
From: Planning.APWest <Planning.APWest@severntrent.co.uk>
Sent: 13 February 2024 09:14
To: Bob Phillips; Planning (SMDC)
Subject: RE: stw ref P-220622-36593 / DOC/2023/0091 / Land Off Cheadle Road Upper Tean

Categories:

ST Classification: UNMARKED

Good day,

Thank you for your email.

As there are no drainage proposals yet for site, and I cannot see any agreement regards to drainage for this site, I would ask that our initial comments that were emailed to the LPA 16/02/2023 are to remain.

The email read as follows:

“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.*

SITE SPECIFIC COMMENTS: Having viewed the submitted Engineering Appraisal drawings sheets 1& 2 of 2, and Development Enquiry 1058001, we would request the above drainage condition is applied until drainage proposals are agreed.

Surface water is proposed to discharge to a culverted watercourse; we would advise discussing this with the LLFA.

Foul sewage is proposed to discharge to a foul sewer to the East of the site; this is not in agreement with the Development Enquiry 1058001. Therefore I would advise the applicant to go back to Network Solutions to discuss the proposed amendments to the proposals.

IMPORTANT NOTE: This response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

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"

Kind regards,

Rhiannon

Rhiannon Thomas
(pronounced: REE-AN-UHN)
Planning Work Management Technician

Asset Protection (Waste)

Asset Strategy & Planning

Chief Engineer

Severn Trent Water

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



From: Bob Phillips <bob@urbanimprint.co.uk>

Sent: 29 January 2024 10:40

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

Subject: RE: stw ref P-220622-36593 / DOC/2023/0091 / Land Off Cheadle Road Upper Tean

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Caution: This is an external email originating outside Severn Trent. Think before you click on links or open attachments.

FAO: Miss Rhiannon Thomas

Your Ref: P-220622-36593

Thank you for your query regarding the above planning application (discharge of conditions) from last week that has been forwarded on to me this morning. We are acting in the capacity of the planning officer acting under contract to SMDC.

The simple answer to your question is that there are no drainage details provided as part of this discharge of conditions application, all the details having been agreed and thoroughly conditioned as part of the original planning approval (application Ref: SMD/2022/0249) last year. The site, which has some significant drainage considerations (as your records will show) was subject to detailing testing and there were no matters of drainage left for subsequent approval. Conditions 25 – 27 deal with drainage and surface water, and flood mitigation / management and were the subject of detailed discussions between your colleagues and the LLFA.

Hopefully that clears matters up. But any further questions, please don't hesitate to get in touch.

With best wishes

Bob Phillips



Bob Phillips MTCP (Hons) I MA:UD I MRTPI

Director at Urban Imprint, Ltd.

Phone [01625 265232](tel:01625265232)

Email bob@urbanimprint.co.uk

Website www.urbanimprint.co.uk

16-18 Park Green, Macclesfield SK11 7NA

From: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>

Sent: Monday, January 29, 2024 9:14 AM

To: Bob Phillips <bob@urbanimprint.co.uk>

Subject: FW: stw ref P-220622-36593 / DOC/2023/0091 / Land Off Cheadle Road Upper Tean

Good Morning

Please see email below from Severn Trent.

Thank you
Hayley

Planning Support
Customer Services
High Peak Borough Council and Staffordshire Moorlands District Council



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www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)

0345 129 0210

From: Planning.APWest <Planning.APWest@severntrent.co.uk>
Sent: Tuesday, January 23, 2024 11:11 AM
To: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>
Subject: stw ref P-220622-36593 / DOC/2023/0091 / Land Off Cheadle Road Upper Tean

ST Classification: UNMARKED

Good day,

If there are drainage proposals available (as I have been unable to locate them), can you please email them to Planning.apwest@severntrent.co.uk quoting the above stw ref.

Thanks ever so,

Rhiannon

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

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