

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 24/00838/CONDIT

Highway Reference Number: 2024/0838/04/H

Application Address: Twycross Zoological Park Burton Road Norton Juxta Twycross Atherstone Leicestershire CV9 3PX

Description of Application: Application to vary conditions 2, 14, 22 of planning permission 23/00948/FUL. Amendment to the layout, design of buildings and the proposed materiality

GENERAL DETAILS

Planning Case Officer: Sullivan Archer

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

This application seeks an amended layout listed below:

- Further development of the structural and building services strategies, which has allowed the technical designs of each building to become more efficient (such as reduced building heights);
- Rationalisation of glazing apertures and louvre openings in response to daylight and overheating analysis;
- Review of external wall and roof materials, composition and proportionality to address changes in building shape and form;
- Review and testing of the access, servicing, operation and animal management of the Orangutan House, allowing design changes to enhance the overall building efficiency whilst improving the internal animal facilities;
- Review of the external animal habitats to ensure designs are optimised with regard to animal welfare and prioritise animal behaviour;
- Review of planting, with particular focus on the strategy for achieving biodiversity net gain;
- Review of the visitor flow, viewing opportunities and general experience through the landscape to enhance the education, conservation and overall visitor offering;
- Review of site levels strategy to develop a more sustainable strategy; and
- Review of the external containment for the Orangutans, considering best practice precedents from other zoos.

The Applicant is seeking to amend condition 14 attached to 23/00948/FUL as part of this application which relates to parking and turning. The parking facilities remain the same as the consented scheme and the amendment is for the plan number only due to the changes listed above.

The Applicant has confirmed within the 'Planning Statement' that no amendments to the layout of the car park, or numbers of visitors/staff is expected as a result of the proposed amendments to the development.

Given the above, there would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make in these site-specific circumstances.

Date Received
5 September 2024

Case Officer
Neal Chantrill

Reviewer
BD

Date Issued
17 September 2024