

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

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

Date of Application	Application No.
28 October 2025	25/01044/CONDIT

Particulars and location of development:

Application to vary conditions: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of 24/00838/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

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 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.

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

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).

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.



Christopher Brown MRTPI
Head of Planning

Date: 26 June 2026

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 six weeks 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/planning-inspectorate>). 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.

PPNOTES (02/07/2014)



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-commencement 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:	25/01044/CONDIT
Proposal:	Application to vary conditions: 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 17, 21 and 22 of 24/00838/CONDIT for the development of new animal enclosures and associated infrastructure, new lecture theatre, education block, education facilities, substations and associated residential accomodation, 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
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