
From: planningcomments@staffs Moorlands.gov.uk
Sent: 25 August 2021 17:25
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2021/0406 Site Address: The Crown Inn Tean Road Cheadle Staffordshire ST10 1TW Cheadle Comments by: N Bentley
From:

Freehay Road
Mobberley
Cheadle
Staffs
ST10 1TP

Phone:

Email:

Submission: Objection

Comments: I wish to bring to the attention of the SMDC Planning Officer the application form submitted in SMD/2016/0344, and the current application SMD/2021/0406. Both are misleading in claiming that the foul sewage disposal would be via a main sewer indicated in section 13 of the applications.

There are no main sewer assets at the location or in the vicinity of the former Crown Public House.

Severn Trent has already stated no main sewer exists this year via complaints of discharging effluent within the highway on Freehay Road, Mobberley. Also the National Environmental Agency and local EA Agency are fully aware of these current issues which have still to be resolved.

Also in section 13, the applicant claims to be connecting to the existing drainage system which would not be adequate for this kind of increased development. The current system on site is categorically a septic tank system which in the past has had issues.

To comply to current legislation, i.e., The General Binding Rules for small sewage discharge, Building Regulations and British Standard 6297, the proposed development of 5 dwellings would struggle to accommodate a system to dispose that amount of effluent under the immediate circumstances of having no main sewer and a hard surrounding area with limited room to facilitate a plant and an adequate sized drainage field to accommodate this amount of development.

There are no details in the application SMD/2021/0460, of the proposed discharge of foul sewage effluent. This would be of concern from the above literature and should be investigated and taken into account before approval.

Severn Trent's comment states;

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011.

These claims are not factual but opinionated. They are misleading and have no substance.

The proposed amount of houses is too many which has been stated previously. The development of the public house footprint and possibly another cottage would be more balanced and suitable for that amount of space and would coincide with the already existing houses that make up this small hamlet.

Please could you attach and also take into account my previous comments from SMD/2014/0652, SMD/2016/0334

Thank you.

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