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 Andrew Chamberlain
AC Construction & Safety Services Ltd
197 London Road
New Balderton
Newark
NG24 3BW

Our Ref : LSP-PDR/2025/0050
Your Ref : H2687/12
Date : 17th October 2025
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email : laura.anthony@ambervalley.gov.uk

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11 Class B

Dear Sir/Madam

Proposal	**Application to determine if prior approval is required for a proposed demolition of ground and second floor offices and warehouse unit to the rear**
Location	**Solenis UK Ltd Unit 55 Wimsey Way**
Applicant	**Mr Andrew Chamberlain AC Construction & Safety Services Ltd 197 London Road New Balderton**

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 ground and second floor offices and warehouse at Solenis UK Ltd Unit 55 Wimsey Way.

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

Condition 1: The demolition shall be undertaken within a period of 5 years from the date of this notice.

Reason: To comply with The Town and Country Planning

Notes:

The applicant is advised that under section 60 of the Control of Pollution Act 1974, of restrictions on the way that the works are carried out, all such activities should be conducted in accordance with the following:

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 Planning 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 British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites';

c)**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;

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), but nuisance complaints may be received and investigated by the Borough Council's Pollution Control Team. 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.

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.

The applicant is advised that any new building may require planning permission.

Yours faithfully

S Gladwin
Chief Executive