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Date: 3 April 2017
Our ref: 03224/IR/TB/13735477v1
Your ref: PP-05949459

Dear Jane

SMDC: Alton Towers Resort - Alton Towers Hotel Extension

On behalf of our client, McGoff & Byrne, please find enclosed an application to discharge Condition 4 (drainage) 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;

2 Drainage plan (ref. 13562/100-Q), prepared by Simpsons; and

3 Drainage Statement, prepared by Simpsons (see Annex 1 to cover letter).

A cheque for £97, made payable to *"Staffordshire Moorlands District Council,"* to cover the Council's application fee has been submitted under separate cover.

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 Condition 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). Alongside the

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NMA, an application was also submitted to re-discharge Condition 8 (landscaping) 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 has been appointed for the construction of the development and have made significant progress on site. As a result of design progression, an NMA application (ref. NMA/2017/0008) has been submitted for small scale changes to the spa roof, lift core and service yard.

Associated with the immaterial amendment to the service yard, small scale changes to the drainage strategy are required. Accordingly, this application seeks to re-discharge Condition 4.

Condition 4

Condition 4 requires that:

"The proposed development hereby approved shall not be commenced until drainage plans for the disposal of foul sewage and surface water have been submitted to and approved in writing by the local planning authority. The proposed scheme shall be implemented in accordance with the approved details before the development is first brought into use."

As mentioned above, Condition 4 has already been discharged under application ref. DOC/2016/0008. This application seeks to re-discharge the condition to agree an amended drainage strategy as a result of design progression.

To meet the requirements of the Condition, Simpsons has prepared an amended drainage plan (ref. 13562/100-Q) which is accompanied by a supporting drainage statement (see Annex 1). In summary, the proposed amendments include small scale changes to the layout of the foul and surface water drains. In the south west corner of the site, these changes are required to respond to the proposed change in site levels. In addition, the location of the geocellular crate soakaway to the east of the hotel will be subject to a small amendment due to the need to accommodate an existing gas pipe on site.

Overall, the drainage statement prepared by Simpsons demonstrates that the drainage strategy will utilise a geocellular storage crate soakaway and SUDs and confirmed that the propose amendments will not change the principle of the previously approved drainage strategy.

We trust that we have provided you with sufficient information to discharge the condition 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

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Annex 1: Drainage Statement Prepared by Simpsons

Surface water flows are to be stored and attenuated in a below ground geocellular storage crate soakaway for all storm return periods up to and including the 1 in 100 year design event with an additional 30% allowance for future climate change, before naturally infiltrating into the existing ground.

Runoff from the proposed access road serving the yard area to the west of the hotel extension and footpaths north of the extension will be drained via SUDS in the form of gravel filled filter drains improving the quality of runoff before discharging to the geocellular storage crate soakaway.

Revisions to the layout of the yard area have not altered the principle of the drainage systems. The levels surrounding the yard area have been raised, thus increasing the depths of the nearby foul and surface water drainage. Additional lengths of land drains have been incorporated adjacent to the building.

Runoff from the proposed access road serving the new entrance to the east of the hotel extension will also be drained via SUDS in the form of gravel filled filter drains before discharging to the geocellular storage crate soakaway.

The proposed access route south of the hotel extension is to be constructed using a cellular grass reinforcement system to allow surface water runoff to naturally infiltrate into the underlying soils.

Runoff from the proposed hotel extension building is to be drained via a traditional network of underground pipework prior to discharging into the geocellular storage crate soakaway.

It is proposed to use SUDS in the form of permeable surfacing for the disposal of surface water runoff from the new car park with flows stored and attenuated within the voids of a filter zone of sub-base located beneath the bedding layer of the permeable surface for all storm return periods up to and including a 1 in 100 year design event with an additional 30% allowance for future climate change before naturally infiltrating into the ground.

It is proposed to discharge foul water runoff from the scheme via a traditional network of underground pipework to the gravity drainage system serving the existing hotel positioned south west of the site.