

The proposal is intended to manage and reduce the possible impacts to all receptors from their closed landfill beneath. The proposal includes reprofiling and capping of the site and the installation of an underground barrier with monitoring to protect any off-site, downgradient groundwater receptors.

The work includes:

- i) Remodelling of the site for improved drainage and installation of perimeter track for maintenance;
- ii) Installation of cap at site surface;
- iii) Installation of groundwater barrier along eastern part of the site (and sub-surface cut-off boundary wall); and
- iv) Landscaping of site following works.

The application has been publicised by neighbour notification letter, site notice and press notice with two objections being received. These objections are on the grounds of:

- i) Inaccuracies in the historic waste log and the dangers associated with the waste materials and pollution to River Tame;
- ii) Loss of wildlife;
- iii) Concern over loss of established trees and vegetation; and
- iv) HGV movement would cause amenity issues.

Highways – No objection.

Pollution Control (contamination) – No objection subject to a comprehensive construction environmental management plan before commencement and submission of validation certificate on completion of works.

Pollution Control (noise) – No objection subject to the submission of a noise management plan to safeguard existing residential development from excessive noise.

Tree Preservation Officer – No objection.

Canal and River Trust – No objection following the submission of further info.

Environment Agency - No objection. The proposed works will require various consents under the Environmental Permitting Regulations and ERM has already spoken to the EA for relevant regulatory advice for the work. These activities could be appropriately controlled as outlined in the CEMP.

Response to objections:

- i) As noted above, I have received no objection from Pollution Control or the Environment Agency, the relevant professionals regarding such matters. The EA has confirmed that further consents will be required and authorised by the agency. The EA confirm that the proposed measures would only achieve further betterment locally, that impacted groundwaters are no longer / not currently migrating off site and, in any case, the adjacent Birmingham Canal is lined and the River Tame runs at a safe distance from the development site.
- ii) The development would result in the loss of existing trees and vegetation; however, these would be replaced with planting which has met no objection from our TPO officer. Any harm to protected species is covered under the Wildlife Act.
- iii) As above;
- iv) Highways raise no objection to the proposal, and mitigation can be ensured by condition via a revised CEMP.

Other matters - The greatest visual impact would be had on the residents of George Wood Avenue; however, illustrations provided as part of the Non-Technical Summary document demonstrate that no significant impact would occur once vegetation has started to re-establish at the end of year one. Furthermore, given that no alternative development/use of the land is proposed as part of this application, the rise in land level would not affect the residential amenity of surrounding properties.

The application is recommended for approval subject to conditions.