From: Goodier, Melanie
Sent: Fri, 20 Feb 2026 11:50:42 +0000
To: Anthony, Laura
Cc: Development
Subject:PDR/2026/0007 - Prior Approval for sub-division of existing bank to create 6 residential flats at NatWest, 1 Chesterfield Road, Alfreton (Our Ref. 26/08035/PL01)
Attachments: Proposed layouts + Location.pdf

Morning Laura,

Application to determine if prior approval is required for a proposed change of use from commercial, business and service uses (Use Class E) to dwellinghouses (Use Class C3) under the Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 3, Class MA, as amended

The Order states that, before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

(a) transport impacts of the development, particularly to ensure safe site access;

(b) contamination risks in relation to the building;

(c) flooding risks in relation to the building;

(d) impacts of noise from commercial premises on the intended occupiers of the development;

(e) the impact of the change of use on the character or sustainability of a conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwelling houses;

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

(h) where the development involves the loss of services provided by a nursery or health centre, the impact on the local provision of the type of services lost; and

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

Of the above, sections (b), (d) and (g) are potentially relevant to this Team.

(b) Contamination risks in relation to the building

My colleague, David Martschenko (Scientific Officer), has been consulted separately on this matter.

(d) Impacts of noise from commercial premises on the intended occupiers of the development

Under the relevant heading, the application form states:

> Noise impacts will be appropriately managed, as an acoustic engineer will be engaged as part of Building Regulations compliance to design and test the necessary sound insulation measures between units and to ensure adequate protection from any nearby commercial noise sources.

Whilst I have no major concerns about the proposal in principle, there is a potential for adverse impacts on living conditions due to noise (and other nuisances) from unrestricted commercial activity in the unit below, particularly if future activities are not compatible with Use Class E(g); i.e. capable of being carried out in any residential area without detriment to the amenity of that area. As this is true of most activities operating within Class E, and as the occupants would need to accept a degree of disturbance commensurate with the commercial nature of a town centre location, it would be difficult to oppose the proposal.

As recognised in the application form, where existing buildings are sub-divided, the internal division must provide reasonable resistance to the transmission of airborne sound via walls, floors and stairs, and to impact sound via floors and stairs, with respect to noise from activities and building services plant both within that building and from any adjoining commercial/domestic buildings. The development should therefore comply with the requirements of Approved Document E: Resistance to the passage of sound in Schedule 1 to the Building Regulations 2000 (as amended). Building Regulations may not apply in all cases and compliance with the Regulations may not be sufficient to prevent noise complaints, so specialist acoustic advice on sound transmission/insulation should also be sought. Failure to adequately address this matter at the construction stage could result in future enforcement action in response to complaints and the substantial cost of remedying inadequate sound insulation retrospectively.

(g) The impact, on intended occupiers, of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

The activities listed above are not applicable at this location.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley **Borough Council**
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 18 February 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - PDR/2026/0007

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: PDR/2026/0007

Proposal:
Application to determine if prior approval is required for Sub-division of existing bank to create 6 residential flats.

Development Type:
Notifications / Approvals

Location:
National Westminster Bank Ltd 1 Chesterfield Road Alfreton Derbyshire DE55 7DT

Applicant:
Mr Craig McDaid
CND Property Limited 183B Derby Road Ripley Derbyshire DE5 8HX

Agent:
Mr Brett Needham
CND Property Limited 183B Derby Road Ripley Derbyshire DE5 8HX

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=PDR-2026-0007

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

Sarah Brooks
Planning Manager