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Development Management
Hinckley and Bosworth Borough District
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Our Ref: UK0037182.5555

15 May 2025

Dear Lesley,

Twycross Zoo, Burton Road, Norton-Juxta Twycross, Atherstone, Leicestershire, CV9 3PX
Discharge of Conditions 12 and 21 of Planning Permission (LPA ref: 24/00838/CONDIT)

We write on behalf of Twycross Zoo to submit an application to discharge the following conditions in relation to planning permission ref: 24/00838/CONDIT:

- Condition 12 (Construction Traffic Management Plan); and
- Condition 21 (Preliminary Ecological Appraisal).

CONTEXT

In 2024, planning permission was secured for the National Science and Conservation Centre (NSCC) project at Twycross Zoo).

The consented development at Twycross Zoo comprises the 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.

Twycross Zoo is now looking to move forward with this and commence development; however, there are a number of pre-commencement conditions that first need to be discharged. This application will deal with a number of these. An application to discharge several conditions (LPA ref: 25/00005/DISCON) has previously been submitted to the Council and is awaiting determination currently.

SCOPE OF APPLICATION

This application seeks to discharge Conditions 12 and 21. The wording of the relevant conditions is provided below for reference:

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

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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.”

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).”

APPLICATION SUBMISSION

The relevant documents have been submitted for approval to allow the discharge of Conditions 12 and 21 and are further outlined for each condition below.

Condition 12 (Construction Traffic Management Plan)

Condition 12 requires the submission of a Construction Traffic Management Plan, and requires the approval of the following:

- Details of routing of construction traffic;
- Details of wheel cleansing facilities;
- Details of vehicle parking facilities; and
- A timetable for their provision.

A Traffic Management Plan has been submitted for approval, which address the information required to discharge the condition.

This document outlined how traffic will be managed during the construction phase of development and how impacts will be mitigated and avoided, which is summarised below.

Access and routing of construction traffic

Site vehicles will be required to enter the site via Orton Hill, and the access road will lead directly to the site compound. There will be a two-way process in place for vehicles coming on/off the site. The access will be controlled, with a security presence upon entry and exit of the site.

Wheel cleansing facilities

Subbase and hardstanding base course will be installed prior to above ground construction commencing to ensure maximised clear and clean routes, ensuring site-based dirt transfer on to existing highways is kept to a minimum. There will be wheel cleansing facilities located on site, which vehicles will use prior to exiting the site.

Vehicle parking facilities

Throughout the duration of the project, there will be dedicated parking onsite for site operatives and sub-contractors. This will ensure the movement of all traffic is only entering/exiting the site in a forward direction.

Timetable for provision

The works are due to commence for a period of 74 weeks.

Condition 21 (Preliminary Ecological Appraisal)

Condition 21 requires the development to be in accordance with the recommendations of the Preliminary Ecological Appraisal, which requires the submission of a Construction Ecological

Management Plan and Landscape and Ecology Management Plan to the Local Planning Authority for approval.

In accordance with Condition 21, the following documents have been submitted for approval:

- Construction Ecological Management Plan (CEMP); and
- Onsite BNG Ecological Management & Monitoring Plan (Onsite EMMP); and
- Offsite BNG Ecological Management & Monitoring Plan (Offsite EMMP).

These documents outlined how ecological impacts will be mitigated and managed during the construction phase of development to avoid negative impacts arising, and are summarised below.

The onsite and offsite EMMP documents have been submitted to meet the requirement for the submission of a Landscape and Ecology Management Plan.

CEMP

The CEMP outlines that there are several activities that will take place during works which have potential to adversely impact ecological features. These include:

- Use of site by construction vehicles;
- Use of site by personnel;
- Use of machinery;
- Vegetation clearance and groundworks;
- Use of lighting for work compounds; and
- Storage of materials on site.

There is the potential for the following impact pathways as a result of the above activities:

- Direct loss or damage to habitats scheduled for retention;
- Increase noise and/or visual disturbance from vehicles, people, machinery and lighting;
- Air, ground and water pollution on and adjacent to the site;
- Release of dust; and
- Killing, injuring or disturbing fauna during vegetation clearance and groundworks.

An ecological management team will be in place to ensure construction works proceed in accordance with the CEMP. The site has been categorised according to ecological risk to identify where construction activities are prohibited or restricted.

The following mitigation measures will be implemented to ensure relevant guidance is followed:

- Appropriate protective fencing will be installed around any retained scattered trees, plantation broad-leaved woodland, sections of hedgerow, scrub and the line of coniferous trees;
- All areas to be used for site compounds and storage will be in areas of negligible ecological value;
- No bulk storage of fuel and other liquids will be permitted on site, with those that must be on site being storage in bunded containers within habitats of negligible ecological value. Spill kits will be available on site;
- Refuelling of plant/machinery on site will be avoided, and if required, will take place over a drip tray away from notable habitats and the river catchment;
- Appropriate dust suppression measures will be in place;
- Working at night is not anticipated, however, if any security lighting or lighting at night is required, it will be low level and discreet to ensure there is no increased illumination of key ecological features;
- Reasonable measures will be taken to avoid significant increases in noise and vibration;
- Fires will not be permitted on site; and
- Vegetation clearance/removal will be undertaken in a sensitive manner and outside of bird nesting season.

Onsite and Offsite EMMP

The EMMPs detail the methods of habitat creation and the ongoing management and monitoring of the habitats. All habitat features are outlined and the management objectives for each area are set out, including ensuring there is no loss of habitats and that they are maintained and managed appropriately. A delivery plan is outlined, outlining management prescriptions that will be implemented on site and a timetable for these prescriptions.

A robust monitoring strategy will be in place to ensure habitat creation/enhancement is progressing as expected, which will include routine monitoring to inform the regular review of the management plan (every five years). Monitoring of the delivery of the EMMP will also include an annual management audit and periodic field survey monitoring.

SUMMARY

The documents provide with this application contain the information required to discharge Conditions 12 and 21. We look forward to receiving confirmation of the validation and approval of these details.

In the meantime, however, should you require any further information, please do not hesitate to contact me 

Yours sincerely



Zac Wade
Principal Planner