

Committee: 31st August 2005
DC/04/42934

Ward: Oldbury

Mintworth Ltd Phoenix House Castle Street Tipton DY4 8HY	Infill of lagoon with inert material. Apollo Lagoon Shidas Lane Oldbury West Midlands
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Date Valid Application Received 7th February 2005

1. Recommendations

Approval, subject to: -

- (i) Approval of details regarding the location and treatment of mineshafts, infilling procedures, settlement lagoon and the fill materials to be used;
- (ii) The implementation of an approved scheme of dust suppression, road maintenance, sweeping and cleaning.
- (iii) Provision and satisfactory surfacing of the new access on Rounds Green Road and its closure when the infilling of the lagoon has been completed;
- (iv) Satisfactory routeing of construction traffic and the provision of advisory signage;
- (v) Satisfactory vehicle storage facilities;
- (vi) The finished levels not exceeding those shown on the approved plans;
- (vii) Landscaping of the site when the infilling has been completed; and
- (viii) Submission of a post reclamation report;

2. Observations

This application was reported to your Committee on 18th May, but deferred for further information.

The application refers to the Apollo Lagoon, a former liquid waste tip. The site is about 2.88 hectares in area and is bounded by Rounds Green Road, Shidas Lane and Portway Road. The

surrounding area is predominantly industrial/commercial in character.

The lagoon area has been used for 50 years for the disposal of liquid effluent from the former Apollo factory. The acidic water from the works was neutralised in the lagoon by the addition of sodium hydroxide. This is likely to have led to the precipitation of metal hydroxides, which are likely to be present in the lagoon base sediments.

It is proposed to reclaim the site by infilling the lagoon using inert materials. The application is supported by a ground investigation and hydro geological assessment prepared by Sladen Associates and a Transport Assessment carried out by Ove Arup and Partners on behalf of the applicants. Both reports have recently been updated. A noise assessment prepared by Hoare Lea has also been submitted.

The infilling operation will involve the placement of a 0.5m – 1.0m layer of sand over the sediments. The lagoon will then be infilled using inert, but as yet unspecified, material that is geotechnically suitable. The applicants have indicated that they do not presently intend to use waste materials to fill the lagoon. The finished levels would be up to those of the surrounding land.

The rise in water levels will be dealt with by discharge to the sewer system under agreement with the drainage authority. It is likely that the proposed works will cause disturbance of the lagoon base sediments, and it is therefore proposed to construct some form of settling tank/lagoon on site to reduce the suspended solids.

Additional intrusive investigations include sampling and testing of lagoon base sediments and a groundwater-monitoring programme during the infilling works.

The transport assessment has confirmed the following:-

- (i) A new left in/right out access on Rounds Green Road will be constructed. It will be gated.
- (ii) Construction traffic would be routed in order to avoid Shidas Lane and advisory signage provided.
- (iii) Adequate vehicle storage facilities will be provided within the site.

- (iv) Details regarding road maintenance sweeping and cleaning will be agreed with the Council.

The application has been publicised by press notice, site notice and neighbour notification letters with no response.

The consultation responses received to date are as follows:-

Environment Agency – no objection subject to the base sediments being left in-situ and the lagoon being filled with non-waste. A method statement outlining the exact infill procedures should be submitted and the agreement of Severn Trent to the discharge of lagoon waters should be obtained.

Building Consultancy – No objection in principle but a method statement and remediation report should be submitted and details of the fill materials should be provided. A post-remediation report should be submitted.

Contaminated Land Team – Further information is requested regarding the details of the inert materials to be used.

The Head of Highways Direct – Objection to the application as originally submitted, His comments on the additional transport information will be reported verbally.

Environmental Health and Trading Standards – No objection.

Architectural Liaison Officer/ Crime Reduction Officer (West Midlands Police) – The removal of this potentially dangerous feature is to be welcomed.

Severn Trent Water have been consulted and their response is awaited.

The proposed reclamation of the site by infilling is acceptable in principle, subject to appropriate conditions to ensure that it will not have an adverse effect on groundwater, the highway network and adjacent property. In addition the applicants need to clarify the fill materials to be used.

3. Relevant History

None.

4. **Central Government Guidance**

PPG23: Planning and Pollution Control

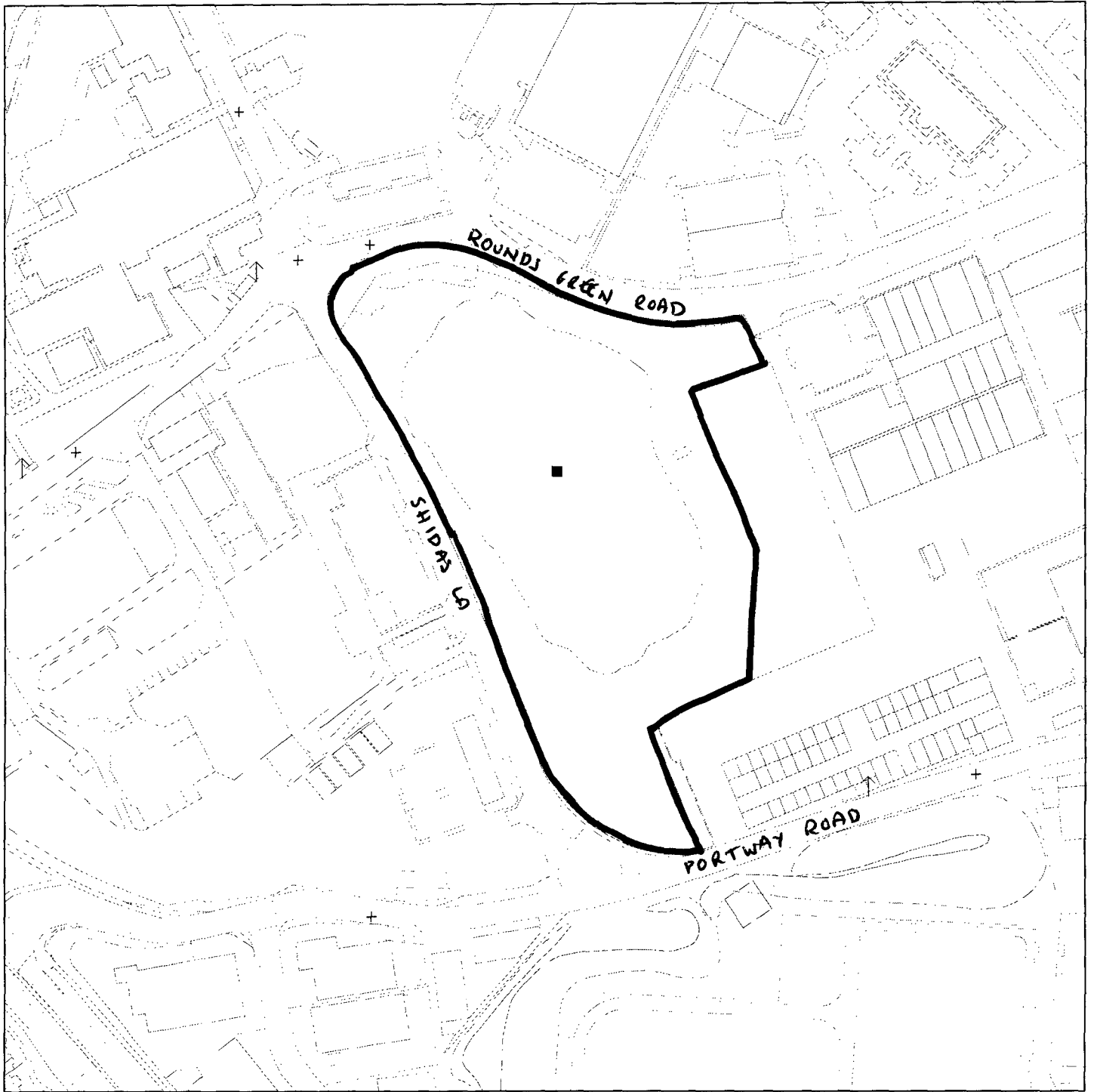
5. **Unitary Development Plan Policy**

POLICY PC4.POLLUTION CONTROLThe Council will only permit pollution sensitive developments in close proximity to potentially polluting uses where it can be shown that there would be no detrimental impact on the health or amenity of future occupiers. Where appropriate, conditions or planning obligations will be applied to ensure any impacts are minimised.

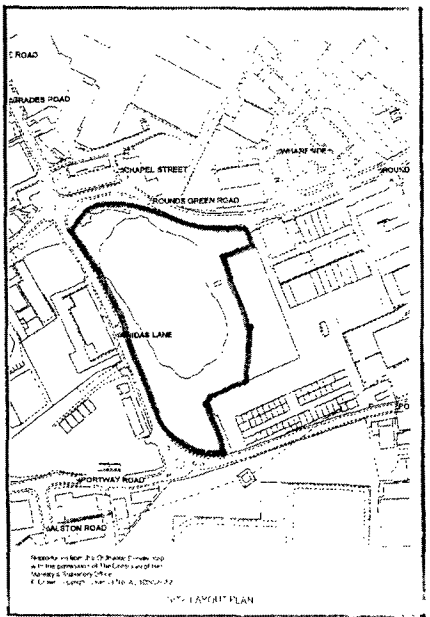
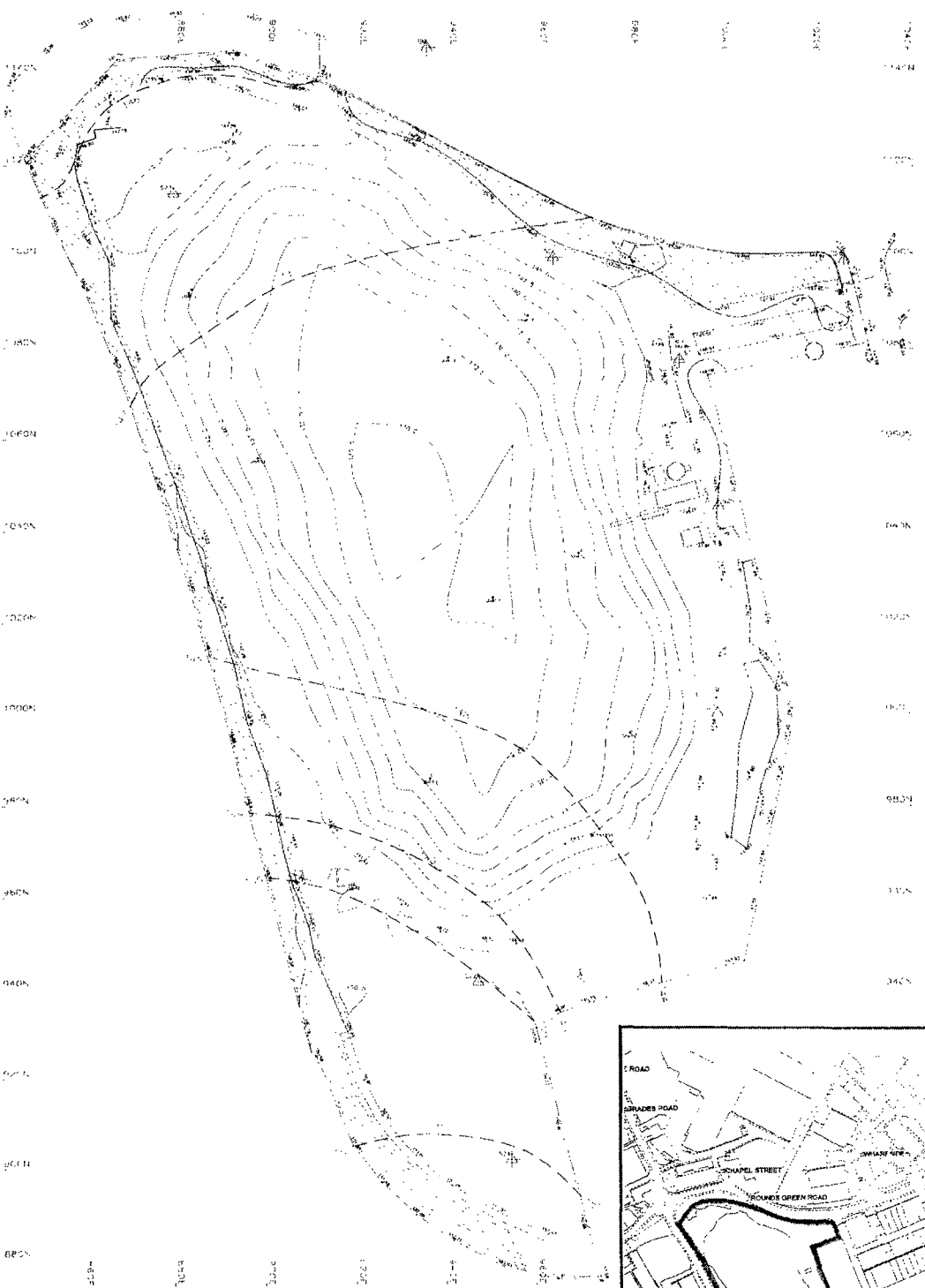
POLICY PC8 SURFACE WATERThe Council recognises the importance of the natural watercourse system for providing essential drainage, which will be protected when considering any form of development. Therefore, the Council will: Ensure that new development constructed in areas susceptible to flooding should be protected to an appropriate standard to ensure that it is safe. Flood defences required as a result of development should be fully funded by developers as part of the development; Endeavour to ensure that adequate foul and surface water provision is available to serve new development, and that the ultimate discharge does not cause an environmental problem; Resist development that poses an unacceptable threat to the quality of surface and ground waters; and Ensure that adequate pollution control measures are incorporated into new developments, to reduce the risks of water pollution. The Council will encourage developers to consult the Environment Agency for any advice concerning floodplains, before submitting applications for planning permission.

6. **Contact Officer**

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john_baylay@sandwell.gov.uk



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THE PROPOSED LAGOON IS LOCATED WITHIN THE SITE BOUNDARIES AS SHOWN ON THE ATTACHED SITE PLAN. THE LAGOON IS TO BE CONSTRUCTED AS A SERIES OF THREE LAGOONS, EACH WITH A DEPTH OF 1.5 METRES. THE LAGOONS ARE TO BE SEPARATED BY LOW WALLS AND ARE TO BE SURROUNDED BY A GRASSY BANK. THE LAGOONS ARE TO BE LOCATED WITHIN THE SITE BOUNDARIES AS SHOWN ON THE ATTACHED SITE PLAN. THE LAGOONS ARE TO BE CONSTRUCTED AS A SERIES OF THREE LAGOONS, EACH WITH A DEPTH OF 1.5 METRES. THE LAGOONS ARE TO BE SEPARATED BY LOW WALLS AND ARE TO BE SURROUNDED BY A GRASSY BANK. THE LAGOONS ARE TO BE LOCATED WITHIN THE SITE BOUNDARIES AS SHOWN ON THE ATTACHED SITE PLAN.



1. The proposed lagoon is to be constructed as a series of three lagoons, each with a depth of 1.5 metres. The lagoons are to be separated by low walls and are to be surrounded by a grassy bank. The lagoons are to be located within the site boundaries as shown on the attached site plan. The lagoons are to be constructed as a series of three lagoons, each with a depth of 1.5 metres. The lagoons are to be separated by low walls and are to be surrounded by a grassy bank. The lagoons are to be located within the site boundaries as shown on the attached site plan.



The site is to be used for the purpose of a lagoon and is to be used for the purpose of a lagoon. The site is to be used for the purpose of a lagoon and is to be used for the purpose of a lagoon. The site is to be used for the purpose of a lagoon and is to be used for the purpose of a lagoon. The site is to be used for the purpose of a lagoon and is to be used for the purpose of a lagoon. The site is to be used for the purpose of a lagoon and is to be used for the purpose of a lagoon.

Client: CLEEVE INVESTMENTS LTD
 Project: APOLLO LAGOON
 Drawing: OLDBURY
 PROPOSED CONTOURS

Status: PLANNING

DATE	REVISION	NUMBER
04/04/15	1	04-11-01
15/00		

Bea Limited
 Landscape Design

22/04/2015
 RECEIVED

PLANNING SECTION