



Development Management  
Hinckley and Bosworth Borough Council  
Hinckley Hub  
Rugby Road  
Hinckley  
Leicestershire  
LE10 0FR

Our Ref: UK0037182.5555

23 December 2024

Dear Sir/Madam,

**Twycross Zoo, Burton Road, Norton-Juxta Twycross, Atherstone, Leicestershire, CV9 3PX**

**Discharge of Conditions 3, 4, 5, 6, 8, 9, and 11 of Planning Permission (LPA ref: 24/00838/CONDIT)**

We write on behalf of Twycross Zoo to submit an application to discharge conditions 3 (Bat Surveys), 4 (Great Crested Newt Surveys), 5 (Biodiversity Net Gain), 6 (Ground Contamination), 8 (Surface Water Drainage Scheme), 9 (Construction Surface Water Drainage Management), and 11 (Arboricultural Site Monitoring) of planning permission ref: 24/00838/CONDIT at Twycross Zoo, Atherstone, Leicestershire.

## 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. Other applications will follow.

## CONDITIONS

This application seeks to discharge conditions 3, 4, 5, 6, 8, 9 and 11. The wording of the relevant conditions is provided below for reference:

### Condition 3 (Prior submission of bat surveys)

*"A) 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. B) 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.”*

**Condition 4 (Prior submission of 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. 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.”*

**Condition 5 (Prior submission of 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 Plan shall include the following details:*

- a) Location plan of the area(s) to be used for Biodiversity Net Gain;*
- b) Description of existing habitats on and off site;*
- c) Description of planned habitat creation/enhancement, including species;*
- d) Baseline habitat data used to inform the metric;*
- e) Habitat creation/enhancement plans used to inform the metric;*
- f) Timetable for implementation of habitat creation/enhancement;*
- g) Habitat management and monitoring plan including timetable for management routines and reviews, and strategy for any remedial measures, if and when required;*
- h) Mechanism for securing the implementation of the biodiversity off-setting and its maintenance/management for a period of 30 years in accordance with details approved in the Plan;*
- i) timetables for implementation.*

*The Plan shall be supported by up to-date Biodiversity Net Gain metric calculations for the application site. The Plan shall be implemented in accordance with the approved details and shall be retained thereafter.”*

**Condition 6 (Prior submission of ground 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 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.”*

#### **Condition 8 (Prior submission of surface water drainage scheme)**

*“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 and completed prior to first occupation. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.”*

#### **Condition 9 (Prior submission of Construction Surface Water Drainage 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. This shall include temporary attenuation, additional treatment, controls, maintenance, and protection. Details regarding the protection of any infiltration areas should also be provided. The construction of the development must be carried out in accordance with these approved details.”*

#### **Condition 11 (Prior submission of 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.”*

### **APPLICATION SUBMISSION**

The relevant documents have been submitted for approval to allow the discharge of Conditions 3, 4, 5, 6, 8, 9, and 11, and are further outlined for each condition below.

#### **Conditions 3**

In accordance with condition 3, the following document has been submitted for approval:

- Dusk Emergence Bat Surveys.

The document outlines no emergences were recorded during the surveys and no bat roosts were identified within the buildings or tree. Therefore, no impacts are anticipated upon roosting bats. Frequent commuting and foraging activity were recorded during the three dusk emergence

surveys, so there is potential for the works to impact upon commuting/foraging bats through the removal of vegetation and an increase in lighting on the site. As such, any new lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species.

#### **Condition 4**

In accordance with condition 4, the following document has been submitted for approval:

- Great Crested Newt eDNA Survey.

This document outlines that the eDNA analysis of Pond P1 returned a negative result, so it is considered that the potential impacts on great crested newt at this site is negligible .

#### **Condition 5**

In accordance with condition 5, the following document has been submitted for approval:

- Biodiversity Metric Assessment Net Gain Plan; and
- The Biodiversity Metric 4.0.

The document identifies that the proposed development will result in a net gain for biodiversity.

#### **Condition 6**

In accordance with condition 6, the following document has been submitted for approval:

- Phase 2 Site Investigation Report.

The document outlines that there is no risk from contamination and low (CS1) gas risk.

#### **Condition 8**

In accordance with condition 8, the following document has been submitted for approval:

- Surface Water Drainage Sheet 1 (ref: 600902-HEX-XX-XX-DR-C-9200 P02); and
- Surface Water Drainage Sheet 2 (ref: 600902-HEX-XX-XX-DR-C-9201 P02).

The document illustrates and identifies the key components of the surface water drainage scheme for the proposed development.

#### **Condition 9**

In accordance with condition 9, the following document has been submitted for approval:

- Foul Water Drainage Sheet 1 (ref: 600902-HEX-00-00-C-9202 P02); and
- Foul Water Drainage Sheet 2 (ref: 600902-HEX-00-00-C-9203 P02).

The document illustrates and identifies the key components of the foul water drainage scheme for the proposed development.

#### **Condition 11**

In accordance with condition 11, the following document has been submitted for approval:

- Arboricultural Impact Assessment; and
- Arboricultural Method Statement.

This document outlines that the proposed development of the site is unlikely to significantly impact the visual amenity of the local area as a result of the proposed tree removal. Whilst some works are to be undertaken within the RPAs of retained trees, the nature of those works are such that



they can be completed without causing significant impact, subject to the adoption of appropriate working practices.

## **SUMMARY**

The documents provided with this application contain the information required to discharge conditions 3, 4, 5, 6, 8, 9, and 11. 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