



Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
LE10 0FR

Our Ref: UK0037182.5555

30 August 2024

Dear Sir/Madam,

Section 73 application at Twycross Zoo (PP-13334354)

Following the submission of a full planning application for a National Science and Conservation Centre (NSCC) and a new orangutan enclosure at Twycross Zoo (LPA ref: 23/00948/FUL), we write to submit a Section 73 (S73) application to amend the permission with regards to the design of the buildings and the proposed materiality, alongside amendments to the proposed layout.

The description of development is as follows:

“Application under Section 73 of the Town and County Planning Act (1990) to amend planning permission (LPA ref) 23/00948/FUL to amend the proposed layout and design of buildings.”

APPLICATION SUBMISSION

The application submission is supported by the following documents:

- Planning Statement, prepared by WSP;
- Design and Access Statement Addendum, prepared by HLM;
- Drawings prepared by Dearadh Zú;
 - TWZ-DZU-00-00-DR-L-00100 Rev 3 Landscape GA Plan – Ground Floor Plan;
 - TWZ-DZU-00-00-DR-L-00101 Rev 4 Landscape GA Plan – First Floor Plan;
 - TWZ-DZU-00-00-DR-L-00102 Rev 0 Demolition Plan;
 - TWZ-DZU-00-00-DR-L-00103 Rev 0 Tree Removal Plan;
 - TWZ-DZU-00-00-DR-L-00110 Rev 7 Combined Masterplan;
 - TWZ-DZU-00-00-DR-L-00111 Rev 0 Existing Site Plan;
 - TWZ-DZU-00-00-DR-L-00113 Rev 0 Render Masterplan;
 - TWZ-DZU-00-00-DR-L-00141 Rev 0 Proposed Store Plans;
 - TWZ-DZU-00-00-DR-L-00142 Rev 0 Bird Aviary Plans;
 - TWZ-DZU-00-00-DR-L-00143 Rev 1 Proposed Animal House (03) Plans & Elevations;
 - TWZ-DZU-00-00-DR-L-00145 Rev 0 Proposed Store – Section & Elevations;
 - TWZ-DZU-00-00-DR-L-00146 Rev 0 Bird Aviary – Elevations & Sections;
 - TWZ-DZU-00-00-DR-L-00148 Rev 0 Proposed Animal House (03) – Elevations;
 - TWZ-DZU-00-00-DR-L-00200 Rev 1 Site Sections – Sheet 01;
 - TWZ-DZU-00-00-DR-L-00201 Rev 1 Site Sections – Sheet 02;
 - TWZ-DZU-00-00-DR-L-00203 Rev 0 Existing Site Sections;
 - TWZ-DZU-00-00-DR-L-00310 Rev 0 Boundary Details – Sheet 01;
 - TWZ-DZU-00-00-DR-L-00311 Rev 0 Boundary Details – Sheet 02;

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- TWZ-DZU-00-00-DR-L-00312 Rev 0 Boundary Details – Sheet 03;
- TWZ-DZU-00-00-DR-L-00313 Rev 1 Boundary Details – Sheet 04;
- TWZ-DZU-00-00-DR-L-00314 Rev 0 Boundary Details – Sheet 05;
- TWZ-DZU-00-00-DR-L-00315 Rev 0 Boundary Details – Sheet 06;
- TWZ-DZU-00-00-DR-L-00316 Rev 1 Boundary Details – Sheet 07;
- TWZ-DZU-00-00-DR-L-00320 Rev 0 Boardwalk Details;
- TWZ-DZU-00-00-DR-L-00321 Rev 0 Boardwalk Details;
- TWZ-DZU-00-00-DR-L-00400 Rev 1 Soft Landscape Strategy;
- Drawings prepared by HLM Architects;
 - TWZ-HLM-00-00-DR-L-00001 Rev P11 Proposed Site Plan;
 - TWZ-HLM-00-00-DR-L-30800 Rev P07 Proposed Hard Landscaping Strategy;
 - TWZ-HLM-XX-ZZ-DR-L-45001 Rev P06 Proposed Soft Landscaping Strategy;
 - TWZ-HLM-01-ZZ-DR-A-00300 Rev P06 Proposed GA Sections – Sheet 1 - NSCC;
 - TWZ-HLM-01-ZZ-DR-A-00600 Rev P04 Proposed Planning Elevations – Sheet 1 - NSCC;
 - TWZ-HLM-01-ZZ-DR-LA00601 Rev P03 Proposed Planning Elevations – Sheet 2 - NSCC;
 - TWZ-HLM-02-ZZ-DR-A-00300 Rev P04 Proposed GA Sections – Residential Block;
 - TWZ-HLM-02-ZZ-DR-A-00600 Rev P04 Proposed Planning Elevations – Residential Block;
 - TWZ-HLM-03-00-DR-A-00100 Rev P11 Proposed Ground Floor Plan – Orangutan Habitat;
 - TWZ-HLM-03-01-DR-A-00101 Rev P11 Proposed First Floor Plan – Orangutan Habitat;
 - TWZ-HLM-03-02-DR-A-00102 Rev P09 Proposed Second Floor Plan – Orangutan Habitat;
 - TWZ-HLM-03-R1-DR-A-00103 Rev P07 Proposed Roof Plan – Orangutan Habitat;
 - TWZ-HLM-03-ZZ-DR-A-00300 Rev P06 Proposed GA Sections – Sheet 1 – Orangutan Habitat;
 - TWZ-HLM-03-ZZ-DR-A-00601 Rev P05 Proposed Planning Elevations – Sheet 1 – Orangutan Habitat;
 - TWZ-HLM-03-ZZ-DR-A-00602 Rev P05 Proposed Planning Elevations – Sheet 2 – Orangutan Habitat;
 - TWZ-HLM-ZZ-00-DR-A-00100 Rev P12 Proposed Ground Floor Plan – NSCC;
 - TWZ-HLM-ZZ-01-DR-A-00101 Rev P12 Proposed First Plan Floor Plan – NSCC; and
 - TWZ-HLM-ZZ-R1-DR-A-00102 Rev P07 Proposed Roof Plan – NSCC.

The planning application fee of £363 has been paid via the Planning Portal (reference: PP-13334354).

We trust the above information is satisfactory and that the application can be validated shortly. In the meantime, if you have any queries, please do not hesitate to contact me (matthew.stocks@wsp.com) or my colleague Zac Wade (zac.wade@wsp.com).

Yours faithfully



Matt Stocks
Associate Director