
From: Planning.APWest
Sent: 22 September 2022 12:23
To: Planning (SMDC)
Subject: FW: P-210811-32593 / SMD/2021/0406 The Crown Inn Tean Road Cheadle

Categories:

ST Classification: OFFICIAL PERSONAL

Please see email below (as have had an auto response from Lisa Li)

From: Planning.APWest
Sent: 22 September 2022 12:01
To: Lisa Li
Subject: RE: P-210811-32593 / SMD/2021/0406 The Crown Inn Tean Road Cheadle

ST Classification: OFFICIAL PERSONAL

Good day,

Having received the consultation for the above planning application, I have the following comments to make.

I can advise that the agreement from 2018 will no longer be valid due to the length of time that has passed, so please see below our comments for this current application:

The submitted 'Proposed Levels / Drainage Plan' (drawing ref: K678-101 Rev: A) shows all foul sewage is proposed to discharge off site, and all surface water is proposed to discharge off site, with a proposed discharge rate of 5litres/second. For your information, before we would consider a connection to the public sewer for surface water discharge we would request that soakaways are investigated. If these are proven to not be feasible on site (with satisfactory evidence) we would consider a connection to a public surface water sewer with flows restricted to the proposed discharge rate of 5 litres/second.

However, having checked our sewer records I have been unable to locate any sewers in the vicinity of the proposed connections; therefore the applicant will need to do some site investigation work, with potential CCTV surveying, to determine where these assets outfall.

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: Lisa Li
Sent: 22 April 2022 15:59
To: Planning.APWest

Subject: RE: P-210811-32593 / SMD/2021/0406 The Crown Inn Tean Road Cheadle CRM:0023469

Importance: High

Hi all,

I refer to planning application for 5 dwellings at The Crown Inn in Tean Road, Cheadle.

It's been sometime since your last response for the housing development at Tean Road but it appears having spoken to the agent that the drainage matters may have been discharged under a previous application under DOC/2018/0052 for an identical application. I have attached the approved documents that were also submitted under this application- I assume you're okay with the drainage plans? I am keen to avoid a pre-commencement condition under this application SMD/2021/0406.

I appreciate you all have a lot on but there is some urgency with this one on our side as the applicant has started works on site while this application is still being assessed. Thanks.

Kind regards,

Lisa Li

Planning Officer

Staffordshire Moorlands District Council / High Peak Borough Council

Tel:

Mobile:

www.highpeak.gov.uk

www.staffsmoorlands.gov.uk

From: Planning.APWest

Sent: 16 August 2021 09:47

To: Planning (SMDC)

Subject: P-210811-32593 / SMD/2021/0406 The Crown Inn Tean Road Cheadle CRM:0023469

Good Day,

Re Application: P-210811-32593

Re Site: The Crown Inn Tean Road Cheadle

Thank you for the opportunity to comment on this planning application. Please find our response noted below:
With Reference to the above planning application the company's observations regarding sewerage are as follows.
I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

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. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is **vital** therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so

could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Please note if you wish to respond to this email please send it to Planning.apwest@severntrent.co.uk where we will look to respond within 10 working days.

If your query is regarding drainage proposals, please email to the aforementioned email address and mark for the attention of Planning Liaison Technician.

Kind regards,

Asset Protection Team

Severn Trent

Asset Protection (West)

Severn Trent Water - Waste Water Services

email: Planning.apwest@severntrent.co.uk

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