

From: [Planning.APWest](#)
To: [Anne Fox](#)
Cc: [Alexis Sanchez](#); [Planning \(SMDC\)](#); [Martin Lythgoe](#)
Subject: RE: STW Ref: P-211124-34031 PF3 Building Discharge Drainage Planning Ref: DOC/2022/0024 Croda Europe Ltd, Barnfield Road Leek, ST13 5QJ
Date: 23 May 2022 08:44:28

ST Classification: OFFICIAL PERSONAL

Good morning all,

Thank you for the additional information, and confirming surface water flows are to be restricted to 4.41 litres/second, with a discharge to the public surface water sewer. All foul sewage is to discharge to the public combined sewer.

Please note that final approval of surface water drainage proposals sit with the relevant Lead Local Flood Authority and our having no objection to the drainage condition being discharged does not override their requirements or recommendations regarding acceptable disposal methods or flow rates.

Based upon these proposals I can confirm we have no objections to the discharge of the drainage related condition.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contact our Development Services Team (Tel: 0800 707 6600).

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us.

Kindest regards,
Rhiannon

Miss Rhiannon Thomas - Planning Liaison Work Management Technician
Asset Protection (West)
email: Planning.apwest@severntrent.co.uk

From: Anne Fox <AnneFox@norder.co.uk>
Sent: 20 May 2022 13:12
To: Planning.APWest <Planning.APWest@severntrent.co.uk>
Cc: Alexis Sanchez <AlexisSanchez@norder.co.uk>; Planning (SMDC) <Planning@staffs Moorlands.gov.uk>; Martin Lythgoe <MartinLythgoe@norder.co.uk>
Subject: STW Ref: P-211124-34031 PF3 Building Discharge Drainage Planning Ref: DOC/2022/0024 Croda Europe Ltd, Barnfield Road Leek, ST13 5QJ
FAO Miss Rhiannon Thomas

Rhiannon

Thank you for your email below. Please find attached a technical statement identifying the proposed surface water flow calculations and discharge proposals for the above development, in line with your requirements.

Please could you confirm that this information now satisfies the requirements of the planning condition.

Please do not hesitate to contact me on 07837 888 475 should you wish to discuss the information in more detail.

Kind Regards

Anne Fox
Senior Engineer
07837 888 475

Norder

Engineers. Architects. Innovators.
Norder Design Associates Limited,
Company number: 1199848 (England)
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From: Planning.APWest <Planning.APWest@severntrent.co.uk>

Sent: 19 May 2022 11:32

To: Anne Fox <AnneFox@norder.co.uk>

Cc: Alexis Sanchez <AlexisSanchez@norder.co.uk>; Planning (SMDC)
<Planning@staffsmoorlands.gov.uk>

Subject: RE: STW Ref: P-211124-34031 PF3 Building Discharge Drainage Planning Ref:

DOC/2022/0024 Croda Europe Ltd, Barnfield Road Leek, ST13 5QJ

ST Classification: OFFICIAL PERSONAL

Good morning Anne,

We require a plan that shows the proposed discharge rate of surface water that you propose to discharge into the public surface water sewer.

Please note, we would require all surface water to discharge to the public surface water sewer, and not to public foul or combined sewers.

Please advise of your proposed surface water discharge rate, and clarify the proposed final outfall point.

Thank you,

Rhiannon

Rhiannon Thomas

Planning Work Management Technician

Asset Protection

Asset Strategy & Planning

Chief Engineer, Severn Trent Water

E-mail : Planning.APWest@severntrent.co.uk



From: Anne Fox <AnneFox@norder.co.uk>

Sent: 18 May 2022 19:04

To: Planning.APWest <Planning.APWest@severntrent.co.uk>

Cc: Martin Lythgoe <MartinLythgoe@norder.co.uk>; 8655 <8655@norder.co.uk>; Alexis Sanchez
<AlexisSanchez@norder.co.uk>

Subject: STW Ref: P-211124-34031 PF3 Building Discharge Drainage Planning Ref:

DOC/2022/0024 Croda Europe Ltd, Barnfield Road Leek, ST13 5QJ

FAO Miss Rhiannon Thomas

Rhiannon

Further to your email below, please could you give me a call on 07837 888 475 to discuss the drainage proposals at the above site to ensure I make a submission to meet your requirements.

We are under pressure to resolve this item by end of play tomorrow, so hopefully a quick discussion will help speed up this process.

Kind Regards

Anne Fox
Senior Engineer
07837 888 475



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From: Planning.APWest <Planning.APWest@severntrent.co.uk>

Sent: 18 May 2022 10:30

To: Alexis Sanchez <AlexisSanchez@norder.co.uk>; lisa.li@highpeak.gov.uk

Subject: STW Ref: P-211124-34031 PF3 Building_ Discharge Drainage _ Planning Ref:
DOC/2022/0024 Croda Europe Ltd, Barnfield Road Leek, ST13 5QJ

ST Classification: UNMARKED

Good day,

The submitted drainage plan shows foul sewage is to discharge to the public combined sewer, and surface water is proposed to discharge indirectly to a public surface water sewer, with no proposed discharge rate provided.

As this site as 'brownfield' – we require the use of soakaways to be investigated as a form of surface water discharge. If these are proven to not be feasible on site, we would consider an indirect connection but we do require a 30% betterment to the sites existing discharge, providing a CCTV survey proving the existing connection point is being utilised.

We therefore would ask that the drainage related condition is not discharged at this stage.

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us at Planning.apwest@severntrent.co.uk.

Kindest regards,

Rhiannon

Miss Rhiannon Thomas - Planning Liaison Work Management Technician

Asset Protection (West)

email: Planning.apwest@severntrent.co.uk

From: Alexis Sanchez <AlexisSanchez@norder.co.uk>

Sent: 05 May 2022 11:40

To: Planning.APWest <Planning.APWest@severntrent.co.uk>; lisa.li@highpeak.gov.uk

Cc: 8655 <8655@norder.co.uk>; Martin Lythgoe <MartinLythgoe@norder.co.uk>; Anne Fox <AnneFox@norder.co.uk>

Subject: URGENT_FAO: Rhiannon Thomas _8655 PF3 Building_ Discharge Drainage _ Planning Ref:
DOC/2022/0024 _ STW Ref: P-211124-34031

Good morning Rhiannon,

I am writing to you in relation to your query issued on the 4th of April 2022 (see attached) regarding the discharge of conditions applications (Planning Ref: DOC/2022/0024), STW ref: P-211124-34031.

Cover Note for the new proposed building:

Site Location: Croda Europe Ltd, Barnfield Road Leek, ST13 5QJ

The new general industrial building has a footprint of 22m x 15.2m with an area of 335sqm approx.

The building is located over a previous hard-surface concrete area. The surface water that was collected from the hard surfacing is now collected by the roof and discharged to the existing private local drain pipework. Therefore, no increase in the surface water discharge rates is proposed. The surface water from the roof is collected via 2no RWP's to the west of the building, as can be seen in the attached proposed drainage strategy Layout drawings *8655-NDA-XX-XX-DR-C-1250-P4* and *8655-NDA-XX-XX-DR-C-1251-P4*.

The height of the proposed PF3 building is approx. 16.6m to the eaves from the external FFL. There are 4-storey levels, ground floor and three floors above.

The building is divided into a plant room area and a welfare zone:

1. The plant room area is fitted with drain channels at the ground floor level to evacuate spillages that might occur from the process above. Those spillages will be contained within the building via a RC bund and discharged to an existing effluent treatment plant on the site.
2. The welfare area has the following wetrooms:
 - a. Ground floor: Kitchenette sink and UWAT toilet.
 - b. First floor: Male toilet, Female toilet, and 1no sink in the Lab room.
 - c. Second floor: 1no Cleaner's room sink.

All the above will be discharged into the existing private combined sewer. The maximum occupation of the building will be 5no people at any point. Therefore, it is understood that the addition of the above will not overload the existing private combined system.

Please, see attached the proposed GA floor plans and the drainage layout and details.

I hope the above is enough to answer your queries. Should you require more information, please let us know.

Thank you.

Kind regards,

Alexis Sanchez BSc (Hons) Dip Arch RIBA

Project Architect

DD: 01773 304 284

Mobile: 07999 031 808



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