

31st March 2026

Amy McMunn
LICHFIELDS
The Minister Building 21 Mincing Lane
London
EC3R 7AG

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 13 parts A & B and 19 in relation to to SMD/2022/0556
LAND AT ALTON TOWERS RESORT Farley Lane Farley Staffordshire

Permission under SMD/2022/0556 was granted 22nd June 2023. This DOC application was received and made valid 23/12/25.

Condition 13 part A and B of SMD/2022/0556 requires the applicant/developer to undertake a site investigation scheme of the risk to all receptors that may be affected, including those off-site and provide results of the investigation, providing options appraisal and remediation strategy measures; This is to be approved by the LPA prior to the development being commenced. The condition is as follows:

13. The development hereby approved shall not commence (excepting works necessitated to comply with this condition) until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- a) A site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved prior to the first operation of the attraction.

Reason:- To ensure that the development does not contribute to or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

The applicant has provided the following detailed information:

- Phase I Desk Study' LKC (September 2022) ref. LKC22151
- Contaminated Land Remediation Strategy Review, prepared by PCA Safety Ltd (August 2025)

Environment Agency were consulted. They noted that Phase I assessment only identified minor potential source of contamination, relating to previous phases of development and low volume fuels and oil storage for maintenance of adjacent rides and structures.

The subsequent intrusive investigation comprising soil and groundwater sampling and analysis did not identify any significant concentrations of contaminants that would represent a risk to controlled waters receptors. From this, they considered the risk to controlled waters receptors from the proposed redevelopment appears to be low. They have recommended to **discharge of part A and B of condition 13-** dated 12/01/25.

The agent has confirmed that **part c of the condition (a Verification Report) will be submitted at a later date** and prior to occupation to provide a complete record of the works that have been carried out on the site.

Condition 19 requires the applicant/developer to submit a Soils Management Plan prior to any ground works or excavation associated with the development which is to be approved in writing by the LPA. The condition is as follows:

19. Prior to any ground works or excavation associated with the development hereby approved, a Soils Management Plan shall be submitted to and approved in writing by the LPA that has due regard to stripping and reserving existing soils or other material from the existing areas prior to spreading at agreed locations on the wider resort. The submitted soils plan shall include information regarding the reservation and storage of the existing soils on the proposed spreading areas. Spreading areas will require their existing topsoil cover to be stripped, reserved, temporarily stored and re-laid in accordance with the DEFRA Construction Code of Practice for Sustainable Use of Soils on Construction Sites. Development shall be carried out in accordance with the approved plan.

Reason:- In order to control the spreading of soils throughout the wider Alton Towers Resort an to ensure that planted areas are effectively protected from inappropriately located spreading of spoil and to further protect against any impacts on the registered garden or other heritage asset.

The applicant has provided the following detailed information:

- Soil Management Plan version 1.5, prepared by PCA Safety Ltd (date 12/03/26)
- Proposed Site Plan (Proposed Bund Location (ATPH-SA-XX-XX-DR-A-0103 Ref P06)

The Council's Arboriculture Officer was consulted. It was considered that while the method statement is adequate, the Soil Management Plan should refer to the *DEFRA Construction Code of Practice for Sustainable Use of Soils on Construction Sites* throughout to comply with Condition 19. Following an update to refer to DEFRA's code of practice, the SMP was deemed acceptable to be discharged- dated 17/03/26.

Decision

For the above reasons, **Condition 19** has been **fully complied**. **Condition 13 is partially complied with following compliance of Part A and B**. Part C of Condition 13 (a verification report) must be submitted to fully comply with the requirements of Condition 13.

31/03/2026

X *Jane Curley*

On behalf of Staffordshire Moorlands Distri...

Signed by: Jane Curley