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Nathaniel Lichfield & Partners
Planning. Design. Economics.

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlpplanning.com

nlpplanning.com

Jane Curley
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Date	5 August 2016
Our ref	03224/IR/TB/11782138v1
Your ref	PP-05299767 and PP-05302941

Dear Jane

SMDC: Alton Towers Resort – Alton Towers Hotel Extension

On behalf of our client, Alton Towers Resort, a company forming part of Merlin Attractions Operations Limited (MAOL), please find enclosed the following applications pursuant to planning permission ref. SMD/2015/0488 for an extension to the Alton Towers Hotel at the Alton Towers Resort.

- A Section 96A (Non Material Amendment) application under the Town and Country Planning Act (1990)
- An application to discharge condition 8 (landscaping).

The applications comprise:

1 Completed application forms; and

2 Application drawings and material, prepared by Nichols Brown Webber and the Manser Practice (please see Schedule 1 of cover letter)

A cheque for £195 to cover the Council's application fee for the a Section 96a application, and a cheque for £97 to cover the discharge of condition application, both made payable to "*Staffordshire Moorlands District Council*", have been submitted under separate cover. This is in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Background

Alton Towers Resort is operated by Merlin Attractions Operations Limited. It is the UK's most popular and largest theme park and is therefore an important generator for tourism.

On 25 November 2015 planning permission (ref: SMD/2015/0488) was granted for:

"...minor demolition works and the development of an extension to the existing hotel including an additional 76 bedrooms, a restaurant and associated facilities, access, car parking and landscaping".

The planning permission was granted subject to 14 conditions. The following applications were made to discharge the relevant conditions:

- Ref. DOC/2016/0008 to discharge Conditions 4 (Drainage), Condition 6 (Parking Area Materials), Condition 8 (Landscaping Scheme) and Condition 11 (External Lighting) – Approved 30 March 2016.
- Ref.DOC/2016/0027 to discharge Conditions 9 and 10 (relating to Noise) – Approved 26 April 2016.

Non Material Amendment

As a result of the detailed design process it is proposed to remove the three approved rooflights to the southern end of the spa building. This is a small scale change to the approved scheme and will return the spa to its previous arrangement. It will therefore not detrimentally impact the appearance or theming of the hotel extension or the internal environment within the spa.

Discharge of Condition 8

Condition 8 states:

"Prior to the commencement of development (including any demolition, site clearance, stripping or site establishment) a landscaping scheme shall be submitted to and approved by the Local Planning Authority. Such a scheme shall include full details of all new tree and shrub planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the firs available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season".

As mentioned above, Condition 8 has been discharged under application ref. DOC/2016/0008. This application seeks to re-discharge the condition to agree an amended landscaping scheme as a result of design progression. In summary, the following changes are proposed compared to the approved landscaping scheme:

1 Replacement of hard standing to the north of the hotel extension yard area and replacement with new soft landscaping. This will not affect the access arrangements in the event of an emergency as the fire strategy has been amended and approved by the fire service since the approval of the planning permission.

2 Reduction in number of the sitting stones within the sunken garden.

3 Replacement of the steps to the north of the extension with thematic planting. This will not adversely affect access arrangements in this location as the existing ramp access will be retained.

4 Replacement of small pond in the sunken garden with thematic planting and turf to create a more family friendly environment.

5 Relocation of the hammerhead from adjacent to the northern elevation of the spa to the eastern side of the access road as a result of concerns regarding emergency access given that the approved hammerhead was immediately adjacent the fire escape for the spa. The hammerhead will consist of grasscrete and two erratic stones will be installed at its eastern end to ensure that the buffer zone for the public footpath is maintained and it is not negatively affected. It has been confirmed that the construction and operation of the hammerhead will not negatively impact the existing tree immediately to the south. Three erratic stones will be installed at the edge of the Root Protection Area to provide additional protection to the tree during operation. The hammerhead will be used for deliveries to the spa and emergency services and grasscrete is considered to be an appropriate material to withstand this use whilst also complementing the surrounding landscaping.

6 Removal of erratic stones and reduction of sitting stones at the main entrance.

7 Small increase to the extent of the approved mound in the south east corner of the site and associated realignment of the path immediately to the east of the mound.

8 Minor changes to thematic planting within the sunken garden.

9 Small scale changes to the fencing arrangement. However, the fencing is less than 2m in height and can be undertaken using permitted development rights. The fencing arrangement is shown indicatively on the amended drawings for information.

Overall, the revised landscaping scheme will continue to enhance the environment around the hotel extension and new parking area. In addition, the relocated hammerhead will improve the operational arrangements of the development.

We trust that we have provided you with sufficient information to validate the applications. Should you require any further information or have any questions, please do not hesitate to contact me or my colleague Tor Barrett.

Yours sincerely

RP

Hannah Whitney
Planning Director

Copy	Erwin Alders	Stace
	Chris Jeffcoate	The Manser Practice
	Andy Nichols	Nichols Brown Webber
	Janet Gurr	ATR
	Suzie Atkinson	ATR

Schedule 1 Application Drawings

Drawing title	Reference	Scale	Superseded drawing
NMA Submission			
Proposed site plan	1308_518_B	1:500@A1	1308_518_A
Proposed second floor plan	1308_522_B	1:100@A0	1308_522_A
Proposed roof plan	1308_523_B	1:100@A0	1308_523_A
Proposed north and east elevations	1308_526_B	1:100@A0	1308_526_A
Proposed south and west elevations	1308_527_B	1:100@A0	1308_527_A
Discharge of Condition Application			
Planting Schedule	Rev B	N/A	N/A
Planting Specification	Dated 7.12.2015	N/A	N/A
Block Plan as Proposed	373_50.3_2_L	1:500@ A1/ 1:1000@ A3	373_50.3_2_F
Site Plan as Proposed	373_50.3_4_L	1:250@ A1/ 1:500@ A3	373_50.3_4_F
Garden Plan as Proposed	373_50.3_5_J	1:250@ A1/ 1:500@ A3	373_50.3_5_A
Entrance Plan as Proposed	373/50.3/5.1_F	1:250@ A1/ 1:500@ A3	373/50.3/5.1_B
Car Park North as Proposed	373/50.3/5.2_E	1:250@ A1/ 1:500@ A3	373/50.3/5.2_B
Ground Surface and RW Finishes	373-50.3-10.1_A	1:20@A3	N/A
Siteworks: Fences and Handrails	373/50.3-12_C	1:20@A3	373/50.3-12
Grasscrete Specification	N/A	N/A	N/A