LICHFIELDS

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

020 7837 4477
london@lichfields.uk
lichfields.uk

Jane Curley
Planning Development Management Team
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Date: 15 February 2019
Our ref: 03224/01/NT/MLa/17121112v1
Planning Portal ref: PP-07613161

Dear Jane

Alton Towers Resort: Application to Discharge Conditions 6 and 15 of Planning Permission Ref. SMD/2018/0141

On behalf of our client, Merlin Attractions Ltd, we are pleased to enclose an application to discharge Condition Nos 6 (Travel Plan), and 15 (Lighting) of planning permission ref. SMD/2018/0141.

Enclosure

We have submitted via the Planning Portal (PP-07223624) an electronic copy of the following information:

1 Completed and dated application form;

2 A copy of the original planning permission (ref. SMD/2018/0141);

3 Employee Travel Plan (dated February 2019), prepared by SNC Lavalin;

4 A Site Electrical Layout Plan (Ref. P17300-ELE-XX-00-DR-EX-96001 Rev T4);

5 Entrance Arch Lighting Plan (Ref. 01-E);

6 Luminaire Schedule;

7 External lighting product information sheet; and

8 Letter from Baker Consultants.

£116 (plus the £20 Planning Portal administration fee) has been paid online to cover the requisite application fee.

Context

On 12 July 2018, planning permission was granted (LPA Ref: SMD/2018/0141) for:

"102 accommodation pods, shower and toilet facility building, entrance feature, hard and soft landscaping and parking and drainage works."

Registered in England No. 2778116
Regulated by the RICS

LICHFIELDS

Condition No.6

Condition 6 of the planning permission requires that:

"No part of the development hereby approved shall be occupied until the Alton Towers Employee Travel Plan dated June 2014 has been extended and updated to include the development hereby approved and submitted to and approved in writing by the Local Planning Authority"

In order to satisfy this condition, we enclose the following document:

- *Employee Travel Plan* (dated February 2019), prepared by SNC Lavalin;

This document is an updated version of the Travel Plan prepared in June 2014 in relation to the original hotel extension and lodges (Enchanted Village) planning permissions. This was further updated in 2017 to address conditions attached to the planning permission for the second hotel extension (ref. SMD/2015/0488, as amended). The updated report puts measures and objectives in place to help employees to use more environmentally friendly travel alternatives, wherever possible.

Condition No. 15

Condition 15 of the planning permission requires that:

"Before the installation of any external lighting on the site (including floodlighting, street lighting, lighting to the entrance arch and security lighting) details shall first have been submitted to and approved in writing by the Local Planning Authority. Such details shall be based on guidance set out in the Institute of lighting Engineers (Reduction of Light Pollution) and the recommendations of the Ecological Construction Management Plan (ECMP) prepared by Baker Consultants dated May 2018 and endorsed by a suitably qualified ecologist to demonstrate that lighting will not impact on foraging or commuting bats or trees with potential bat roosting features and minimise disturbance to other wildlife. The development shall proceed only in accordance with the agreed details."

In order to satisfy this condition, we enclose the following documents:

1 A Site Electrical Layout Plan (Ref. P17300-ELE-XX-00-DR-EX-96001 Rev T4)

2 Entrance Arch Lighting Plan (Ref. 01-E)

3 Luminaire Schedule

4 External lighting product information sheet

5 Letter from Baker Consultants

The Site Electrical Layout Plan sets out the proposed lighting which will serve the pods, external lighting bollards on the pathways and the facilities building. The Entrance Arch Lighting Plan shows the way in which the entrance arch will be lit, depicting a typical section through the main posts.

The letter from Baker Consultants explains the level of impact that the lighting will have on the local bat population. It concludes that the proposed lighting scheme for the pods scheme (including the entrance arch) is unlikely to have an impact on the Nicklin's Farm bat roosts, and foraging and commuting areas around the woodland belt of the north of the pods. The key bat activity areas will consequently not be exposed to light levels that would have a significant impact on bat activity, and therefore there is no ecological constraint to the proposed lighting.

Concluding Remarks

We trust that the enclosed documents provide all the necessary detail and information to discharge conditions 6 (Employee Travel Plan) and 15 (Lighting) of planning permission ref. SMD/2018/0141.

We look forward to receiving confirmation that these conditions have been satisfactorily discharged. In the meantime, if you have any further queries please contact me or my colleague Hannah Whitney.

Yours sincerely



Maddie Lane
Planner