Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990 (as amended)
Approval of Details Reserved by Condition

CONDITION PARTIALLY DISCHARGED

Name and Address of Applicant	**Name and Address of Agent (if any)**
c/o Agent Henry Brothers Construction Limited 32 Eldon Road Beeston Nottingham NG9 6DZ	Lewis Coffey WSP Level 2 The Mailbox 100 Wharfside Street Birmingham B1 1RT

Part I – Particulars of Application

Planning Reference:	**26/00832/DISCON**
Application Site:	**Twycross Zoological Park, Burton Road, Norton Juxta Twcyross, Atherstone Leicestershire**
Proposal:	**Application to discharge condition 22 (Hard and Soft Landscaping) of planning permission 25/01044/CONDIT**

Part II – Summary of Decision

CONDITION PARTIALLY DISCHARGED

In pursuance of its powers under the Town and Country Planning Act 1990 (as amended), the Local Planning Authority hereby approves the details submitted on 21 September 2026 in relation to the following conditions:

Condition 22 (Hard and Soft Landscaping)

- C22 – Boundary Details 01 – TWZ-DZU-00-00-DR-L-00310-C03
- C22 – Boundary Details 03 – TWZ-DZU-00-00-DR-L-00312-C04
- C22 – Boundary Details 04 – TWZ-DZU-00-00-DR-L-00313-C03
- C22 – Boundary Details 05 – TWZ-DZU-00-00-DR-L-00314-C02
- C22 – Boundary Details 06 – TWZ-DZU-00-00-DR-L-00315-C01
- C22 – Boundary Details 07 – TWZ-DZU-00-00-DR-L-00316-C01
- C22 – Boundary Details 08 – TWZ-DZU-00-00-DR-L-00317-C01
- C22 – Boundary Plan – TWZ-DZU-00-00-DR-L-00105-C09
- C22 – Covering Letter
- C22 – External Works Layout 1 of 2 – TWZ-HEX-XX-XX-DR-C-9400 C07
- C22 – External Works Construction Details – TWZ-HEX-XX-XX-DR-C-9402-C09
- C22 – Gate Details 01 – TWZ-DZU-00-00-DR-L-00322-C01
- C22 – Gate Details 02 – TWZ-DZU-00-00-DR-L-00323-C01

- C22 – Gate Details 03 – TWZ-DZU-00-00-DR-L-00324-C01
- C22 – Habitat A Boardwalk Visuals – Details 1 – TWZ-MTC-03-ZZ-DR-O-0007 2
- C22 – Habitat A Boardwalk Visuals – Plan View – TMZ-MTC-03-ZZ-DR-O-0006 2
- C22 – Habitat A Boardwalk 3D Visuals – TWZ-MTC-03-ZZ-DR-O-0008 P03 2
- C22 – Habitat C Boardwalk Visuals Detail 1 – TWZ-MTC-03-ZZ-DR-O-0010 P04 2
- C22 – Habitat C Boardwalk Visuals Plan – TMZ-MTC-03-ZZ-DR-O-0009 P03 2
- C22 – Habitat C Boardwalk Visuals – 3D Visuals – TMZ-MTC-03-ZZ-DR-O-0011 P03 2
- C22 – Hard Landscaping Details – Surface & Edging – TWZ-HLM-00-00-DR-L-30810 C02
- C22 – Kerbing Layout Sheet 1 of 2 – TWZ-HEX-XX-XX-DR-C-9450 C08
- C22 – Viewing Window – TWZ-DU-00-00-DR-L-00334-C02

The details submitted are ACCEPTABLE and the condition is PARTIALLY DISCHARGED. The development must be carried out in strict accordance with the above approved documents and the full terms of the condition(s) which requires further information to be submitted in order to fully discharge the condition.

C. Brown.

Date: 6 November 2026

Christopher Brown MRTPI
Assistant Director Planning & Regeneration

Part III – Particulars of Decision

Condition 22 (Hard and Soft Landscaping):

"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)."*

Assessment:

The Covering Letter confirms that the application seeks to partially discharge Condition 22 attached to 25/01044/CONDIT in relation to the edging, gates, fencing, and boardwalk details of the development. The final full planting details for the north area of the site are not yet finalised and are sought to be discharged as part of a separate application.

Based on the submitted information, it is considered that the proposed edging, gates, fencing, and boardwalk details would ensure that the development would have a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016). It is therefore considered that Condition 22 (Hard and Soft Landscaping) of planning permission 25/01044/CONDIT can be partially discharged.