

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

Date: 2 March 2022

Our ref: 03224/03/NT/SBi/20589839v5

Your ref: PP-11009258

Dear Ms Curley

Alton Towers Resort - Non-Material Amendment application to Planning Permission reference SMD/2019/0695

On behalf of our client Merlin Attractions Operations Ltd (“Merlin”), please find enclosed an application seeking a Non-Material Amendment (‘NMA’) to planning permission SMD/2019/0695 for Car Park P at Alton Towers Resort. The application proposes amendments to the wording of Condition 7 (Flood Risk and Drainage).

The NMA application, submitted via the Planning Portal (Ref. PP-11009258) comprises:

- 1 Completed application form;
- 2 Flood Risk Assessment & Drainage Statement, prepared by HBL Associates Ltd; and
- 3 Drainage Statement Appendices, prepared by HBL Associated Ltd.

Payment of £234 has been made via the Planning Portal in respect of the Council’s planning application fee.

The original planning permission for Car Park P was granted by the Council on 8 April 2020. The description of development on the decision notice is:

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

Pre-commencement conditions 8 (Deer Park Wall) 13 (Environmental Method Statement), 14 (Contamination) and 19 (Archaeology) have been discharged. An application to discharge conditions 4 (Biodiversity), 5 (Landscape Ecological Management Plan) and 10 (Landscaping and Tree Protection) is pending (ref. DOC/2021/0100) and works are anticipated to start in Spring 2022.

Proposed Non-Material Amendment

This application seeks to amend the wording of Condition 7 and the full existing wording is provided in Annex 1.

Information to discharge Condition 7 was submitted as part of the pre-commencement conditions bundle submission (ref. DOC/2021/0100) and discussions have been ongoing with the Lead Local Flood Authority

(LLFA) since November. The Flood Risk and Drainage Statement submitted as part of this application has been updated to address all LLFA comments, with the exception of additional infiltration testing results. HBL has advised that the equipment and machinery required to undertake the infiltration testing would be difficult to get onto site without the proposed access road in place. Accordingly, HBL and the LLFA has agreed that this information can follow once the access road has been implemented and prior to the relevant parts of the drainage scheme being implemented.

The application therefore seeks to amend the condition wording of Condition 7 as follows to facilitate this:

“Construction of the approved internal access road shall be completed in accordance with the Flood Risk Assessment & Drainage Statement (ref. 7271/HBL/D/01/19 rev P6). Prior to the construction of the drainage scheme for the new car parking areas (excluding the internal access road), an updated Drainage Statement shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The updated Drainage Statement shall include results of infiltration testing in accordance with BRE 365 to demonstrate the drainage scheme is acceptable.”

The proposed amendment to the wording of the condition is considered to be non-material as there will be no change to the proposed drainage strategy itself. The required information in the original condition will still have been secured, however the revised condition will allow this to happen on a phased basis. The proposed wording will allow the approved internal access road to be constructed to allow for plant and equipment to get into site to carry out additional infiltration testing as required by the LLFA. The outstanding infiltration testing will be provided subsequently.

The amendments are in line with the Town and Country Planning Act (1990) under Section 96a (1) which states that a local planning authority may make a change to planning permission relating to land in their area where it is satisfied that the change is non-material. Under Section 96a (3) this includes the power to (a) impose new conditions and (b) remove or alter existing conditions. The approach of regularising the proposed amendments via a NMA application has been discussed and agreed with Staffordshire Moorlands planning officers.

We hope that we have provided you with sufficient information to validate and determine the application at the earliest opportunity. Should you require any additional information or have any questions, please do not hesitate to contact me or my colleagues Hannah Whitney or Victoria Barrett-Mudhoo.

Yours sincerely



Sophie Bisby
Planner

Annex 1: Condition 7 (Flood Risk & Drainage)

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 SCo30219 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