From: Keith-Hall, Rik
Sent:22 Jun 2026 12:18:58 +0100
To: Anthony, Laura
Cc: Development;Martschenko, David;Strutt, Philip
Subject: Re: Planning Consultation - AVA/2026/0366
Attachments: Asher House.docx

Dear Laura,

I acknowledge receipt of your consultation request dated 10 June 2026. I have reviewed the planning application and supporting documentation. On behalf of Environmental Health as consultee to the Local Planning Authority, I make the following comments and observations.

The application is a simple change of use to storage for the main building with mounted storage units on the car parking areas and will not require any conditions, however, the applicant should take note of the following informative note:

An application site within a defined coal mining High Risk Area is at risk from hazards associated with coal and coal mining. Wherever coal resources and/or coal mine features are present, particularly at shallow depth, there is potential for mine gas exposure. The risk of exposure to mine gas is greater where there is evidence of shafts, adits, voids, fractures, fissure, faults or otherwise unconsolidated ground. Should an application site in a High Risk Area overlay identified, shallow mine workings (<30m bgl) or deeper workings in association with shifts/adits or discontinuous geology, the applicant is advised to seek further technical advice and to consider whether the risks posed by mine gas should be re/evaluated.

Regards

Rik Keith-Hill | Environmental Health Officer - Consultant

Amber Valley Borough Council
Pollution Control (Operations) | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
Email: Rik.Keith-Hall@ambervalley.gov.uk | Telephone (Direct): 01773 841362; (Office): 01773 841335 | www.ambervalley.gov.uk

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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 11 June 2026 18:30
To: Keith-Hall, Rik <Rik.Keith-Hall@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0366

Dear Sir/Madam

Consultee Type: EH Pollution Control (Contamination/Air Quality)
Our Ref: AVA/2026/0366

Proposal:
Change of use of former office building & car park to create self-storage building Class E (B8 storage) along with drive up storage units and containers.

Development Type:
Change of use

Location:
Asher House Asher Lane Business Park Asher Lane Hammersmith Ripley Derbyshire

Applicant:
Mr Ross Bhardwaj
4 Brothers Properties Ltd Brothers House 98-100 Wilsthorpe Road Long Eaton Nottingham NG10 3LE United Kingdom

Agent:
Mr David Brotherhood
4 Brothers Properties Ltd Brothers House 98-100 Wilsthorpe Road Long Eaton Nottingham NG10 3LE United Kingdom

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-2026-0366

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

Sarah Brooks
Planning Manager