From: Cox, Alfia
Sent:2 Jul 2026 14:51:50 +0100
To: Development
Subject:FW: AVA/2026/0241 - Former Ada Belfield House, Belper
Attachments: Former Ada Bellfield House.docx

Hi,

Please save this consultation response from Environmental Health (Contamination)

Many thanks

Alfia Cox| Interim Principal Planning Officer

Amber Valley Borough Council
Development Management, | Town Hall, Ripley, Derbyshire, DE5 3BT

My weekly working pattern is Mondays to Thursdays and not working on Fridays
Email: alfia.cox@ambervalley.gov.uk |

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Making a Difference for Amber Valley.

From: Keith-Hall, Rik <Rik.Keith-Hall@ambervalley.gov.uk>
Sent: 02 July 2026 13:24
To: Cox, Alfia <Alfia.Cox@ambervalley.gov.uk>
Cc: Martschenko, David <David.Martschenko@ambervalley.gov.uk>; Strutt, Philip <Philip.Strutt@ambervalley.gov.uk>
Subject: AVA/2026/0241 - Former Ada Belfield House, Belper

Dear Alfia,

I acknowledge receipt of your consultation request dated 5 May 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.

I note that a previous consultation was made for this site on AVA/2020/0089 and our assessment remains unchanged as follows:

The site appears to have been residential prior to being a residential centre. As such, it is unlikely to have had any

potentially contaminative uses. However, contamination sources associated with the current use could include fuel

storage and asbestos building materials. Nearby activities include rail, petrol filling station and historic factories.

Given the sensitive use proposed, I consider it prudent to carry out a site investigation prior to development to

ensure that the site is suitable for use, and/or what remediation may be required.

I recommend that the following conditions are attached to any permission granted:

(a) No development shall commence until:

i. The approved development site has been subjected to a detailed investigation to determine the extent, scale and nature of any contamination and an assessment of the potential risks (the □Assessment□) has been carried out.

ii. A report providing the details of the site investigation and the Assessment been submitted and approved in writing by the Local Planning Authority.

iii. A Remediation Method Statement (the □RMS□) to address any remediation required by the Assessment including a plan for how the remediation methods will be verified, has been submitted and approved in writing by the Local Planning Authority.

(b) The development shall be undertaken in strict compliance with the requirements contained within the approved RMS. Any proposed revisions to the RMS must be submitted and approved in writing by the Local Planning Authority prior to any changes in remediation methods.

(c) If during development works, any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those already identified, then no further works shall take place until a revised RMS is submitted to and approved in writing by the Local Planning Authority and the works shall then be carried out in accordance with the revised RMS.

(d) If during development work, site contamination is found in areas previously expected to be uncontaminated, then the remediation of those areas shall be carried out in accordance with the approved RMS.

(e) No building shall be occupied unless and until a Verification Report in accordance with the RMS has been submitted to and approved in writing by the Local Planning Authority.

(f) All investigations, assessments and reports must be carried out by a suitably qualified competent person previously agreed in writing by the Local Planning Authority and in accordance with the most recent version of BS 10175: Code of practice for the investigation of potentially contaminated sites.

Regards

Rik Keith-Hill | Environmental Health Officer - Consultant

Amber Valley Borough Council
Pollution Control (Operations) | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT

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