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Our Ref : RS-PDR/2025/0045
Your Ref :
Date : 11 September 2025
Ask For : Rebecca Smith
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THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, SCHEDULE 2, PART 11 CLASS B

Dear Mr Hodge

Proposal	**Application to determine if prior approval is required for proposed demolition of a two storey, three bedroom detached dwelling including attached single garage**
Location	**100 High Street, Riddings, Alfreton, Derbyshire DE55 4BJ**
Applicant	**Miss Olivia Rawson**

Further to my correspondence of 5 August 2025, in which I confirmed that Prior Approval of the Local Planning Authority would be necessary for the demolition of a two storey, three bedroom detached dwelling including attached single garage at 100 High Street, Riddings, I confirm that Prior Approval is now granted **subject to the following conditions:**.

1. Operating hours:
   No demolition activities, associated movement of traffic or deliveries to and from the premises shall 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, shall 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.

2. Noise and Vibration
   All activities shall 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).

The Applicant is also advised of the following:

1. Contaminated Land:

The Applicant is advised to consider whether there have been any potentially contaminative activities, processes or materials brought to the development site which might have resulted in ground contamination. Agricultural, commercial and industrial land can be associated with fuels, oils, lubricants, solvents, other chemicals; sheep dips, pesticides, manure heaps / slurry pits; poor waste handling practices, including disposal of materials by burning and burial; asbestos fragments/fibres; 'made-ground' – importation and use of non-native soils. Exposure to these materials can, in certain circumstances, be harmful to human health and the wider environment.

In accordance with Paragrah 197 of the National Planning Policy Framework (NPPF), responsibility for contaminated land rests with the developer. The developer is responsible for any harms that may subsequently occur as a consequence of their actions or inactions. As such, it is in the developer's interest to disclose any contaminated land constraints of a material concern at the planning stage. The developer should be aware that actions or omissions on their part could lead to liability being incurred, e.g. where development fails to address an existing unacceptable risk or creates such a risk by introducing a new receptor or pathway.

The Applicant should seek professional advice (as appropriate) should contamination be suspected at any stage of the development and inform the Council's Scientific Officer at the earliest opportunity.

More information regarding land contamination can be found on the Councils Land Pollution web page (Land contamination).

The Developer should seek professional advice if they suspect Asbestos Containing Material (ACM) is present on any building to be demolished or altered. More information regarding ACM can be found on the Health and Safety Executives web page (www.hse.gov.uk/asbestos).'

2. Dust/Particulate Emissions:
No visible dust/particulate matter should be emitted beyond the site boundary. At such times as the prevention of nuisance is not possible, dust/particulate generating activities should temporarily cease until such time as dust suppression measures become effective.
The wheels of site vehicles should be cleaned before leaving site and any mud/dust deposited on the highway should be regularly cleaned, at least once daily. Under no circumstances should a road sweeper be operated dry, without an adequate water supply.
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.

3. 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;

4. 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.

5. Complaints
Complaints about the environmental aspects of handling and disposing of asbestos-containing materials, including nuisance and/or health concerns, are investigated by Amber Valley Borough Council's Pollution Control team 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. The landowner should ensure that the works, including the movement/importation of soils, do not create additional liabilities in relation to contaminated land under Part IIA of the Environmental Protection Act 1990.

Yours sincerely

S Gladwin
Chief Executive