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Date 25 November 2016
Our ref 06095/SSL/KMo/12833027v1
Your ref **Planning Portal ref. PP-05636578**

Dear Mrs Curley

**SMDC: Discharge of Conditions of Planning Permission SMD/2016/0315 –
Demolition of Log Flume and Installation of New Rollercoaster**

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 4 (foul drainage and surface water drainage works), 7 (archaeology), 8 (management plan for deer park wall), 9 (measures to protect deer park wall), 10 (construction and environmental method statement), 14 (tree protection measures), and 15 (operations within root protection areas) pursuant to planning permission ref. SMD/2016/0315 at the Alton Towers Resort. Planning permission was approved on 31 August 2016 for the following works:

“Demolition of existing structures and the installation of a new rollercoaster, construction of associated buildings, landscaping and groundworks.”

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

- 1 Completed and signed form;

Condition 4 (Drainage)

- 2 Drainage Layout Plan (drawing ref. 617728/COV/007 rev P4)

Condition 7 (Archaeology)

- 3 Written Scheme Investigation

Conditions 8 and 9 (Deer Wall management and protection)

- 4 Conservation Management Plan



Condition 10 (Construction Method Statement)

5 Construction Management Plan (including a Site Waste Management Plan)

Conditions 14 and 15 (Tree protection measures)

6 Arboricultural Method Statement

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 4

"The development hereby permitted shall not be commenced, with the exception of demolition, until such time as a scheme for the provision of foul drainage and surface water drainage works, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed."

Reason: To prevent the increased risk of flooding by ensuring the provision of 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. 617728/COV/007 rev P4) has been prepared by MLM which shows the proposed layout and details of the proposed drainage scheme and foul connection for the rollercoaster and associated buildings.

Condition 7

"Prior to any below ground works of the development commencing a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication and on site interpretation. The Scheme shall thereafter be implemented in full in accordance with the approved details."

Reason: To safeguard archaeological interests."

A Written Scheme of Investigation has been prepared by Archaeological Research Services Ltd. This details a scheme of works for an archaeological watching brief to be carried out at the site, to ensure that any potential archaeological remains that may be encountered during the course of groundworks are not removed without first being recorded or interpreted.



Conditions 8 and 9

Condition 8

“Prior to the commencement of the development hereby permitted, with the exception of demolition works, a Management Plan for that part of the Deer park wall within the application site shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include a schedule of works for the consolidation and repair of the wall, proposals for the management of vegetation on and close to the wall, a timetable for the implementation of the works and responsibilities for continued management. The development shall thereafter be carried out in complete accordance with the agreed works, details and timetable.

Reason: To ensure the conservation of this heritage asset.”

Condition 9

“Prior to the commencement of development, including demolition, measures to protect the Deer park wall during construction and demolition shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To protect this heritage asset during construction/demolition works.”

A Conservation Management Plan has been prepared by Baker Consultants. This includes a timetable of works, with regards to both ecology (vegetation) and heritage, and outlines that there should be a monitoring visit once every year for five years and the regular maintenance of the deer park wall should be carried out on a minimum of an annual rotation.

It details protection measures for trees and groundworks in the vicinity of the deer park wall, in close vicinity to the demolition works and construction of the new ride.

Condition 10

“No part of the development hereby permitted shall commence except for works of site clearance and demolition until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:

- i *The method and duration of any pile driving operations (expected starting date and completion date);*
- ii *A noise mitigation scheme in compliance with BS5228-1&2: Code of practice for noise and vibration control on construction and open sites, noise and vibration;*
- iii *The hours of work, shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 on Saturdays, nor at any time on Sundays or Bank Holidays;*
- iv *Pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor any time on Saturdays, Sundays or Bank Holidays;*
- v *The arrangements for prior notification to the occupiers of potentially affected properties;*
- vi *The responsible person (e.g. site manager/office) who could be contacted in the event of complaint;*



- vii *A scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;*
- viii *Details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;*
- ix *A scheme for recycling/disposal of waste resulting from the construction works;*
- x *The parking of vehicles of site operatives and visitors;*
- xi *The loading and unloading of plant and materials;*
- xii *The storage of plant and materials used in constructing the development;*
- xiii *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- xiv *Installation and maintenance of wheel washing facilities, and;*
- xv *Details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works.*

All works shall be carried out in accordance with the approved Method Statement and any alteration to this Statement shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.”

Reason: To protect the amenities of the area.”

A Construction Management Plan (including a Site Waste Management Plan) has been prepared by Merlin and submitted to SMDC to address the requirement of condition 10.

Conditions 14 and 15

Condition 14

“Before the commencement of development (including any demolition, site clearance, stripping or site establishment) full details of all tree protection measures shall be submitted to and approved by the LPA. Such details shall include an Arboricultural method statement setting out working methods and special protection measures for the avoidance of harm to existing trees on and adjacent to the application site, with particular reference to all operations connected with the dismantling and removal of the existing flume ride, associated structures, adjacent retail/food outlets and service infrastructure, and also to the installation of the new ride supports/foundations. Submitted details shall include measures for tree protection and ground protection, access routes, and any reinstatement measures proposed. Such method statement and protection measures shall specifically include details and timescales to ensure that appropriate measures are implemented to protect trees from the initial outset of any demolition or construction activity. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.

Reason: To protect existing trees in the interests of the character and appearance of the Conservation Area.”

Condition 15



“Before the commencement of development (including any demolition, site clearance, stripping or site establishment) full details of all structures and engineering operations proposed to be carried out within the Root Protection Areas of the trees to be retained shall be submitted to and approved by the LPA. Such details shall include positions and construction specification for any hard-surfaced areas for pedestrian and/or vehicle traffic (e.g. queue lines and barriers), and ride structure support footings/foundations. Thereafter, the development shall be constructed only in full accordance with the details approved under this condition.

Reason: To protect existing trees in the interests of the character and appearance of the Conservation Area.”

An Arboricultural Method Statement has been prepared by Tree Heritage, which sets out details of the tree protection measures and proposed operations to be carried out within the RPA of the retained trees on site. See also Drawings ‘Tree Protection Plan’ and ‘Arboricultural Impact Assessment’ at Appendix C of the Arboricultural Method Statement.

We are seeking to partially discharge condition 14, to allow the demolition of the existing Mexican Cantina and construction to commence. Further information can be conditioned, prior to reinstatement work, to protect tree roots.

Yours sincerely

Timea Nacsa

Planner

Cc Neil Walker – Merlin Entertainment Group