From: Goodier, Melanie
Sent:11 May 2026 14:28:25 +0100
To: Anthony, Laura
Cc: Development
Subject:RE: AVA/2026/0055 - Partial demolition and re-build of existing industrial [B2] unit (Phase 1) and extension (Phase 2) at Units 3-4, Lydford Road, Alfreton (Our Ref. 26/07796/PL01)
Attachments:386843-TCP3 Full Approve.pdf

Hello Laura,

Further to my consultation responses on 06.02.2026 and 16.02.2026, the agent□s response (below) states that they would agree to limitations on the hours of use in accordance with the approval (attached) for the applicant□s existing premises (Unit 01) opposite. I□m assuming that they are referring to **condition 4** (which I originally recommended in 2013):

4. No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between 06:00 and 22:00 hours on weekdays and between 07:00 and 13:00 hours on Saturdays, and at no time on Sundays or Bank/Public Holidays. No HGVs shall arrive at, or depart from, the site between 18:00 and 08:00 hours the following day; **Reason**: To protect the amenity of the residents of adjacent properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

Having previously stated (13.02.2026)□:

□As at the existing premises, works are very largely carried out internally, thereby minimising noise impacts on neighbours.

The existing premises are larger than the new one and are closer to the nearby residential properties.

Therefore the new premises would have very little additional impact on residents on Colliery Row.□

□ I assume that they would be equally agreeable to the attachment of **condition 5**:

5. All testing and equipment shall take place within the building and all noisy activities, i.e. those which are clearly audible outside the site boundary, shall take place inside the building with the doors closed. **Reason**: To protect the amenity of the residents of adjacent properties in accordance with policy EN16 of the Adopted Amber Valley Borough Local Plan 2006.

I have no objection to approval on this basis.

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 |
Telephone (Direct): 01773 841325; (Office): 01773 841335 | www.ambervalley.gov.uk

Making a Difference for Amber Valley

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From: Anthony, Laura <Laura.Anthony@ambervalley.gov.uk>
Sent: 30 April 2026 10:05
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: AVA/2026/0055 - Partial demolition and re-build of existing industrial [B2] unit (Phase 1) and extension (Phase 2) at Units 3-4, Lydford Road, Alfreton (Our Ref. 26/07796/PL01)

Hi Melanie

Please see the email from the agent below on the operating hours.

Please can you let me have revised comments within the next 14 days.

Thank you

Laura Anthony | **Planning Officer**

Amber Valley Borough Council
Planning | Town Hall, Ripley, Derbyshire,DE5 3BT
Email:laura.anthony@ambervalley.gov.uk | **Telephone**: 01773 841506
www.ambervalley.gov.uk

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From: Mark Hobbs <mark@aadarchitects.co.uk>
Sent: 29 April 2026 13:43
To: Anthony, Laura <Laura.Anthony@ambervalley.gov.uk>
Cc: Simon Knighton <simon@goodwardconstruction.co.uk>
Subject: RE: [OFFICIAL] AVA/2026/0055 - Partial demolition and re-build of existing industrial [B2] unit (Phase 1) and extension (Phase 2) at Units 3-4, Lydford Road, Alfreton (Our Ref. 26/07796/PL01)

Hi Laura,

We would agree to limitations on the hours of use to match those on the Planning approval on the existing Transcare site.

This is on the other side of Lydford Road at Unit 01, Lydford Road.

I□ve attached a copy of that Approval.

Regards,

Mark.

Mark Hobbs

BA(Hons) M.Arch Studies MCIAT

Director

11-12 South Street

Park Hill

Sheffield

S2 5QX

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Mob: 07976 534463

Web: www.aadarchitects.co.uk

LinkedIn: https://www.linkedin.com/in/mark-hobbs-901a3511/



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From: Anthony, Laura <Laura.Anthony@ambervalley.gov.uk>
Sent: 06 February 2026 16:17
To: Mark Hobbs <mark@aadarchitects.co.uk>
Subject: [OFFICIAL] AVA/2026/0055 - Partial demolition and re-build of existing industrial [B2] unit (Phase 1) and extension (Phase 2) at Units 3-4, Lydford Road, Alfreton (Our Ref. 26/07796/PL01)

Dera Mr Hobbs

I have received comments from the pollution officer which are below.

Please can you provide the days and hours of operation. Pleas can thee be sent within the next 7 days

Kind regards

Laura Anthony | Planning Officer

Amber Valley Borough Council
Planning | Town Hall, Ripley, Derbyshire,DE5 3BT
Email:laura.anthony@ambervalley.gov.uk | **Telephone**: 01773 841506
www.ambervalley.gov.uk

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From: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Sent: 06 February 2026 16:02
To: Anthony, Laura <Laura.Anthony@ambervalley.gov.uk>
Cc: Development <development@ambervalley.gov.uk>
Subject: AVA/2026/0055 - Partial demolition and re-build of existing industrial [B2] unit (Phase 1) and extension (Phase 2) at Units 3-4, Lydford Road, Alfreton (Our Ref. 26/07796/PL01)

Afternoon Laura,

The application form states that the unit is/would be Use Class B2 (□maintenance and repair of commercial vehicles□), but that operating hours are □unknown□.

We have no record of any noise/nuisance-related complaints about the application site or Transcare□s existing site opposite (Unit 1); however, the □Planning, Environment, Design & Access Statement□ describes works including increasing the height of the existing building to accommodate internal cranes (Phase 1) and an extension to provide additional vehicular workshop space (Phase 2).

Whilst I have no objection in principle, the living conditions of nearby dwellings with direct line-of-sight (Colliery Row) should be considered, particularly the risk of increased noise levels from the workshop and vehicle movements during more sensitive periods (evenings, night-time, weekends, bank holidays) and the B2 Use Class. The days/hours of use are therefore relevant and should be provided by the applicant prior to further comment / determination.

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 |
Telephone (Direct): 01773 841325; (Office): 01773 841335 | www.ambervalley.gov.uk

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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 03 February 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0055

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0055

Proposal:
Partial demolition and re-build of existing industrial unit over phase 1, and extension to industrial building over phase 2

Development Type:
Minor other

Location:
COMPONENT REPAIR SERVICES LTD Units 3 - 4 Lydford Road Alfreton Derbyshire DE55 7RG

Applicant:
Simon Knighton
Goodward Construction Ltd Coney Green Business Park Wingfield View Clay Cross Chesterfield S45 9JW

Agent:

Mark Hobbs
Goodward Construction Ltd Coney Green Business Park Wingfield View Clay Cross
Chesterfield S45 9JW

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-2026-0055

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

Sarah Brooks
Planning Manager

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