



Mr S Archer
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

27 August 2025

Dear Sullivan,

Twycross Zoo, Burton Road, Atherstone, Leicestershire, CV9 3PX
Discharge of Conditions 17 (Materials) of planning permission (LPA ref:) 24/00838/CONDIT

We write on behalf of Twycross Zoo ('the Zoo') to submit an application to partially discharge Condition 17 (Materials) of planning permission ref: 24/00838/CONDIT at Twycross Zoo, Atherstone, Leicestershire, CV9 3PX.

CONTEXT

On 14 February 2024, planning permission was secured for the National Science and Conservation Centre (NSCC), new animal enclosures and associated infrastructure, residential buildings, new car park and access, landscaping and other associated works at Twycross Zoo (LPA ref: 23/00948/FUL).

Following this, a Section 73 application was submitted to amend the proposed layout, design and materiality of the buildings (LPA ref: 24/00838/CONDIT), which was approved on 19 December 2024.

To date, several applications to discharge conditions have been submitted and approved. An application to discharge conditions 3, 4, 5, 6, 8, 9, and 11 of planning permission (LPA ref:) 24/00838/CONDIT was approved on 14 May 2025. A further application to discharge conditions 12 and 21 of planning permission (LPA ref:) 24/00838/CONDIT was approved on 21 July 2025.

CONDITIONS

This application seeks to partially discharge Condition 17. The wording of the relevant condition is provided below for reference:

Condition 17 (Materials)

"No development above floor plate level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwelling hereby permitted have been deposited with, and approved in writing by, the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials."

APPLICATION SUBMISSION

The relevant documents have been submitted for approval to allow the partial discharge of Condition 17 and are further outlined below.

This application is for the partial discharge of these conditions, and relates to the following buildings/areas of the site:

- NSCC;
- Residential block; and
- Orangutan habitat.

This is a partial discharge of the above elements as the funding deadline needs to be met. The Zoo are finalising the detailed design of the other habitats, and these details will follow. Further design work is being undertaken in relation to the other habitats and this is therefore not currently available. Once finalised, this information will be submitted in due course.

Construction work will not commence on these outstanding elements of the scheme until these details have been approved by the Local Planning Authority, and the conditions have been fully discharged.

Condition 17

In accordance with condition 17, the following documents have been submitted for approval:

- Building Envelope Material Proposal and Visuals Report;
- External Façade and Landscape Materials Schedule;
- TWZ-HLM-02-ZZ-DR-A-00600_PROPOSED PLANNING ELEVATIONS - RESIDENTIAL_C01;
- TWZ-HLM-01-ZZ-DR-A-00600_PROPOSED PLANNING ELEVATIONS - SHEET 1 - NSCC_C01; and
- TWZ-HLM-03-ZZ-DR-A-00601_PROPOSED PLANNING ELEVATIONS - SHEET 1 - ORANGUTAN HABITAT_C01.

These document and drawings outline the specification of materials proposed for the development of the orangutan habitat, the NSCC, and associated residential accommodation. This builds on the details provided at the planning application stage and provides the details of the specific materials to be used. These materials are consistent with the design approach outlined in the consented application for the NSCC, the orangutan enclosure and the residential block, and comprises terracotta coloured stretcher course bricks and aluminium downpipes, gutters, doors and windows.

Full details and visuals can be found in the accompanying Building Envelope Material Proposal and Visuals Report, and accompanying plans listed above, which demonstrate the development will remain consistent with Policy DM10 of the Site Allocations and Development Management Policies (SADMP) DPD, in that the development will complement and enhance the character of the surrounding area, utilising building materials that respect the existing building in its locality.



SUMMARY

The documents provided with this application contain the information required to partially discharge Condition 17. This demonstrates that the development remains consistent with Policy DM10 of the SADMP DPD.

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 [REDACTED], or my colleague Lewis Coffey [REDACTED]

Yours sincerely,



Zac Wade
Principal Planner