

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

Date: 6 October 2021

Our ref: 03224/03/NT/SBi/19923127v4

Planning Portal ref: PP-10023865

Dear Ms Curley

Staffordshire Moorlands District Council: Alton Towers Resort- Discharge of Condition 4, 5, 7, 8, 10, 13, 14 and 19 pursuant to planning permission reference SMD/2019/0695

On behalf of Merlin Attractions Ltd, we enclose an application to discharge condition 4, 5, 7, 8, 10, 13, 14 and 19 (Bundle 1 Pre-Commencement Conditions) pursuant to planning permission reference SMD/2019/0695 for the *“Change of use of land for seasonal car parking together with associated surfacing, drainage, levelling and landscaping works and surfaced internal access route”* at Alton Towers, Farley Lane, Farley, Staffordshire ST10 4DB.

Enclosure

We have submitted via the Planning Portal (PP-10023865) an electronic copy of the following information:

- 1 Completed and dated application form;
- 2 Construction Environmental Method Statement, prepared by PCA Safety;
- 3 CEMP & LEMP, prepared by Baker Consultants;
- 4 Phase 1 Geo-environmental Report, prepared by Enzygo;
- 5 Flood Risk Assessment & Drainage Statement, prepared by HBL Associates Ltd;
- 6 Drainage Statement Appendices, prepared by HBL Associates Ltd;
- 7 Car Park Drainage Plans and Details Ref. 010 Rev P5, prepared by HBL Associates Ltd;
- 8 Car Park Plan and Construction Details Ref.001 Rev P4, prepared by HBL Associates Ltd;
- 9 Arboricultural Method Statement, prepared by Tree Heritage;
- 10 Deer Park Wall Scheme of Repair, prepared by Alton Towers;
- 11 Deer Park Wall Layout Ref. A3/1 Rev A, prepared by Alton Towers; and
- 12 Written Scheme of Investigation for Archaeological Monitoring and Recording, prepared by Archaeological Research Services Ltd.

A payment of £116 to cover the Council's application fee for this application has been made online via the Planning Portal.

Context

On 8 April 2020, planning permission was granted by Staffordshire Moorlands District Council (LPA Ref. SMD/2019/0695) for the:

"Change of use of land for seasonal car parking together with associated surfacing, drainage, levelling and landscaping works and surface internal access route."

This application seeks to discharge the pre-commencement conditions set out in the original permission. Detail is provided of each pre-commencement condition and how that condition has been satisfied.

Condition 4

Condition 4 requires the submission of a Construction Environmental Management Plan (CEMP) for approval by the Local Planning Authority. The condition sets out the information to be provided and the full condition wording is included in Annex 1.

In order to satisfy this condition, we enclose a combined CEMP/LEMP prepared by Bakers Consultants. The CEMP section of the report provides a risk assessment of construction activities. Details of the species and habitat protection and enhancement measures are also provided, including for bats, birds, badgers and reptiles and specifies the works that are required to be undertaken under on site supervision of an ecologist. The CEMP is to be implemented by Alton Towers personnel, the construction contractor and the Ecological Clerk of Works.

Condition 5

Condition 5 states that no development including site clearance, site stripping and access improvement shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted and approved. The full condition wording is included in Annex 1.

The LEMP section of the combined CEMP/LEMP report, prepared by Bakers Consultants, sets out how veteran trees and grassland will be protected and measures to enhance the existing fauna species on site. This will be done through maintenance of permeant fencing and annual cutting of vegetation. The LEMP notes that the site will be monitored, and any remedial actions will be summarised and submitted to the local planning authority every year between November and December.

Condition 7

Condition 7 states that no development (excluding archaeological investigations) shall take place until a detailed surface water drainage scheme for the site has been submitted and approved. The full condition wording is included in Annex 1.

To meet the requirements of the condition, a Drainage Statement has been prepared by HBL Associates Limited along with drawings:

- Car Park Drainage Plans and Details (Ref. 010 Rev P5)
- Car Park Plan and Construction Details Ref.001 Rev P4

The submitted Drainage Statement presents a drainage strategy which demonstrates that the Car Park can be appropriately drained through partial infiltration through permeable surfaces, filter drains with overflow to

number of attenuation basins for discharged at controlled greenfield rate to the existing open watercourse in South East corner of the application site. As required by the Condition, the surface water drainage strategy has been designed to limit the discharge rate to 30.4l/s. Moreover details for the maintenance of the drainage strategy is provided in Section 11. Further details are provided on the submitted drawings to meet the requirements of the Condition.

Condition 8

Condition 8 requires that a 'Scheme' for the repair of the stone boundary wall between points A and B on Plan 1 is submitted and approved. The full condition wording is included in Annex 1.

In order to satisfy this condition a Scheme of Repair for the Deer Park Wall has been prepared and submitted. The Scheme of Repair enclosed provides details of the inspection and dismantling of the wall, rebuilding of the wall (including materials), equipment to be used and a detailed programme of works. Subject to the condition being successfully discharged the work on the Deer Park Wall is expected to start in late November or early December 2021 once the condition has been discharged. The contractor appointed to carry out the works is Stephen Mace of Moorlands Walling and Landscaping, who has previous experience in dry stone walling at Alton Towers and within the district.

Condition 10

Condition 10 relates to tree protection measures and requires full details to be submitted for approval prior to commencement of development including site clearance, site stripping, site establishment or access improvements. The full condition wording is included in Annex 1.

As required by the Condition an Arboricultural Method Statement has been prepared by Tree Heritage. The statement details how phasing and monitoring procedures have been designed to protect all trees to be retained across the site. Root Protection Areas have been identified for each tree to ensure they survive the construction process and beyond. The Statement also provides detail on how the new access road to the Car Park will be constructed via a 3D cellular confinement system (Section 9). Initially a 3D cellular confinement system will be installed to allow the road to be used for construction traffic without resulting in any damage to the trees. The tree works schedule is included in Appendix A of the statement.

Condition 13

Condition 13 requires the submission of an Environmental Method Statement prior to the commencement of development including site clearance, site stripping and access improvement. The full condition wording is included in Annex 1.

The Construction Environmental Method Statement, prepared by PCA Safety, provides details of delivery management and routing, deliveries to site, vehicle parking and construction methodology and sequence. It explains that the works will take approximately 22 weeks and that all deliveries to site will be outside Alton Towers operational times. Entry to the site for all construction vehicles, both staff and deliveries, will be via the main Alton Towers entrance located off Farley Lane. Dust and noise control measures are also proposed to mitigate potential adverse impacts from construction activities on the amenity of neighbouring properties.

Condition 14

Condition 14(i) requires that no development shall take place until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site in accordance with a scheme agreed with the Council. Part (ii) of the condition requires that if the site risk assessment indicates any

potential risk a detailed remediation strategy to mitigate the identified risk should be submitted. The full condition wording is included in Annex 1.

A Phase 1 Geo-environmental report, prepared by Enzygo, has been submitted to discharge condition 14. The report concludes that there are no significant contamination risks therefore, no remediation is proposed for the development. In the case where unforeseen contamination is identified, remediation will be undertaken using hardstanding and cover soils to break any pollutant linkages. Accordingly, this applications seeks to fully discharge the condition.

Condition 19

Condition 19 requires the submission of a written scheme of archaeological investigation prior to commencement, including site clearance, site stripping and access improvements. The full condition wording in included in Annex 1.

In order to satisfy this condition a Written Scheme of Investigation (WSI) has been prepared by Archaeological Research Services Ltd and submitted for the trenching work to be carried out in the east section of the site. Archaeology Research Services Ltd have agreed with Staffordshire County Council that a WSI will be prepared regarding archaeological monitoring at varying levels across the west and central sections of the site with limited trenching in the east of the site. This has been informed by a geophysical survey carried out on the site in 2021 which identified that the eastern area of the site may potentially support archaeological activity. To ensure that any below-ground archaeological remains in the eastern area of the site will not be adversely impacted by the development, a scheme of areological evaluation trenching is recommended. The WSI provides detail of the following

- 1 the coverage of the trenching works;
- 2 trenching methodology;
- 3 recording, processing and storage methods;
- 4 Post-excavation procedures; and
- 5 Timetable, staffing and resources

Concluding Remarks

We trust that the enclosed documents provide all the necessary detail and information to discharge conditions 4, 5, 7, 8, 10, 13, 14 and 19 of planning permission reference SMD/2019/0695.

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 Victoria Barrett-Mudhoo.

Yours faithfully

Sophie Bisby
Planner

Annex 1: Conditions

Condition 4: Biodiversity

4. No development (including site clearance, site stripping and access improvement) shall take place until such time that a Construction and Environmental Management Plan (CEMP) together with a timetable for implementation of the elements of the CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include but not be restricted to the following: -

a) A detailed baseline survey of the application site, consisting of flora species lists for each type of grassland along with abundance recorded using DAFOR scale, and a record of other features listed within the grassland Local Wildlife Site criteria

b). Details of soil handling and preparation including prevention of silt washing into the nearby ephemeral pond; grassland seeding methods and seed sources; marking and translocation of useful vegetation such as wetland plants where possible. c) Risk assessment of potentially damaging construction activities.

d). Identification of “biodiversity protection zones”.

e). Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction as follows: • Pre-works checks for bats, badgers and nesting birds

- Erection of fencing and screening barriers to protect the trees and woodland from dust and pollution during site clearance and construction
- Protection of root zones - ensuring that any site clearance or digging of services takes place outside of these
- Keeping heavy machinery and excavation work away from suspected setts
- Closing open excavations overnight or ramping one end of an excavation to enable escape by mammals
- Careful dismantling of timber stacks to protect reptiles and amphibians, employing an ecological watching brief if carrying out such works in the main active season (March- September)
- A method statement for soil excavation, transport and storage

f) The location and timing of sensitive works to avoid harm to biodiversity features:

- Timing of works to avoid impacts on nesting birds

g) The times during construction when specialist ecologists need to be present on site to oversee works.

h) Responsible persons and lines of communication.

i) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

j) Use of protective fences, exclusion barriers and warning signs.

k) Description of ecological design features to be incorporated within the scheme including;

- Use of permeable surface substrates and SuDS for the car park
- Species-rich topsoil re-use within Sudspave car park
- Creation of wildflower grassland areas on fill locations

- Retaining and incorporating veteran trees within open space
- Planting of new single trees in permanent plots to create future veteran standards
- Provision of bat boxes on trees.
- micro-habitat creation for invertebrates
- detailed design and planting of SuDS features
- enhancement of woodland areas with suitable management, addition of shrubs and ground flora

The development shall be carried out strictly in accordance with the approved CEMP and timetable.

Reason: - In the interests of the protection and enhancement of biodiversity

Condition 5: Landscape Ecological Management Plan

No development, including site clearance, site stripping and access improvement shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include but not be restricted to the following: -

- a) Description and evaluation of features to be managed
 - Veteran trees
 - Grassland areas • Bat and bat boxes
- b) Ecological trends and constraints on site that might influence management.
 - Agricultural management practices
 - Public use of the site
- c) Aims and objectives of management. • Protection of veteran trees
 - Botanically rich grassland vegetation
 - Enhancement for fauna species
- d) Appropriate management options for achieving aims and objectives.
 - Maintenance of permanent fencing
 - Annual cutting/grazing recommendations
- e) Prescriptions for management actions.
- f) Work schedule (an annual work plan covering a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures. • Annual site monitoring and reporting to the LPA
 - Remedial works actions
 - LEMP review and renewal process

The development shall thereafter be carried out strictly in accordance with the LEMP. Reason: - In the interests of the protection and enhancement of biodiversity

Condition 7: Flood Risk/Drainage

7. No development (excluding archaeological investigations) shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

- Surface water drainage system(s) designed in accordance with the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).
- Limiting the discharge rate generated by all rainfall events up to the 100 year plus 20% (for climate change) critical storm to 30.4l/s.
- Provision of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Runoff Management for Developments'.
- Provision of appropriate surface water treatment in accordance with CIRIA C753.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system
 - Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

Reason: - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Condition 8: Deer Park Wall

Prior to development (excluding archaeological investigations) commencing a 'Scheme' for the repair of the stone boundary wall between points A and B on Plan 1 shall be submitted to and approved in writing by the Local Planning Authority. The 'Scheme' shall include a methodology for the repairs and a programme of works. The repair works shall thereafter be implemented in accordance with the approved 'Scheme' and completed within 2 years of the commencement of the development hereby approved

Reason: - To mitigate some of the harm to the Conservation Area through the enhancement of this non designated heritage asset in accordance with Policy DC2 and the NPPF.

Condition 10: Landscaping and Tree Protection

Prior to the commencement of development including site clearance, site stripping, site establishment or access improvement full details of all special measures for tree protection shall be submitted to and approved in writing by the Local Planning Authority. Such details shall in particular include full construction specification for a no-dig cellular confinement system for the proposed site access improvements where within Root Protection Areas of trees to be retained, together with an arboricultural method statement setting

out in detail the working methods required to effectively implement these measures. Such method statement and protection measures shall specifically include details and timescales to ensure that appropriate measures are implemented to protect tree roots in the vicinity of the site access from the initial outset of any construction activity. Thereafter, the development shall be constructed only in full accordance with details approved under this condition. Reason: - To protect existing trees during construction

Condition 13: Environmental Method Statement

13. No development including site clearance, site stripping and access improvement shall take place 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 hours of work, which 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 hours on Saturdays, nor at any time on Sundays or Bank Holiday; ii. the arrangements for prior notification to the occupiers of potentially affected properties;
- iii. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- iv. 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;
- v. a scheme for recycling/disposal of waste resulting from the construction works;
- vi. the loading and unloading of plant and materials;
- vii. the storage of plant and materials used in constructing the development;
- viii. the times and routes of construction traffic so to avoid peak traffic times from the park
- ix. a scheme to protect the deer park wall during construction works

The development shall thereafter be carried out in accordance with the approved details. Reason: To protect the amenities of the area and in the interests of highway safety and the protection of heritage assets.

Condition 14: Contamination

- i. No development including site clearance and site stripping shall take place until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be first agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.
- ii. If the site risk assessment (i) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to mitigate the identified risks and ensure the site is remediated to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority.
- iii. The agreed remediation strategy (ii) shall be adhered to throughout the development.

iv. Following completion of the site remediation and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority.

v. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Development shall not commence further until a risk assessment and mitigation has been completed in accordance with contamination conditions (iiv) outlined above

Reason: - To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Condition 19: Archaeology

Prior to the commencement of development including site clearance, site stripping and access improvements a written scheme of archaeological investigation ('the Scheme') shall be submitted to and approved in writing by 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. The archaeological site work shall thereafter be implemented in full in accordance with the approved Scheme. The development shall not be brought into use until the site investigation and post-excavation assessment has been completed in accordance with the approved Scheme and provision made for analysis, publication and dissemination of the results and archive deposition has been secured as detailed in the approved Scheme.

Reason: - To protect heritage interests