From: Goodier, Melanie
Sent: Fri, 6 Feb 2026 13:28:27 +0000
To: Anthony, Laura
Cc: Development
Subject:AVA/2026/0017 - Change of use of garage to dog grooming salon at 52 Crosshill, Codnor (Our Ref. 26/07429/PL01)

Afternoon Laura,

Given the size of the proposed operation, significant noise/nuisance-related issues should be capable of being controlled by compliance with appropriate planning conditions.

Personal/Temporary

As the impact on living conditions is difficult to establish at this stage and will depend to a large extent on the level of environmental management employed and the degree of sound insulation in the building, I would advise that approval is restricted to:

- The activity described in the application and no other purpose in the Use Class;
- A personal permission; and
- A temporary permission not exceeding 12 months. This should allow sufficient time for any impacts to be assessed before a full permission is considered.

Noise

In a residential area, operating hours should be restricted to protect the living conditions of nearby dwellings, and I would advise that the following condition is attached to limit operating hours:

Condition 1 □ Operating hours (in accordance with the application form)

The use hereby permitted shall not be open to customers or deliveries other than between 09:00 and 17:00 hours on Mondays to Fridays and between 09:00 and 16:00 on Saturdays. The use shall not be open to customers or deliveries at any other time including Sundays and bank holidays.

Condition 2 □ Number of dogs (in accordance with the □Planning Statement□)

No more than one dog shall be kept at the premises at any one time, up to a total of five dogs each day. The dogs shall be kept inside the salon building and supervised at all times to minimise noise.

Condition 3 □ Doors/windows

All doors and windows in the building shall be kept closed when electrically powered grooming equipment is being used.

Waste Storage and Collection

Section 17 of the application form states that the proposal does not involve the need to dispose of trade effluents or waste; however, solid wastes (including dog hair) would be considered trade waste and, as such, cannot be disposed of in the main household waste stream. A separate arrangement should be made to dispose of this waste via a trade waste contract. Liquid waste could be considered trade effluent, so advice on any necessary consent should be sought from Severn Trent Water: https://www.stwater.co.uk/businesses-and-retailers/trade-effluent-consent/.

Condition 4 - Waste

Appropriate facilities shall be provided for the proper reception, storage and disposal of all waste materials to minimise nuisance odour and vermin. Any faecal waste must be double-bagged and stored in a sealed container.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
Pollution Control | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
Email (Direct): melanie.goodier@ambervalley.gov.uk; (Office): env.admin@ambervalley.gov.uk |
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 15 January 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0017

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0017

Proposal:
Change of use of garage to dog grooming salon

Development Type:
Change of use

Location:
52 Crosshill Codnor Ripley Derbyshire DE5 9SQ

Applicant:
Miss Angela Oxley
52 Crosshill Codnor Ripley Derbyshire DE5 9SQ

Case Officer Details:
Name: Laura Anthony
Telephone: 01773 841506
E Mail: laura.anthony@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0017

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager