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Moorlands House
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Date 13 October 2016
Our ref 03224/IR/HW/SH/2037161v2

Planning Portal ref. PP-05551080

Dear Mrs Curley

SMDC: Discharge of Conditions of Planning Permission SMD/2016/0410 – Cbeebies Extension

On behalf of Alton Towers Resort, a company forming part of Merlin Attractions Operations Ltd, please find enclosed an application seeking approval of details for conditions 3 (external material samples), 4 (drainage) and 7 (landscaping scheme) pursuant to planning permission ref. SMD/2016/0410 at the Alton Towers Resort. Planning permission was approved on 2 September 2016 for the following works:

"Demolition of existing structures and installation of a new ride and construction of associated buildings, along with landscaping works"

The discharge of condition application is accompanied by the following information:

1 Completed and signed form;

2 External materials samples have been organised by Alton Towers and been sent to the Council under separate cover and these include the following:

   i) Ride Body: glass reinforced plastic

   ii) Wall and roof panel: Kingspan aluminium insulated panel

   iii) Themed façade: timber cladding

   iv) Hard surface: concrete Marshalls brindle block paving

3 Landscaping Scheme – drawing ref. 373/94.2 rev 4, prepared by Nicholas Brown Webber;

4 Drainage Layout and Details – drawing ref. 617940/CIV/001 rev 2, prepared by MLM.

A cheque for **£97** made payable to '*Staffordshire Moorlands District Council*' to cover the requisite

planning application fee is being provided directly by Alton Towers Resort Operations Ltd under separate cover.

Condition 3

"Notwithstanding any details shown on the approved plans, the development hereby permitted shall not be commenced until full details and samples of all external materials and hard surfacing to be used in the construction of the development including the ride, ride cars, associated building, operators building and pathways have been submitted to any approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality external appearance and to protect the character and appearance of the Conservation Area and the setting of the Listed Buildings."

As required by Condition 3, full details and samples of all external materials and hard surfacing to be used in the construction of the development including the ride, associated building and pathways have been submitted under separate to the Council for approval –see page 1 for the material samples submitted.

Condition 4

"The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution."

A drainage plan (drawing ref. 617940/CIV/001 rev 2) has been prepared by MLM which shows the proposed layout and details of the proposed drainage scheme for the CBeebies extension. Given the use of the building, the proposed drainage scheme does not include any foul connections.

Condition 7

"Before the commencement of development (including any demolition, site clearance, stripping or site establishment) a landscaping scheme shall be submitted to and approved by the LPA. 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 first 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.

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Reason: To ensure a satisfactory landscaping scheme in the interests of the character and appearance of the development and Conservation Area".

A landscape scheme (drawing ref. 373/94.2 rev 4) has been prepared by Nicholas Brown Webber Architects and submitted to discharge condition 7. The landscape plan includes full details of all new tree and shrub planting and provides specification for species, positions, planting sizes and numbers/densities of all new planting in accordance with the requirement of condition 7.

We trust the enclosed application documents are sufficient to enable the application to be validated and look forward to receiving your decision as soon as possible. In the meantime, if you have any questions please do not hesitate to contact me or my colleague Hannah Whitney.

Yours sincerely

Timea Nacsa
Planner

Cc Neil Walker – Merlin Entertainment Group