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Mr D Taylor
Alton Towers
Farley Lane
Farley
Staffordshire
ST10 4DB

Application no: SMD/2024/0579

Determined on: 10th February 2026

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as Amended)**

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
Alton Towers Farley Lane Farley Staffordshire

Description of Development:
The proposal is for the removal of an existing attraction and to replace it with a new landscaped attraction and ancillary buildings including station and themed structures within the Cbeebies land area of Alton Towers

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:
ATPS-SA-CBL-XX-DR-A-0101-P2.0-Site Location Plan
ATPS-SA-CBL-XX-DR-A-0102-P2.0-Site Layout as Existing
ATPS-SA-CBL-XX-DR-A-0103-P3.0-Site Layout as Proposed
ATPS-SA-CBL-XX-DR-A-0104-P2.0-Proposed Fence Plan
ATPS-SA-CBL-XX-DR-A-0105-P3.0-Site Removals Plan

ATPS-SA-CBL-XX-DR-A-0201-P2.0-Station Building - Floor Plans as Proposed

ATPS-SA-CBL-XX-DR-A-0301-P2.0-Site Layout and Elevations as Existing

ATPS-SA-CBL-XX-DR-A-0302-P3.0-Site Sections as Proposed

ATPS-SA-CBL-XX-DR-A-0401-P2.0-Elevations as Proposed

ATPS-SA-CBL-XX-DR-A-0402-P3.0-Proposed Theming Elevations

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. Notwithstanding condition 2 above no part of the theming structures or the ride shall be installed until such time that full details (and samples where requested) of the proposed external facing materials, colour and finish have been submitted to and approved in writing by the Local Planning Authority (LPA). The development shall thereafter be installed strictly in accordance with the approved details.

Reason: To ensure an acceptable external finish in the interests of the character and appearance of the area.

4. Before the commencement of the development hereby approved (including any site clearance, stripping, site establishment and formation of new temporary or permanent access driveway) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with the details at Appendix Bi and as shown in the submitted tree protection plan and fence specification drawing reference THL-1272-7 contained at document page 23 of the submitted Arboricultural Report dated 3rd June 2025 reference THL-R24-1272-3. These protection measures as shown in drawing THL-1272-7 shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the LPA.

Reason: In the interests of retaining living trees for reasons of amenity including character and appearance and biodiversity.

5. The development shall be carried out in full compliance with the details contained in the submitted Construction Environmental Method statement CEMP version 1.5 by PCA Safety dated 29th September 2025 subject to meeting in full the tree protection measures required by condition 4 above and the ecology mitigations as submitted in the Preliminary Ecological appraisal ref 2118 PEA 05 and the Phase 2 ecology Survey Report 02 which shall have precedence.

Reason: In the interests of trees, ecology and protected species and in the interests of environmental protection and the amenities of the area.

6. All construction works and deliveries shall take place between the following times:

08:00 - 18:00 hours (Monday to Friday);

08:00 - 13:00 hours (Saturday);

No working is permitted on Sundays or Bank Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during

unsocial hours.

7. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval in writing by the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

Reason: To secure the satisfactory development of the site in terms of human health and the wider environment in accordance with Local Plan Policy SD4 and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

8. No top soil or fill material associated with the development, is to be imported to the site until and unless it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and the validating evidence shall be submitted to the Local Planning Authority and approved in writing prior to the soil being imported.

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.

9. (i) The development hereby permitted shall be carried out and completed in compliance with all mitigation measures set out in the submitted Noise Impact Assessment by Cahill Design Consultants P2654 Rev.1.2 Dec 2024 and shall not exceed the current background noise levels as set out in Table 4 (p.14) of the submitted noise assessment during the operational phase.

(ii) It shall be the responsibility of Alton Towers to carry out a noise monitoring exercise to determine that the operation of the hereby permitted ride complies with section (i) of this condition (i.e. as above) within two months of the ride being opened to the public.

Reason: To protect the amenity of residential properties.

10. Prior to installation of any external lighting within the development hereby approved the design details and light emission specifications of the proposed lighting shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be installed and retained only in accordance with the details as approved.

Reason: To enable the LPA to control the development and minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site and in the interests of wider amenity.

11. By the end of the first full available planting season November to March following the substantial completion or the first coming into use of the development whichever is the earlier

the details of a landscape planting scheme shall have been submitted in writing to the Local Planning Authority for its written approval and shall have been carried out and completed in accordance with the layout, schedules and specifications including any necessary plant protection as subsequently approved. Any plants which die or are lost in the first five years following the completion of the planting shall be replaced with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.

Reason: In the interests of the character and appearance of the development including with regard to its heritage setting.

12. No development shall commence until a Biodiversity Gain Plan has been submitted to the planning authority, and approved in writing. Development shall be carried out in accordance with the approved plan.

Reason:-

To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990

Informatives

1. You are reminded of your responsibilities under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 in respect of any protected species that may inhabit the site including bats. As a result of the survey information submitted it has been judged unlikely that protected bat species would be at risk as a result of this development. In the unlikely event that bats or bat droppings are encountered prior to or during the development all operations should be immediately ceased and advice obtained from an ecologically qualified bat specialist. Work should then continue only in accordance with the advice obtained. There may be a requirement for a Protected Species Licence to be obtained before the proposed development can continue. Failure to carry out the requirements in accordance with the legislation risks offences being committed which could result in legal action including prosecution.

2. The submitted ecology survey records evidence of swallows nesting in the application buildings. Swallows winter in North Africa and migrate to their breeding locations in Britain and Europe each spring often returning faithfully to the same sites. All wild birds including their nests and eggs are protected by law. It is an offence, with certain exceptions, to kill, injure or take wild birds or to take, damage, or destroy their nests or take or destroy their eggs. This level of protection applies to Swallows. Site clearance and/or demolition cannot therefore take place where there are birds nesting. Typically this will be in the period mid February or, in the case of Swallows from April, to late August. As this development involves vegetation clearance and/or demolition and/or other activities which would be damaging to any nesting birds present the work should avoid the bird nesting season so far as possible. If such work is to take place in the nesting season an ecologist experienced in bird nesting habits should first be engaged to advise on and ensure that the intended work can legally take place. Opportunities should be sought to incorporate in the completed development provision for nesting birds including Swallows as recommended at the 5th to 8th paragraphs (un-numbered) of section 5 of the applicant's submitted ecology statement.

3. The statutory biodiversity net gain (BNG) condition applies to this permission. For this development BNG is to be achieved off-site in accordance with the accompanying s.106 Agreement made with the Council dated 4th February 2026. This permission shall be read in conjunction with that Agreement.

4. The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. Amendments were agreed with the agent in the course of the determination in accordance with the approach to decision making as advocated in the National Planning Policy Framework at paragraph 39.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: 0333 880 2000.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
8. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12

weeks of the date of this notice.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
11. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
12. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
13. Domestic sprinklers. Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1. If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk).
14. Working smoke alarms correctly positioned in your home can save your life. The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.