S Gladwin
Chief Executive
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Fax: 01773 841523
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr Jon Millhouse
Planning And Design Practice
3 Woburn House
Vernon Gate
Derby
DE1 1UL

Our Ref : ALANR-PDR/2025/0044
Your Ref :
Date : 26 August 2025
Ask For : Alan Redmond
Direct Dial : 01773 841367
Email : alan.redmond@ambervalley.gov.uk

Dear Jon

Proposal	**Application to determine if prior approval is required for the partial demolition of a building.**
Location	**Oakhurst Matlock Road Ambergate**
Applicant	
Agent	**Mr Jon Millhouse Planning and Design Practice 3 Woburn House Vernon Gate**

I write in response to the application to determine whether the Prior Approval of the Local Planning Authority will be necessary for the demolition of the above building.

I can confirm that Prior Approval of the Local Planning Authority will not be necessary and that the demolition may proceed in accordance with the following planning condition:

1. The development shall be carried out within a period of five years from the date from which the Local Planning Authority was given this information (26.08.2025).

   Reason: To comply with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11 Class B.

Advisory note

The applicant is advised that demolition work should be carried out in accordance with the following advice:

a) Operating hours: No demolition activities, associated movement of traffic or deliveries to and from the premises should occur other than between 08:00 and 18:00 hours on Mondays to Fridays and between 08:00 and 13:00 hours on Saturdays. No works should take place on Sundays or bank holidays. Any essential extension to these hours, other than for emergency works, should be agreed with the Local Authority before work commences.

Activities that do not create noise and disturbance to sensitive receptors may still take place outside these hours;

b) Noise and vibration: All activities should comply with the guidance in British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise' (Section 8 and Annex B) and Part 2: Vibration' (Section 8);

c) Dust/Particulate emissions: No visible dust/particulate matter shall be emitted beyond the site boundary. At such times as the prevention of nuisance is not possible, dust/particulate generating activities shall temporarily cease until such time as dust suppression measures become effective. Any on-site crushing and/or screening of bricks, tiles or concrete may only be conducted where an environmental permit is held under the Environmental Permitting (England and Wales) Regulations;

d) Waste: No waste arising from demolition activities should be disposed of by burning. Burning such waste in the open will usually require an environmental permit or registered exemption from the relevant environmental regulator and the activity must not: ▪ endanger human health or cause pollution to water, air or soil; ▪ constitute a risk to plants or animals; ▪ cause a nuisance in terms of noise, dust, fumes, smoke and odour; or ▪ adversely affect the countryside or places of special interest;

e) Asbestos-Containing Materials (ACMs): Arrangements for dealing with any asbestos-containing materials known, or subsequently found, on site are regulated by the Health and Safety Executive (HSE). All licensable and non-licensable work must comply with the general requirements of the Control of Asbestos Regulations, Approved Code of Practice and guidance to ensure the protection of workers and the general public from asbestos exposure resulting from work activities. All non-licensed and notifiable non-licensed work with asbestos still needs a risk assessment and must be carried out with the appropriate controls in place; those carrying out the work must have had the correct level of information, instruction and training to protect themselves and others in the area from the risks to health that exposure to asbestos causes. Complaints about nuisance and/or health concerns received by the Borough Council's Pollution Control Team will be investigated or passed to the relevant enforcement agency. Sites may therefore be inspected to ensure that these materials are being safely handled, stored and disposed of and contractors may be required to provide appropriate documentation. It is the developer's responsibility to identify the location, type and condition of all asbestos-containing materials on the site, to assess the risks and to manage and control those risks.

I trust this information is of use to you.

Yours sincerely

S Gladwin
Chief Executive