**From:**Strutt, Philip
**Sent:**16 Sep 2025 08:24:44 +0100
**To:**Cox, Alfia
**Subject:**Demolition of derelict portal frame building and residential development of up to 80 Affordable Housing dwellings with infrastructure, Land West of Crosshill and South of Middleton Ave, Codnor

Hi Alfia,

The proposed development is for the demolition of a derelict building and the construction of up to 80 dwellings and associated infrastructure.

I note the large number of objections.

I have concerns that the proposed development may have an adverse effect, namely noise on nearby residents through the demolition/groundwork/construction phases.

I therefore recommend that the following conditions be included in any planning consent:

**Construction/Demolition/Groundworks**

- All site preparation, demolition and construction activities shall comply with the following:

a. Operating hours:

No works, or deliveries to and from the site, shall occur other than between 08:00 and 18:00 hours on weekdays and between 08:00 and 13:00 hours on Saturdays. No works shall take place on Sundays or bank holidays. Any essential extension to these hours, other than for emergency works, shall be agreed with the Local Planning Authority before work commences. Activities that do not create noise and disturbance to residents may still take place outside these hours,

b. Noise and vibration:

All activities shall comply with British Standard BS 5228 'Code of practice for noise and vibration control on construction and open sites',

c. Dust/Particulate emissions:

No visible dust/particulate matter shall be emitted beyond the site boundary. At such times as the prevention of nuisance is not possible, dust/particulate generating activities shall temporarily cease until such time as dust suppression measures become effective,

d. Waste:

No unwanted materials shall be disposed of on site by burning,

e. Lighting:

Any temporary site lighting shall be positioned on site to minimise light trespass and glare.

Regards

**Philip Strutt** | **Pollution Manager**

**Amber Valley** **Borough Council**
Pollution Control (Operations) | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
**Email**: philip.strutt@ambervalley.gov.uk | **Telephone (Direct)**: 01773 841328 | www.ambervalley.gov.uk

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