate and effective landscaping.

Biodiversity Net Gain

In line with the provisions of the Environment Act (2021) at the time of the original application's validation, and condition 5 of the planning permission, the development must not result in a net loss in biodiversity.

Owing to the amendments to the layout, the BNG assessment has been updated, along with the Net Gain Plan. These confirm that the proposals still ensure that the development provides the agreed level of biodiversity/habitat enhancements, in line with the provisions of the Environment Act (2021) when the application was submitted.

SUMMARY

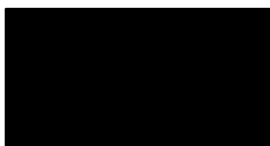
This Section 73 application has been submitted to the Council to amend the wording of Conditions 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 to incorporate a better drainage strategy into the consented scheme, whilst removing the residential lodges from the north-west of the site to achieve this. There have also been minor design changes which have resulted as the design has progressed and due to the amended drainage strategy.

The amendments proposed to the scheme are minor in nature, and will have no adverse impacts on the outcome of the development. This amendment application buildings on the permitted scheme and will deliver all the benefits of the consented scheme, including:

- Opportunities for further research into the animals and the enhancement of the Zoo's conservation efforts;
- Enhanced habitats and environments for the animals;
- High-quality design of architectural merit for both the habitats and NSCC buildings;
- Opportunities for additional funding streams associated with research;
- Creation of permanent jobs in addition to jobs during the construction phase;
- Enhanced facilities at the Zoo;
- Increased education opportunities for school children; and
- Enhanced landscaping scheme.

We trust that the above and enclosed information is sufficient to enable the Council to validate and determine this application. Please contact myself [REDACTED] or my colleague, Lewis Coffey [REDACTED]

Yours sincerely



Zac Wade
Principal Planner

APPENDIX A – PROPOSED AMENDMENTS TO CONDITIONS

PROPOSED AMENDMENT TO CONDITION 2 (APPROVED PLANS)

The following wording is proposed for Condition 2 (approved plans):

“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:

- Existing Lemur Habitat P01 (submitted: 13.10.2023)
- Existing Site Plan 01 (submitted: 13.10.2023)
- Existing Site Sections 01 (submitted: 13.10.2023)
- Proposed Animal House Elevations & Sections (145) (P02) (submitted: 13.12.2024)
- Proposed Animal House Plan (141) (P02) (submitted: 13.12.2024)
- Proposed Animal Stable Floor Plan, Elevations & Sections (149) (P01) (submitted: 13.12.2024)
- Proposed Boardwalk Details (Sheet 1) (320) (P02) (submitted: 13.12.2024)
- Proposed Boardwalk Details (Sheet 2) (321) (P02) (submitted: 13.12.2024)
- Proposed Boundary Details (F1) (310) (P03) (submitted: 13.12.2024)
- Proposed Boundary Details (F2) (Sheet 2) (311) (P03) (submitted: 13.12.2024)
- Proposed Boundary Details (F2A) (312) (P02) (submitted: 13.12.2024)
- Proposed Boundary Details (F4 & F4A) (Sheet 5) (314) (P03) (submitted: 13.12.2024)
- Proposed Boundary Details (F5 & F6) (Sheet 6) (315) (P02) (submitted: 13.12.2024)
- Proposed Boundary Details (F7, F7A & F2B) (Sheet 08) (316) (P04) (submitted: 13.12.2024)
- Proposed Boundary Details (F8 & F9) (317) (P04) (submitted: 13.12.2024)
- Proposed Boundary Details (F10) (Sheet 9) (318) (P01) (submitted: 13.12.2024)
- Proposed Boundary Plan (105) (C04) (P04) (submitted: 13.12.2024)
- Proposed Combined Masterplan (110) (C04) (P10) (submitted: 13.12.2024)
- Proposed Demolition Plan (102) (P02) (submitted 13.12.2024)
- Proposed First Floor Landscape Plan (101) (C01) (P06) (submitted: 13.12.2024)
- Proposed Hard Landscape (104) (C02) (P08) (submitted: 13.12.2024)
- Proposed Hard Landscape Plan (30801) (C02) (P01) (submitted: 13.12.2024)
- Proposed Hard Landscape Strategy (30800) (C02) (P08) (submitted: 13.12.2024)
- Proposed Landscape Plan (100) (C01) (P05) (submitted: 13.12.2024)
- Proposed Levels Plan (107) (C04) (P08) (submitted: 13.12.2024)
- 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 A & B (Sheet 1) (600) (C02) (P05) (submitted: 13.12.2024)
- Proposed NSCC Elevations C & D (Sheet 2) (601) (C02) (P04) (submitted: 13.12.2024)
- Proposed NSCC First Floor Plan (101) (C01) (P014) (submitted: 13.12.2024)
- Proposed NSCC GA Sections (Sheet 1) (300) (C02) (P07) (submitted: 13.12.2024)
- Proposed NSCC Ground Floor Plan (100) (C01) (P014) (submitted: 13.12.2024)
- Proposed NSCC Roof Plan (102) (C02) (P08) (submitted: 13.12.2024)
- Proposed Orangutan Habitat Elevations A & B (Sheet 1) (601) (C02) (P06) (submitted: 13.12.2024)
- Proposed Orangutan Habitat Elevations C & D (Sheet 2) (602) (C02) (P06) (submitted: 13.12.2024)
- Proposed Orangutan Habitat First Floor Plan (101) (C03) (P013) (submitted: 13.12.2024)
- Proposed Orangutan Habitat GA Sections (Sheet 1) (300) (C02) (P07) (submitted: 13.12.2024)
- Proposed Orangutan Habitat Ground Floor Plan (100) (C04) (P013) (submitted: 13.12.2024)
- Proposed Orangutan Habitat Roof Plan (103 4) (C03) (P08) (submitted: 13.12.2024)

- ~~Proposed Orangutan Habitat Second Floor Plan (102) (C03) (P011) (submitted: 13.12.2024)~~
- ~~Proposed Planting Strategy (400) (C04) (P06) (submitted: 13.12.2024)~~
- ~~Proposed Refuse Store GA Plans and Elevations (402) (C01) P01 (submitted: 13.10.2023)~~
- ~~Proposed Residential Block Elevations (600) (C02) (P05) (submitted: 13.12.2024)~~
- ~~Proposed Residential Block GA Sections (300) (C02) (P05) (submitted: 13.12.2024)~~
- ~~Proposed Soft Landscape Plan (45002) (C02) (P01) (submitted: 13.12.2024)~~
- ~~Proposed Soft Landscape Strategy (45001) (C02) (P07) (submitted: 13.12.2024)~~
- ~~Proposed Site Outline Levels (004) (C02) (P07) (submitted: 13.12.2024)~~
- ~~Proposed Site Plan (C03) (001) (P12) (submitted: 13.12.2024)~~
- ~~Proposed Site Sections 01 to 03 (Sheet 1) (200) (P03) (submitted: 13.12.2024)~~
- ~~Proposed Site Sections 04 to 06 (Sheet 2) (201) (P03) (submitted: 13.12.2024)~~
- ~~Proposed Sub Station A-GA Plans and Elevations (403) (C01) P01 (submitted: 13.10.2023)~~
- ~~Proposed Sub Station B-GA Plans and Elevations P02 (submitted: 13.10.2023)~~
- ~~Site Location Plan P04 (submitted: 13.10.2023)~~
- ~~Proposed Tree Removal & Retention Plan (103) (P02) (submitted: 13.12.2024)~~
- ~~Proposed Viewing Structure (334) (P01) (submitted: 13.12.2024)~~
- ~~Proposed Village Viewing Structure (335) (P01) (submitted: 13.12.2024)~~
- ~~Waste Management Strategy Plan (007) (P04) (submitted: 13.12.2024)~~

PROPOSED AMENDMENT TO CONDITION 3 (UPDATED BAT SURVEY)

The following wording is proposed for Condition 3 (updated bat survey):

~~“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. The development shall be in compliance with the Dusk Emergence Survey (submitted 2 January 2025) unless otherwise agreed 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.”~~

PROPOSED AMENDMENT TO CONDITION 4 (GREAT CRESTED NEWT SURVEY)

The following wording is proposed for Condition 4 (great crested newt survey):

~~“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. The development shall be in compliance with the Great Crested Newt Survey (submitted 2 January 2025) unless otherwise agreed 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.”~~

PROPOSED AMENDMENT TO CONDITION 5 (BIODIVERSITY NET GAIN PLAN)

The following wording is proposed for Condition 5 (biodiversity net gain plan):

~~“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 development shall be in compliance with the Biodiversity Metric Assessment and metric calculations (September 2025) unless otherwise agreed in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details and shall be retained thereafter.”~~

PROPOSED AMENDMENT TO CONDITION 6 (LAND CONTAMINATION SCHEME)

The following wording is proposed for Condition 6 (land contamination scheme):

~~“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 development shall be in compliance with the Phase 2 Site Investigation Report (submitted 2 January 2025) and the Gas Risk Assessment submitted on 7 April 2025 unless otherwise agreed in writing by the Local Planning Authority. 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.~~

PROPOSED AMENDMENT TO CONDITION 8 (DRAINAGE STRATEGY)

The following wording is proposed for Condition 8 (drainage strategy):

~~“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 the surface water drainage scheme set out in the following drawings, unless otherwise agreed in writing by the Local Planning Authority:~~

- TWZ-HEX-XX-XX-DR-C-9200-Surface Water Drainage Layout Sheet 1 of 2_C11
- TWZ-HEX-XX-XX-DR-C-9201-Surface Water Drainage Layout Sheet 2 of 2_C12
- TWZ-HEX-XX-XX-DR-C-9202-Foul Water Drainage Layout-Sheet 1 of 2_C09
- TWZ-HEX-XX-XX-DR-C-9202-Foul Water Drainage Layout-Sheet 2 of 2_C12
- TWZ-HEX-XX-XX-DR-C-9212-Drainage Details Sheet 3_P01
- 600902 - SW Network KJ

~~The surface water drainage scheme must be completed prior to first occupation. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.”~~

PROPOSED AMENDMENT TO CONDITION 9 (SURFACE WATER MANAGEMENT)

The following wording is proposed for Condition 9 (surface water management):

~~“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. The development must be carried out in accordance with the surface water drainage scheme set out in the following drawings, unless otherwise agreed in writing by the Local Planning Authority:~~

- ~~• TWZ-HEX-XX-XX-DR-C-9200-Surface Water Drainage Layout Sheet 1 of 2_C11~~
- ~~• TWZ-HEX-XX-XX-DR-C-9201-Surface Water Drainage Layout Sheet 2 of 2_C12~~
- ~~• TWZ-HEX-XX-XX-DR-C-9202-Foul Water Drainage Layout-Sheet 1 of 2_C09~~
- ~~• TWZ-HEX-XX-XX-DR-C-9202-Foul Water Drainage Layout-Sheet 2 of 2_C12~~
- ~~• TWZ-HEX-XX-XX-DR-C-9212-Drainage Details Sheet 3_P01~~
- ~~• 600902 - SW Network KJ~~

~~The construction of the development must be carried out in accordance with these approved details.”~~

PROPOSED AMENDMENT TO CONDITION 11 (ARBORICULTURAL SITE MONITORING)

The following wording is proposed for Condition 11 (arboricultural site monitoring):

~~“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.~~

~~The development shall be in compliance with the Arboricultural Method Statement (submitted 7 April 2025) and the Arboricultural Impact Assessment (submitted 2 January 2025 unless otherwise agreed in writing by the Local Planning Authority.”~~

PROPOSED AMENDMENT TO CONDITION 12 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN)

The following wording is proposed for 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. The development shall be in compliance with the Traffic Management Plan (submitted 15 May 2025) unless otherwise agreed in writing by the Local Planning Authority.”~~

PROPOSED AMENDMENT TO CONDITION 14 (PARKING)

The following wording is proposed for Condition 14 (parking):

~~“The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Proposed Site Plan (C03) (001) (P12) (submitted: 13.12.2024). Thereafter the onsite parking (and turning) provision shall be kept available for such use(s) in perpetuity.”~~

PROPOSED AMENDMENT TO CONDITION 17 (MATERIALS)

The following wording is proposed for Condition 17 (materials):

~~“The development shall be carried out in full accordance with the following approved drawings regarding the orangutan enclosure, the National Science and Conservation Centre and the residential accommodation:~~

- ~~Façade and Landscape Materials (submitted: 28.08.2025)~~
- ~~Proposed Elevations Orangutan Habitat (601 C01) (submitted: 28.08.2025)~~
- ~~Proposed Elevations Residential (600 C01) (submitted: 28.08.2025)~~
- ~~Proposed Elevations NSCC (600 C01) (submitted: 28.08.2025)~~

~~No development above floor plate level for the remaining animal habitats and structures (including the themed timber structures to the orangutan habitat) 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.”~~

PROPOSED AMENDMENT TO CONDITION 21 (PRELIMINARY ECOLOGICAL APPRAISAL)

The following wording is proposed for 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 (submitted 15 May 2025) and the Ecological Management and Monitoring Plan (submitted 15 May 2025), unless otherwise agreed in writing by the Local Planning Authority.”~~

PROPOSED AMENDMENT TO CONDITION 22 (HARD AND SOFT LANDSCAPING)

The following wording is proposed for Condition 22 (hard and soft landscaping):

“The development shall be carried out in full accordance with the following approved drawings regarding the orangutan enclosure, the National Science and Conservation Centre and the residential accommodation:

- *Hard Landscape Plan, Drg No. TWZ-DZU-00-00-DR-L-00104 Rev C02*
- *Planting Strategy, Drg No. TWZ-DZU-00-00-DR-L-00400 Rev C04*
- *Soft Landscape Details, Drg No. TWZ-DZU-00-00-DR-L-00410 Rev P02*
- *Proposed Hard Landscape Strategy, Drg No. TWZ-HLM-00-00-DR-L-30800 Rev C02*
- *Proposed Hard Landscape Plan, Drg No. TWZ-HLM-00-00-DR-L-30801 Rev C02*
- *Hard Landscape Details - Surface & Edging, Drg No. TWZ-HLM-00-00-DR-L-30810 Rev C01*
- *Hard Landscape Details - Typical Wall Details, Drg No. TWZ-HLM-00-00-DR-L-30812 Rev C01*
- *Proposed Soft Landscape Strategy, Drg No. TWZ-HLM-00-00-DR-L-45001 Rev C02*
- *Proposed Soft Landscape Plan, Drg No. TWZ-HLM-00-00-DR-L-45002 Rev C02*
- *Proposed Soft Landscape Planting Schedule, Drg No. TWZ-HLM-00-00-DR-L-45003 Rev C01*
- *Typical Soft Landscape Details, Drg No. TWZ-HLM-00-00-DR-L-45004 Rev C01*

No development above floor plate level for the remaining animal habitats and structures shall take place until full details of a scheme of hard and soft landscaping works 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 hard and soft landscaping works shall be consistent with the submitted details:

- *Proposed Boardwalk Details (Sheet 1) (320) (P02) (submitted: 13.12.2024)*
- *Proposed Boardwalk Details (Sheet 2) (321) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F1) (310) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F2) (Sheet 2) (311) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F2A) (312) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F4 & F4A) (Sheet 5) (314) (P03) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F5 & F6) (Sheet 6) (315) (P02) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F7, F7A & F2B) (Sheet 08) (316) (P04) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F8 & F9) (317) (P04) (submitted: 13.12.2024)*
- *Proposed Boundary Details (F10) (Sheet 9) (318) (P01) (submitted: 13.12.2024)*
- *Proposed Boundary Plan (105) (C04) (P04) (submitted: 13.12.2024)*
- *Proposed Combined Masterplan (110) (C04) (P10) (submitted: 13.12.2024)*
- *Proposed Hard Landscape (104) (C02) (P08) (submitted: 13.12.2024)*
- *Proposed Hard Landscape Plan (30801) (C02) (P01) (submitted: 13.12.2024)*
- *Proposed Hard Landscape Strategy (30800) (C02) (P08) (submitted: 13.12.2024)*
- *Proposed Landscape Plan (100) (C01) (P05) (submitted: 13.12.2024)*
- *Proposed Planting Strategy (400) (C04) (P06) (submitted: 13.12.2024)*
- *Proposed Soft Landscape Plan (45002) (C02) (P01) (submitted: 13.12.2024)*
- *Proposed Soft Landscape Strategy (45001) (C02) (P07) (submitted: 13.12.2024)*

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.”