

From: [Planning.APWest](#)
To: [Planning \(SMDC\)](#)
Cc: [Network Solutions](#)
Subject: STW COMMENTS FOR LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD Manifold Drive Cheadle
Date: 09 September 2025 15:00:03

ST Classification: UNMARKED

For the attention of Planning Support

Our Ref: P-250529-46547

Re Application: SMD/2025/0243

Re Site: LAND EAST OF MANIFOLD DRIVE AND SOUTH OF RAKEWAY ROAD

Manifold Drive Cheadle

Good day,

The proposals within the FRA are as follows:

Two surface water discharge points are proposed, the northern extent of the site at 3.5litres/second and the southern extent of the site at 3litres/second – a total of 6.5litres/second.

For your information, before we would consider a connection to the public surface water sewer for surface water discharge, we would request that soakaways and other Sustainable Drainage techniques (SuDs) are investigated. These alternative techniques should be explored to minimise run-off, for example, soakaways, green roofs, swales and other above ground detention SuDS. Further information is available in The SuDS Manual (C753F) www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C753F . If these are proven to not be feasible on site (with satisfactory evidence) we would consider a connection to the public surface water sewer with flows restricted (please provide calculations on how the proposed rate was achieved).

Foul flows are proposed to discharge to the 225mm public foul sewer in Rakeway Road, with a pumped solution in the southern extent of the site.

The proposals as discussed within Development Enquiry 1144751 did not state a pumped solution would be required, and comments were based upon a gravity flow connection. I would recommend the developer goes back to the Senior Evaluation Technician email 1144751 to discuss the proposals further.

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

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