

Ben Haywood
Head of Development Services
Staffordshire Moorlands District Council
Moorlands House
Stockwell St
Leek
ST13 6HQ

Date: 8 February 2024

Our ref: 03224/09/NT/MLa/28467398v3

Dear Mr Haywood

**Staffordshire Moorlands District Council: Alton Towers Resort –
Discharge of Condition 22 pursuant to planning permission ref.
SMD/2022/0556**

On behalf of Merlin Attractions Operations Ltd, we enclose an application seeking to discharge condition 22 pursuant to planning permission reference SMD/2022/0556 at Alton Towers Resort. This planning permission approved development for a new indoor attraction and associated works.

Enclosure

We have submitted via the Planning Portal (PP-12710046) an electronic copy of the following:

- 1 Completed and dated application form;
- 2 This cover letter; and
- 3 Woodland Management Plan, prepared by Merlin Attractions Operations Ltd/Alton Towers Resort.

A payment of £145 (plus the Planning Portal admin fee of £64) to cover the Council's application fee has been made online via Planning Portal.

Background

On 22 June 2023, planning permission was granted by Staffordshire Moorlands District Council (LPA Ref. SMD/2022/0556) for:

“Removal of existing structures and construction of new building to house indoor attraction, associated ground works, infrastructure and landscaping.”

This application seeks to discharge condition 22.

Condition 22

Condition 22 states:

“Within 6 months of the date of this permission, the existing Alton Towers Long Term Plan Technical Report D: Woodland Management Plan, dated 2011 and covering the period 2011 – 2019, shall be fully reviewed and updated to cover the period 2023 – 2033, including objectives and actions which reflect the evolution and development of Alton Towers since the Woodland Management Plan was first drawn up, and shall be submitted to the local planning authority and approved in writing. The reviewed Woodland Management Plan shall include consideration and proposals for the Abbey Woods 1 and Abbey Woods 3 zones (as set out in the 2011 report) specifically to take account of the landscape, visual and heritage impacts of the development hereby approved. Any replacement or reinforcement planting proposed for the Abbey Woods 1 and Abbey Woods 3 zones set out in the updated Woodland Management Plan so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs etc. planted in accordance with this condition shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.”

To discharge this condition, the 2011 version of the Woodland Management Plan (WMP) was reviewed and updated in light of the new indoor attraction proposal and changes to the woodland in the last 12-13 years. The objectives and actions have been updated and set out in a revised WMP (dated December 2023). It includes work programmes for Abbey Wood, Slain Hollow and Park Banks. To avoid disturbance to wildlife works will not occur during the bird nesting season (March to October) and work will only be undertaken while there are suitable ground conditions for practical access and working.

Concluding remarks

We trust that the enclosed documents provide all the necessary detail and information to discharge condition 22 of planning permission ref. SMD/2022/0556.

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

Yours sincerely



Maddie Lane

Senior Planner

MPlan (Hons) MRTPI