



Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2010

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

Applicant: MERLIN ATTRACTIONS OPERATIONS LIMIT

Address: C/O MISS HANNAH WHITNEY
 NATHANIEL LICHFIELD & PARTNERS
 14 REGENT'S WHARF
 ALL SAINTS STREET, LONDON
 N1 9RL

Application Type: FULL

Application Number: SMD2015/0488

Date Received: 04-AUG-2015

Road Number: C65

Officer: David Plant

Date: 18-AUG-2015

Particulars of Development:

APPLICATION FOR MINOR DEMOLITION WORKS AND THE DEVELOPMENT OF AN EXTENSION TO THE EXISTING HOTEL INCLUDING AN ADDITIONAL 74 BEDROOMS, A RESTAURANT AND ASSOCIATED FACILITIES, ACCESS, CAR PARKING AND LANDSCAPING.

Location of Development:

ALTON TOWERS HOTEL, FARLEY LANE, FARLEY, STAFFORDSHIRE, ST10 4RP.

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 Before the proposed development is brought into use the additional parking shall be provided in accordance with the approved plans the subject of this consent and shall thereafter be retained for the life of the development.

2 A construction method statement detailing the times and routes of construction traffic so to avoid peak traffic times for the park shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

REASONS

ALL To comply with NPPF Guidance; to comply with SMDC Core Strategy policies T1 and T2; in the interests of the efficient use of the highway and in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

SCC Rights of Way:

The County Councils Definitive Map of Public Rights of Way shows Public Footpath No 6A 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 footpath as it passes through the development. 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 paul.rochfort@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.

NOTE TO PLANNING OFFICER

This extension to the hotel should be included in the existing travel plan for the hotel.

In terms of traffic generation from the development, while additional traffic will be generated it will likely be of a low percentage impact. Alton Towers have developed their 10 year plan for the site which involves making annual payments to the County Council to help mitigate traffic impact from Alton Towers on the wider highway network. TRICS trip generation data for hotels shows that peak arrivals are expected between 17:00 and 18:00 while peak departures are expected between 08:00 and 09:00. This is the opposite to the expected trip generation for the theme park. While it is acknowledged that most of the hotels on the TRICS database won't have a major theme park adjacent, the likelihood is that at least some of the arrivals and departures will be outside of the theme park peak arrival and departure hours. There is also a likelihood that a number of hotel guests would have visited the theme park anyway and by staying in the hotel over at least one night will spread the vehicle trips with a consequent benefit to the highway.

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