

Williams, Karen

From: Plant, David (Place) [david.plant@staffordshire.gov.uk]
Sent: 03 June 2015 12:49
To: Simpkin, Rachael
Cc: Planning (SMDC)
Subject: SMD/2015/0280 VAR of conditions; Alton Towers. Form X
Attachments: SMD20150280 VAR Alton Towers.pdf

Rachael,

Attached form X for SMD/2015/0280 VAR of conditions; Alton Towers.

Trust this is ok,

Dave

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Staffordshire County Council

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To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MERLIN ATTRACTIONS OPERATIONS LIMIT

Address: C/O AGENT, MISS HANNAH WHITNEY
NATHANIEL LICHFIELD & PARTNERS
14 REGENT'S WHARF
ALL SAINTS STREET, LONDON
N19RL

Application Type: FULL

Application Number: SMD2015/0280

Date Received: 19-MAY-2015

Road Number: C0065

Officer: David Plant

Date: 03-JUN-2015

Particulars of Development:

MINOR AMENDMENTS ON PLANNING PERMISSION SMD/2014/0782 (CONDITIONS 2, 3, 4, 5, 8, 9, 10) TO THE NEW BUILDING, PATHWAYS, JUNIOR COURSE LAYOUT AND INSTALLATION OF A LANDING AREA.

Location of Development:

ALTON TOWERS, FARLEY LANE, FARLEY, STAFFORDSHIRE

ACCEPTANCE:

Recommendations: There are no objections on Highway grounds to this proposal.

NOTE TO PLANNING OFFICER

The County Councils Definitive Map of Public Rights of Way shows Public Footpath No 6A Farley and 1R/2046 Farley running through the proposed application site. Any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. It is important that users of the path are still able to exercise their Public Rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development. The plans are not clear in showing how the footpath will be safeguarded and the plans appears to show development taking place all around the footpaths as they pass through the development. Of most concern is the proposed tree planting which appears to be on the lines of both paths and further information is required regarding this. The applicant needs to be aware of the alignment of the footpath and some involvement with our Rights of way team to ensure that the route does not become obstructed is required. Please contact rightsofway@staffordshire.gov.uk

The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question.

It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980. It may, therefore, be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public.

This recommendation is issued on the understanding that the proposed development will be included in the existing Travel Plan for Alton Towers.

SCC considers that this proposed development will be unlikely to attract many visitors specifically for the proposal in itself. Visitors are more likely to visit the development as ancillary to a visit to other attractions at the resort. This is likely to extend stays at the resort and hotels/lodges and as stated in the Transport Assessment may encourage visitors to arrive and depart outside of the peak hours.

for Director of Development Services
on behalf of the County Council
as Highway Authority