

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

**Date:** 22 March 2017  
**Our ref:** 03224/IR/TB/13592520v1  
**Your ref:** PP-05908334

Dear Jane

## **SMDC: Alton Towers Resort – Alton Towers Hotel Extension**

On behalf of our client, McGoff & Byrne, please find enclosed a Section 96A (Non Material Amendment) application pursuant to planning permission ref. SMD/2015/0488 (as amended) for an extension to the Alton Towers Hotel at the Alton Towers Resort.

The application comprises:

- 1 Completed application form; and
- 2 Application drawings, prepared by the Manser Practice (see Annex 1 of cover letter).

A cheque for £195, made payable to “*Staffordshire Moorlands District Council*”, to cover the Council’s application fee has 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 (ATR) 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.

Subsequently, on 7 September 2016 the Council approved a Non Material Amendment (NMA) for the removal of three rooflights from the southern end of the spa building (ref. NMA/2016/0017).

An application was also submitted alongside the NMA to re-discharge the landscaping condition (Condition 8) to agree an amended landscaping scheme, including the installation of a new hammerhead turning area (ref. DOC/2016/0072). This was discharged on 8 September 2016.

ATR is committed to delivering the hotel extension to expand the visitor accommodation offer on site. McGoff & Byrne have been appointed for the construction of the development and have made significant progress on site.

## **Non Material Amendment**

As a result of progression during the detailed design process, the following small scale changes are proposed:

- 1 **Spa Roof:** It is proposed to amend the profile of the spa roof to retain the existing gable roof form and the approved hotel extension will abut this. Please see drawing refs. 1308\_526\_C and 1308\_532 for further details.
- 2 **Lift Core:** Due to operational requirements the size of the lift overrun has been subject to a small increase. Consequently, in response to this change it is proposed to install a flat roof on the south (rear) elevation. It has been designed to respect the approved design and accordingly the flat roof will not exceed the height of the approved ridge line. Similarly, due to its position at the rear of the building it will not be publicly visible and will not be visible within the agreed viewpoints assessed within the Landscape and Visual Impact Assessment. Please see drawing refs. 1308\_527\_C and 1308\_534 for further details.
- 3 **Service Yard:** Due to construction requirements an amendment to the site levels is proposed to the south of the service yard through the introduction of a retaining wall. Accordingly, an amendment to the layout of the service yard is required, including a small extension to the south. The service yard will continue to be enclosed by timber screening as per the approved arrangement and the refuse and linen areas will benefit from timber pergolas.

## **Conclusion**

Overall, it is concluded that the proposed amendments constitute small scale changes to the approved scheme and will not detrimentally impact the appearance or theming of the development or the surrounding area. In particular, the amendment to the service yard and introduction of a flat roof will not be publicly visible whilst the spa roof amendment will retain the existing roof form. In addition, consideration has been given to ensuring that the changes to the roof will not have a negative impact from a drainage perspective.

We trust that we have provided you with sufficient information to ensure that the application can be validated and determined at the earliest opportunity. Should you require any further information or have any questions, please do not hesitate to contact me or my colleague Hannah Whitney.

Yours sincerely



**Victoria Barrett**  
Planner

## Annex 1: Schedule of Drawings

Drawing Title	Reference	Scale	Superseded Drawing
Proposed Site Plan	1308_518_C	1:500@A1	1308_518_B
Proposed Lower Ground Floor Plan	1308_519_C	1:100@A0	1308_519_A
Proposed Roof Plan	1308_523_C	1:100@A0	1308_523_B
Proposed North and East Elevations	1308_526_C	1:100@A0	1308_526_B
Proposed South and West Elevations	1308_527_C	1:100@A0	1308_527_B
Spa Interface	1308_532	1:50@A1	N/A
Service Lift/Roof Section	1308_534	1:50@A1	N/A