

Delegated Report

Planning Reference 25/01044/CONDIT
Applicant(s) c/o Agent
Ward Twycross, Sheepy and Witherley



Hinckley & Bosworth
Borough Council

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

Proposal Application to vary conditions: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of 24/00848/CONDIT for the development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, substations and associated residential accommodation, new access from Orton Hill, new car park, landscaping and other associated works (following the demolition of some existing buildings) to amend the wording of the conditions and allow minor amendments to the approved scheme including drainage strategy and subsequent layout changes

1. Recommendations

- 1.1. Grant planning permission for the variation of 24/00838/CONDIT subject to planning conditions detailed at the end of this Report.

2. Planning Application Description

- 2.1. Section 73 of the Town and Country Planning Act 1990 allows applications for planning permission to be sought for the development of land without complying with conditions that were imposed on a previous planning permission.
- 2.2. In this case, planning permission for application 23/00948/FUL granted full planning permission at Twycross Zoological Park, Burton Road, Norton Juxta Twycross ('Twycross Zoo') for the development of the National Science and Conservation Centre (NSCC) educational facility and an Orangutan Habitat and Visitor Centre ('Orangutan Habitat') following the demolition of the existing animal enclosures.
- 2.3. To facilitate the development, the existing access to the southwest of the site via Orton Hill was enhanced and was proposed to be utilised as a dedicated access to the NSCC and its new 45-space car park. The primary access to the Zoo for visitors would still be via Burton Road. The proposal is supported by the Government's Levelling Up Fund, which was secured via a bid by Hinckley and Bosworth Borough Council in partnership with Twycross Zoo in 2021.

- 2.4. Planning permission 24/00838/CONDIT varied conditions 2 (Approved Plans), 14 (Parking and Turning Facilities) and 22 (Hard and Soft Landscaping) of this 2023 planning permission to make amendments to the design and appearance of the NSCC and Orangutan Habitat structures, and several amendments to the layout of the site including the removal of the foul water pumping station and the replacement of the otter house with the babirusa house, and the introduction of the anoa habitat space, amongst other amendments. These amendments were required in order to improve energy efficiency and functionality, to optimise animal welfare and visitor experiences, and to ensure that the scheme remained financially viable in accordance with the project's budget.
- 2.5. This description of the development was amended via application 25/01043/NMA to refer to the original wording of the planning description for 23/00948/FUL and to replace the reference to, "*Residential block*," with, "*Residential accommodation*."
- 2.6. This current Section 73 Application seeks planning permission for the variation of the following conditions:
- Condition 02 (Approved Plans)
 - Condition 03 (Bat Survey Results)
 - Condition 04 (Great Crested Newt Survey)
 - Condition 05 (Biodiversity Net Gain Plan)
 - Condition 06 (Land Contamination)
 - Condition 08 (Surface Water Drainage)
 - Condition 09 (Surface Water during Construction)
 - Condition 11 (Arboricultural Monitoring)
 - Condition 12 (Construction Traffic)
 - Condition 14 (Parking)
 - Condition 17 (Materials)
 - Condition 21 (PEA Recommendations)
 - Condition 22 (Landscaping)
- 2.7. The reason for the variation of these conditions is in order to make the following amendments to the approved scheme:
- Revision of the drainage strategy and introduction of an attenuation pond
 - Amendments to the layout including the removal of the overnight accommodation to the northwest of the site and the relocation of the anoa habitat
 - Amendments to landscaping strategy
 - Minor amendments to the moulding within animal habitats
 - Reconfiguration of the habitat enhancements
 - Amendment to the roof of the orangutan building and the re-configuration of its windows
 - Amendments to the National Science and Conservation Centre Building
 - Amendments to the windows on the residential building
 - Relocation of existing pond and service road

- Relocation of refuse store and bike store, and heat pump and planting
- Realignment of the road from the car park to the north of the site
- Amendments to car parking spaces

2.8. The Applicant has stated that these amendments are driven by the buildability of the development in relation to its design and its associated drainage strategy.

3. Description of the Site and the Surrounding Area

- 3.1. The 1.64ha application site is located within, and towards the south-western boundary of, Twycross Zoo ('the Zoo'). Twycross Zoo is identified within the Council's adopted Core Strategy as a significant visitor attraction and major tourism facility. The Zoo is the largest conservation Zoo in the Midlands and is the only Zoo in the UK to feature all four great ape species. The Zoo is currently accessed from Burton Road ('A444') to the north, which is an adopted and classified 'A' road that is subject to a 50mph speed limit.
- 3.2. The site comprises existing animal enclosures (specifically the lemur enclosures), fields, an open area with a small section of hardstanding that accommodates vehicle parking, and various small shed-like structures that are associated with the Zoo. There is a tree line that runs east-to-west through the centre of the site that marks the extent of the licenced area of the Zoo. The wider Zoo covers an area of 32ha and is located approximately 850m to the southwest of, and outside of the identified settlement boundary of the rural hamlet Norton Juxta Twycross and 2.4km to the northwest of the rural village Twycross, in the designated open countryside.
- 3.3. The site is bounded to the north and east by land and buildings associated with Twycross Zoo. Approximately 480m east of the application site is Public Footpath T5. The south of the site is bounded by hedgerow, and beyond this boundary lies agricultural fields and Public Footpath T2, which runs east-to-west. The west of the site is bounded by Orton Hill, and beyond this highway lies further agricultural fields. The application site is also approximately 110m northeast of Orton House Farmhouse, which is a Grade II Listed Building. Orton Hill is an adopted and classified 'C' road that is subject to a 30mph speed when adjacent to the application site. Orton Hill is bounded by dense mature vegetation on either side of the highway, which largely screens the Zoo from the road.
- 3.4. The application site is located within Landscape Character H (Twycross Open Farmland) within the Council's Landscape Character Assessment ('LCA') and Landscape Sensitivity Area 1 (Orton on the Hill to Twycross) within the Council's Landscape Sensitivity Study ('LSS'). These areas are characterised by elevated plateau farmland, which provide distant panoramic views over the surrounding lowland landscape. The LSS highlights the existing built form of Twycross Zoo as an example of commercial development that is well integrated into the rural landscape setting but acknowledges that there is limited capacity for further development of this scale.

4. Relevant Planning History

4.1 Twycross Zoo has an extensive planning history, however the most relevant planning history to this proposed development includes:

4.2 25/01043/NMA

- Non material amendment to change the description of development of planning permission 24/00838/CONDIT
- Permitted
- 24.11.2025

4.3 24/00848/CONDIT

- Application to vary conditions 2, 14 and 22 of planning permission 23/00948/FUL to amend the proposed layout and the design of buildings
- Permitted
- 19.12.2024

The following conditions ('C') have been discharged from this planning permission:

- C3 (Updated Bat Survey) (25/00005/DISCON)
- C4 (Great Crested Newt Survey Results) (25/00005/DISCON)
- C5 (Biodiversity Net Gain Plan) (25/00005/DISCON)
- C6 (Land Contamination Scheme) (25/00005/DISCON)
- C8 (Surface Water Drainage) (25/00005/DISCON)
- C9 (Surface Water during Construction) (25/00005/DISCON)
- C10 (Long-Term Surface Water Maintenance) (25/01183/DISCON)
- C11 (Arboricultural Site Monitoring) (25/00005/DISCON)
- C12 (Construction Traffic Management Plan) (25/00491/DISCON)
- C13 (Site Access Improvements) (26/00198/DISCON)
- C21 (Preliminary Ecological Appraisal) (25/00491/DISCON)

The following conditions have been partially discharged from this permission:

- C17 (Materials) (25/00815/DISCON)
- C22 (Landscaping) (25/00856/DISCON)

4.4 23/00948/FUL

- Development of new animal enclosures and associated infrastructure, new lecture theatre, education block, educational facilities, substation, 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)
- Permitted
- 14.02.2024

5. Publicity

- 5.1. In accordance with Planning Practice Guidance ('PPG'), provisions relating to statutory consultation and publicity do not apply. However, local planning authorities have discretion to consider the scale or nature of the change warrants consultation. Therefore, the Local Planning Authority can choose how to inform interest parties.
- 5.2. In this instance, the application has been publicised by sending out letters to local residents, a site notice was posted within the vicinity of the site, and a notice was displayed in the local press. No responses have been received.

6. Consultation

- 6.1 In accordance with Planning Practice Guidance ('PPG'), provisions relating to statutory consultation and publicity do not apply. However, local planning authorities have discretion to consider the scale or nature of the change warrants consultation. Therefore, the Local Planning Authority can choose how to inform interest parties.
- 6.2 In this instance, the Local Planning Authority consulted statutory consultees and third parties. In light of this consultation, there have been no objections from the Council's Drainage, Environmental Health or Waste Management Departments, Leicestershire County Council as the Local Highway Authority or the Local Minerals and Waste Planning Authority. Health and Safety Executive's Land Use Planning Service did not advise against the development proposals and National Gas had no objections to the development.
- 6.3 Leicestershire County Council as the Lead Local Flood Authority supported the variation of Conditions 8 and 9.
- 6.4 The County Council's Ecology Department supported the proposed variations of Conditions 2, 3, 4, and 22, but recommended alternative wording to the variation of Condition 5. The Ecology Department requested the submission of the Construction Environmental Management Plan in relation to Condition 21.

Case Officer Notes: *The Construction Environmental Management Plan was submitted and discharged by the Local Planning Authority via application 25/00491/DISCON.*

- 6.5 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 12: Rural Villages
 - Policy 13: Rural Hamlets
 - Policy 23: Tourism Development

7.2 Site Allocations and Development Management Policies Development Plan Document ('SADMP') (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM24: Cultural and Tourism Facilities
- Policy DM25: Community Facilities

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework ('NPPF') (2024)
- Planning Practice Guidance ('PPG')
- National Design Guide ('NDG') (2019)

7.4 Other Relevant Guidance:

- Good Design Guide ('GDG') (2020)
- Landscape Character Assessment ('LCA') (2017)
- Landscape Sensitivity Study ('LSS') (2017)
- Leicestershire Highway Design Guide ('LHDG') (2024)

8. Appraisal

8.1. In accordance with Planning Practice Guidance ('PPG'), there is no statutory limit on the degree of change permissible to conditions under Section 73 applications, but the change must only relate to conditions and not to the operative part of the permission. The operative part of the planning permission being the description of the development.

8.2. The principle of development has already been established through the earlier grant of the planning permission on the site via 23/00948/FUL and 24/00838/CONDIT. Therefore, the key issues in respect of this application are:

- Design and impact upon the character of the area
- Other Issues
- Conditions

Design and Impact upon the Character of the Area:

- 8.5 Paragraph 140 of the NPPF confirms that local planning authorities should seek 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; for example, through changes to approved details such as the materials used.
- 8.6 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.7 Several amendments have been made to the proposed layout of the development, including the removal of the proposed residential lodges and the replacement of the proposed market area with an area titled 'Base Camp.' Although the residential lodges would be removed from the scheme, residential accommodation in relation to the NSCC would still be provided within the facility to the south of the site. It is also appreciated that aside from the relocation of, and the minor increase in size of, the anoa habitat, there would be no amendments to the proposed habitat spaces within the development. Given the above, the proposed changes to the layout of the development would not be considered to materially diminish the quality of the development, nor result in any significant harm to the character of the surrounding area.
- 8.8 Furthermore, the proposal would introduce two new boundary types (Barrier Types 14 and 15), which would comprise 1.2m high and 1.8m high close-boarded timber fencing respectively. The changes to the proposed boundary treatment and the proposed landscaping of the site would not be considered to materially diminish the quality of the development, nor result in any significant harm to the character of the surrounding area.
- 8.9 The residential block of the NSCC facility would be reduced in a depth and the heights of the NSCC buildings would also be reduced by a minor extent. The terracotta metal cladded structure at the top of the NSCC theatre block building and the proposed curtain wall shading devices on the NSCC buildings would also be removed. These minor alterations to the proposed NSCC development would not be considered to materially diminish the quality of the development, nor result in any significant harm to the character of the surrounding area.
- 8.10 The sewage plant would be reintroduced as part of these amendments, and this proposed sewage plant and the proposed air source heat pump sub station would increase in size and scale. These structures are single storey in massing, and these proposed amendments would not be considered to materially diminish the quality of the development, nor result in any significant harm to the character of the surrounding area.

- 8.11 The only proposed amendments to the external appearance of the orangutan habitat would be to the proposed roof lights on the structure. The new proposed roof lights would not be considered to materially diminish the quality of the development.
- 8.12 By virtue of these factors, the proposed amendments to the development permitted via planning applications 23/00948/FUL and 24/00838/CONDIT would not be considered to materially diminish the quality of the permitted scheme, not result in any significant harm to the character of the surrounding area. The proposal would therefore be considered to accord with Policies DM4 and DM10 of the SADMP and Paragraph 140 of the NPPF.

Other Issues

- 8.13 The alterations to the development would not be considered to result in any adverse impacts on neighbouring residential amenity and therefore the scheme would remain compliant with Policies DM7 and DM10 of the SADMP.
- 8.14 No amendments are proposed to the site's access onto Orton Hill. Whilst minor amendments are proposed to the parking layout of the site, including the replacement of four minibus parking spaces with four standard parking spaces, Leicestershire County Council as the Local Highway Authority confirmed that they had no objection to these proposed layout alterations. Given the above, the proposed amendments to the parking layout of the site would not be considered to result in any material change to the permitted scheme's impact on highway safety and the road network. Therefore, the proposed alterations would be considered to ensure that the development remains compliant with Policies DM17 and DM18 of the SADMP.
- 8.15 No concerns have been raised by statutory consultees regarding drainage, ecology or pollution matters in relation to the proposed amendments. As such, the proposal would be considered to ensure that the approved scheme would remain compliant with Policies DM6 and DM7 of the SADMP.

Conditions

- 8.16 Permission granted under Section 73 takes effect as a new independent permission to carry out the same development as previously permitted, subject to new or amended conditions. A new permission sits alongside the original permission, which remains intact and unamended. It is open to the Applicant to decide whether to implement a new permission or the one originally granted.
- 8.17 Therefore, in accordance with PPG, a Section 73 Decision Notice should set out all the conditions imposed on the new permission, and, for the purpose of clarity, restate the conditions imposed on earlier permissions that continue to have effect.
- 8.18 Planning permission 24/00838/CONDIT was subject to 22 conditions.

- 8.19 The Application Form states that development has not commenced on site. Time cannot be extended or altered for Section 73 applications and, as such, Condition 1 (Time) needs to refer to the original 3-year time scale for implementation of the development.
- 8.20 The development seeks to make amendments to Conditions 02 (Approved Plans), 03 (Bat Survey Results), 04 (Great Crested Newt Survey), 05 (Biodiversity Net Gain Plan), 06 (Land Contamination), 08 (Surface Water Drainage), 09 (Surface Water during Construction), 11 (Arboricultural Monitoring), 12 (Construction Traffic), 14 (Parking), 17 (Materials), 21 (PEA Recommendations), and 22 (Landscaping). Therefore, these conditions would need to be amended to reflect the revised details. In agreement with the Applicant on 24 June 2026, Conditions 08 (Surface Water Drainage) and 09 (Surface Water during Construction) have been merged into one condition to prevent duplication. The Applicant has also agreed on 25 February 2026 to split Condition 22 (Landscaping) into two new conditions to provide clarity on which landscaping details are outstanding and require approval from the Local Planning Authority.
- 8.21 Conditions 10 (Long-Term Surface Water Maintenance) and 13 (Site Access Improvements) were discharged via planning applications 25/01183/DISCON and 26/00198/DISCON respectively, and therefore these conditions would need to be amended to ensure accordance with the approved plans.
- 8.22 Conditions 07 (Contamination Found Later), 13 (Access Improvements), 15 (Access Obstructions), 16 (Access Surfacing), 18 (Preliminary Risk Assessment Works), 19 (Arboricultural Works), and 20 (Preliminary Bat Roost Works) would be unaffected by the proposed amendments to the permitted development. These conditions would be considered to remain reasonable and necessary to ensure the satisfactory development to the site in accordance with Policies DM6, DM7, DM10, and DM17 of the SADMP.
- 8.23 Given the above, all the conditions remain reasonable and necessary to ensure satisfactory development of the site. No additional conditions are considered to be necessary in these site-specific circumstances.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission is granted, subject to amended conditions. No additional conditions are considered necessary.

11. Recommendation

11.1 **Grant planning permission for the variation of 24/00838/CONDIT** subject to planning conditions detailed at the end of this Report.

11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of the original planning permission 23/00948/FUL on 14 February 2024.

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:

Submitted to the Local Planning Authority as part of 25/01044/CONDIT on 28 October 2025:

- Proposed Boundary Plan (105) (C04)
- Proposed Combined Masterplan (110) (C04)
- Proposed First Floor Landscape Plan (101) (C01)

- Proposed Foul Water Drainage (C-9202) (C09)
- Proposed Foul Water Drainage (C-9203) (C12)
- Proposed Hard Landscape Plan (104) (C02)
- Proposed Hard Landscape Plan (30801) (C02)
- Proposed Hard Landscape Strategy (30800) (C02)
- Proposed Landscape Plan (100) (C01)
- Proposed Levels Plan (107) (C04)
- Proposed NSCC Elevations (NE & S) (601) (C02)
- Proposed NSCC Elevations (NW & SW) (600) (C02)
- Proposed NSCC First Floor Plan (101) (C01)
- Proposed NSCC Ground Floor Plan (100) (C01)
- Proposed NSCC Roof Plan (102) (C02)
- Proposed NSCC Sections (300) (C02)
- Proposed Orangutan Habitat Elevations (N&E) (602) (C02)
- Proposed Orangutan Habitat Elevations (S&W) (601) (C02)
- Proposed Orangutan Habitat First Floor Plan (101) (C03)
- Proposed Orangutan Habitat Ground Floor Plan (100) (C04)
- Proposed Orangutan Habitat Roof Plan (103) (C03)
- Proposed Orangutan Habitat Second Floor Plan (102) (C03)
- Proposed Orangutan Habitat Sections (300) (C02)
- Proposed Planting Strategy (400) (C04)
- Proposed Refuse Store (402) (C01)
- Proposed Residential Block Sections (300) (C02)
- Proposed Site Outline Levels (004) (C02)
- Proposed Site Plan (001) (C03)
- Proposed Soft Landscape Strategy (45001) (C02)
- Proposed Soft Landscape Plan (45002) (C02)
- Proposed Site Sections (01, 02 & 03) (200) (C01)
- Proposed Site Sections (04, 05 & 06) (201) (C01)
- Proposed Sub Station A (ASHP) (403) (C01)

Submitted to the Local Planning Authority as part of 24/00838/CONDIT on 13 December 2024:

- Proposed Animal House Elevations & Sections (145) (P02)
- Proposed Animal House Plan (141) (P02)
- Proposed Animal Stable Floor Plan, Elevations & Sections (149) (P01)
- Proposed Boardwalk Details (Sheet 1) (320) (P02)
- Proposed Boardwalk Details (Sheet 2) (321) (P02)
- Proposed Boundary Details (F1) (310) (P03)
- Proposed Boundary Details (F2) (Sheet 2) (311) (P03)
- Proposed Boundary Details (F2A) (312) (P02)
- Proposed Boundary Details (F4 & F4A) (Sheet 5) (314) (P03)
- Proposed Boundary Details (F5 & F6) (Sheet 6) (315) (P02)
- Proposed Boundary Details (F7, F7A & F2B) (Sheet 08) (316) (P04)

- Proposed Boundary Details (F8 & F9) (317) (P04)
- Proposed Boundary Details (F10) (Sheet 9) (318) (P01)
- Proposed Demolition Plan (102) (P02)
- Proposed Tree Removal & Retention Plan (103) (P02)
- Proposed Viewing Structure (334) (P01)
- Proposed Village Viewing Structure (335) (P01)

Submitted to the Local Planning Authority as part of 23/00948/FUL on 13 October 2023:

- Proposed Market Stalls Elevations and Sections 147-01
- Proposed Sub Station B-GA Plans and Elevations P02
- Site Location Plan P04

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The development hereby permitted shall be implemented in strict accordance with Section 6 (Recommendations) of the Dusk Emergence Bat Survey (submitted: 02.01.2025) as approved by the Local Planning Authority via application 25/00005/DISCON.

Reason: 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. The development hereby permitted shall be implemented in strict accordance with Section 6 (Recommendations) of the Great Crested Newt eDNA Survey (submitted: 02.01.2025) as approved by the Local Planning Authority via application 25/00005/DISCON respectively.

Reason: 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. The development hereby permitted shall be implemented, including aftercare measures, and retained thereafter in strict accordance with the Biodiversity Metric (Rev D) (submitted: 07.04.2025) and the Ecological Management and Monitoring Plan (EEMP) (02) (submitted: 15.05.2025) as approved by the Local Planning Authority via applications 25/00005/DISCON and 25/00491/DISCON respectively.

Reason: To ensure that the development provide biodiversity enhancement 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).

6. The development hereby permitted must be carried out in strict accordance with Section 9.0 (Conclusions and Recommendations of the Phase 2 Site Investigation Report (submitted: 02.01.2025) as approved by the Local Planning Authority via 25/00005/DISCON, and 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).

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. The management of surface water during the construction and operation of the development hereby permitted shall be undertaken in strict accordance with the following approved surface water drainage scheme details submitted to the Local Planning Authority on 13 May 2026:

- Additional Drainage (203 V01)
- Attenuation Tank 1 Detail (E77424 01A)
- Attenuation Tank 2 Detail (E77424 02A)
- Basin Check (600902)
- Chimpanzee Facility Drainage Layout (c6686 500)
- Drainage Catchment Plan (9410 P03)
- Drainage Sheet 3 (9212 C01)
- External Works Construction Details (9402 C08)
- Q-Brake QB275S Report
- Q-Brake QB450 Report
- Q-Brake QB500 Report
- Surface Water Drainage Sheet 1 (9200 C16)
- Surface Water Drainage Sheet (9201 C19)
- SW Network (600902)

The surface water drainage scheme shall thereafter be maintained in perpetuity

Reason: 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 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and the National Planning Policy Framework (2024).

9. The development hereby permitted shall be implemented in strict accordance with the long-term surface water maintenance and management details within C10 Maintenance and Management Plan (submitted: 10.12.2025) as approved by the Local Planning Authority in conjunction with Leicestershire County Council as the Lead Local Flood Authority via application 25/01183/DISCON. 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).

10. The development hereby permitted shall be implemented in strict accordance with Section 5 of the Arboricultural Impact Assessment (Rev A) (submitted: 02.01.2025) and Section 3 of the Arboricultural Method Statement (Rev B) (submitted: 07.04.2025) as approved by the Local Planning Authority via application 25/00002/DISCON.

Reason: 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).

11. The development hereby permitted shall be constructed in strict accordance with the details and timetable within the Traffic Management Plan (V2) (submitted: 15.05.2025) as approved by the Local Planning Authority via application 25/00491/DISCON.

Reason: 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 (2024).

12. The development hereby permitted shall not be first used until the site access improvements detailed within C13, Site Tracking Assessment, Drg No. TWZ-HEX-XX-XX-DR-C-9410 Rev P02 (submitted: 02.03.2026) approved as part of application 26/00198/DISCON have been implemented in full.

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 (2024).

13. The development hereby permitted shall not be first used until such time as the parking (and turning facilities) have been implemented in accordance with Proposed Site Plan (001) (C03) (submitted: 28.10.2025). 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 (2024).

14. 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 (2024).

15. The development hereby permitted shall not be first used 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 (2024).

16. The National Science and Conservation Centre buildings and the orangutan habitat building within the development hereby permitted shall be constructed with the materials detailed within the Façade and Landscape Materials (submitted: 28.08.2025) as approved by the Local Planning Authority via application 25/00815/DISCON in accordance with the following proposed elevation plans (submitted on 28.10.2025):

- Proposed NSCC Elevations (NE & S) (601) (C02)
- Proposed NSCC Elevations (NW & SW) (600) (C02)
- Proposed Orangutan Habitat Elevations (N&E) (602) (C02)
- Proposed Orangutan Habitat Elevations (S&W) (601) (C02)

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 structures have been submitted to, and approved in writing by, the Local Planning Authority. 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).

17. 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).

18. 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 Section 3 (Arboricultural Method Statement) of the Arboricultural Method Statement (submitted: 27.10.2023), and the Proposed Tree Removal & Retention Plan (103) (P02) (submitted: 13.12.2024).

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).

19. 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).

20. 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) and the details within the Construction Ecological Management Plan (submitted: 15.05.2025) as approved by the Local Planning Authority via applications 23/00948/FUL and 25/00491/DISCON respectively.

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 southern part of the application site, including the National Science and Conservation Centre (NSCC) buildings and the orangutan habitat, in the development hereby permitted shall be carried out in full accordance with the following landscaping details in the first planting season following the first use of the development hereby permitted:

Submitted to the Local Planning Authority as part of 25/01044/CONDIT on 28 October 2025:

- Proposed Boundary Plan (105) (C04)
- Proposed Combined Masterplan (110) (C04)
- Proposed First Floor Landscape Plan (101) (C01)
- Proposed Hard Landscape Plan (104) (C02)
- Proposed Hard Landscape Plan (30801) (C02)
- Proposed Hard Landscape Strategy (30800) (C02)
- Proposed Landscape Plan (100) (C01)
- Proposed Planting Strategy (400) (C04)
- Proposed Soft Landscape Strategy (45001) (C02)
- Proposed Soft Landscape Plan (45002) (C02)

Submitted to the Local Planning Authority as part of 25/00856/DISCON on 11 September 2025:

- C22 Hard Landscape (Surface and Edging) (30801 C01)
- C22 Hard Landscape (Typical Wall Details) (30812 C01)
- C22 Soft Landscape Details (410 P02)
- C22 Soft Landscape Planting Schedule (45003 C01)
- C22 Typical Soft Landscape Details (45004 C01)

Submitted to the Local Planning Authority as part of 24/00838/CONDIT on 13 December 2024:

- Proposed Boardwalk Details (Sheet 1) (320) (P02)
- Proposed Boardwalk Details (Sheet 2) (321) (P02)
- Proposed Boundary Details (F1) (310) (P03)
- Proposed Boundary Details (F2) (Sheet 2) (311) (P03)
- Proposed Boundary Details (F2A) (312) (P02)
- Proposed Boundary Details (F4 & F4A) (Sheet 5) (314) (P03)
- Proposed Boundary Details (F5 & F6) (Sheet 6) (315) (P02)
- Proposed Boundary Details (F7, F7A & F2B) (Sheet 08) (316) (P04)
- Proposed Boundary Details (F8 & F9) (317) (P04)
- Proposed Boundary Details (F10) (Sheet 9) (318) (P01)
- Proposed Tree Removal & Retention Plan (103) (P02)

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).

22. Notwithstanding the areas of the development hereby permitted that form part of the National Science and Conservation Centre (NSCC) area of the scheme, including the orangutan habitat building, no development above floor place shall take place within the remaining site, such as for the remaining animal habitats and structures, until full details of a hard and soft landscaping works including boundary treatments for the site and an implementation scheme have been submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in full accordance with the approved landscaping details in the first planting season following the first use of the development hereby permitted:

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).

a. **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.