S Gladwin
Chief Executive
Development Management

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Mr Wood
Derbyshire Fire And Rescue Service
C/o Agent BDP
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M1 2JB

Ms Nejla Delkic
BDP
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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the policies of the Amber Valley Borough Local Plan 2022-2040, and with reference to your application (**Office Code: AVA/2026/0225**) which was valid on the 14 April 2026 for permission for **Demolition, then replacement of a compartment fire behaviour training unit at Joint Training Centre Coach Road Butterley**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the details contained in the submitted plans listed below and with the conditions attached to this consent:
   Site Location Plan - Dwg. No. 101055-JTP-01-00-D-A-5100-P02
   Proposed Site Plan - Dwg. No. 101055-JTP-01-XX-D-A-5102-P05
   Proposed GA Floor Plans - Dwg. No. 101055-JTP-01-ZZ-D-A-5201-P02
   Proposed Elevations - Building - Dwg. No. 101055-JTP-01-ZZ-D-A-5301-P03
   Proposed Visuals - Dwg. No. 101055-JTP-01-D-A-5401-P02
   Proposed Visuals - Dwg. No. 101055-JTP-01-D-A-5402-P02

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Proposed Isometric View Ventilation Layout - Dwg. No. 26001-EPC-XX-XX-DR-M-1106, rev. P03
Proposed Roof Ventilation Layout - Dwg. No. 26001-EPC-XX-XX-DR-M-1105, Rev. P01
Simple Air Quality Assessment, ref. No. R3550-R01 v4, dated 24.03.2026, prepared by Smith Grant LLP Environmental Consultancy
Below Ground Drainage Strategy, ref. No. LM25098-DYSE-XX-ZZ-RP-C-0001, Rev. P02, dated 26/.03/2026, prepared by DYSE Structural Engineers
Biodiversity Net Gain Report (including Statutory Biodiversity Metric), prepared by FPCR Environmental Design, dated 27.03.26
Ecological Appraisal, prepared by FPCR Environmental Design, dated 17.03.26
Habitat Management and Monitoring Plan, prepared by FPCR Environmental Design, dated March 2026
Design and Access Statement, prepared by JTP Architects
Planning Statement, prepared by BDP, dated 01/04/2026
Noise Assessment for proposed extract fans, Report No. 14204.01.v2
Phase 1 Preliminary Assessment and Coal Mining Risk Assessment, dated April 2026, prepared by DYSE Structural Engineers.
Reason: In order to define the permission.

3. Prior to commencement of the development hereby permitted, a Biodiversity Gain Plan shall be submitted and approved by the planning authority to discharge the mandatory biodiversity gain. Thereafter the Biodiversity Gain Plan shall be implemented in full in accordance with the approved details.
Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with the National Planning Policy Framework and Schedule 7A Town and Country Planning Act (inserted by the Environment Act 2021).

4. The development and management of habitats retained, created or enhanced for Biodiversity Net Gain shall be implemented in accordance with the Habitat Management and Monitoring Plan (HMMP) prepared by FPCR (March 2026) with any changes to this plan approved in writing by the Local Planning Authority.
Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with the National Planning Policy Framework and Schedule 7A Town and Country Planning Act (inserted by the Environment Act 2021).

5. Prior to the commencement of development, including preparatory site clearance, a detailed badger survey for any recently excavated badger setts on the site or within 30 metres of the site boundary shall be undertaken. The results and any appropriate mitigation/licensing requirements shall be submitted to the Local Authority for approval. Such approved measures shall be implemented in full.

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Reason: In the interest of ecology in accordance with saved policy EN8 of the Amber Valley Borough Local Plan 2022-2040.

6. No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall be produced by an ecologist and shall include the following:
a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on protected species during construction.
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of ecology in accordance with policy EN15 of the Amber Valley Borough Local Plan 2022-2040.

7. The development hereby permitted shall not commence until details of the drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The drainage plan shall be implemented in accordance with the approved details before the development is brought into use.
Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with policies EN3 and EN10 of the Amber Valley Borough Local Plan 2022-2040.

8. Notwithstanding the submitted information, no above ground works shall commence until details of both and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Hard landscaping details shall include hard surfacing materials and the soft landscaping details shall show a planting scheme which includes a schedule of plants noting species, plant sizes and proposed number/densities, including a tree planting plan to mitigate tree losses stating final

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specification of species, stock size and aftercare provision. The hard and soft landscaping works shall thereafter be provided before the development is first brought into use. Any plants or trees in the planting scheme that are removed, die or become seriously damaged or diseased within a period of 5 years from date of planting shall be replaced with others of similar size and species in the next planting season, unless the Local Planning Authority gives written consent to any variation.
Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the development into its surroundings in accordance with policy EN7 of the Amber Valley Borough Local Plan 2022-2040.

9. External training operations shall take place only between 09:00 and 20:00 hours daily, with the exception of Saturdays, Sundays and bank holidays when they shall take place only between 09:00 and 17:00 hours the following day. Use of the firing range shall take place only between 09:00 and 17:00 hours daily.
Reason: In the interests of protecting residential amenity in accordance with saved policy EN10 of the Adopted Amber Valley Borough Local Plan 2022-2040.

10. Before routine operation of the installed extraction system for the burn rooms (comprising fans and ductwork terminating in three stacks on the roof) commences, a further acoustic report shall be submitted to, and approved in writing by, the Local Planning Authority, to verify that, when assessed in accordance with BS 4142:2014+A1:2019, the rating level of noise emissions does not exceed the background sound level (an indication of the specific sound source having a low impact, depending on the context).
Reason: In the interests of protecting residential amenity in accordance with saved policy EN10 of the Adopted Amber Valley Borough Local Plan 2022-2040.

11. No permanent external lighting shall be installed until the following information has been submitted to, and approved in writing by, the Local Planning Authority. All works shall be fully implemented in accordance with the approved scheme before its use commences, and maintained as such:
a) A site plan showing the proposed locations and mounting heights of all external luminaires;
b) Full details, including pictures, of all external luminaires to be installed;
c) Where necessary, a site plan plotting predicted horizontal and vertical illuminance levels (in lux) across the site boundaries and at the nearest light-sensitive dwellings around the new installation (including existing light trespass);
d) The tilt angle of all external luminaires; the proposals for addressing glare (e.g. appropriate height; bulb type; minimal aiming angles; use of a cowl/hood/shield/integral louvres); and the incorporation of a 'dark skies friendly' fitting to limit sky glow and minimise visual intrusion in the open landscape; and
e) Operating times, including the use of timers or passive infra-red detectors.

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Reason: In the interests of protecting residential amenity in accordance with saved policy EN10 of the Adopted Amber Valley Borough Local Plan 2022-2040.

12. 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 the guidance in British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise' (Section 8 and Annex B) and Part 2: Vibration' (Section 8).
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.
Reason: In the interests of protecting residential amenity in accordance with saved policy EN10 of the Adopted Amber Valley Borough Local Plan 2022-2040.

Notes
Attention is drawn to the attached notes:

1 You are advised to note the following advice from the Coal Authority:

If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 ir if a hazard is encountered in site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority-GOV.UK.

2 You are advised to take account of the following advice from Severn Trent Water:
1) Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of

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soakaways should be considered as the primary method. If this is no practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

2) Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing our records at www.digdat.co.uk

3) Severn Trent Water advise that even if our statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011.

4) Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building.

5) If the development site includes a Vehicle Wash / Petrol Station / Swimming Pool / Industrial Processes, or anything else that may discharge waste other than foul sewage or surface water into the public network, we would strongly recommend the applicant speaks to the Trade Effluent Support Team before requesting a discharge of any drainage related condition. The team can be contacted by email: trade.effluent@severntrent.co.uk

6) Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Reasons for Granting Permission

In granting permission for this development the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the policies of the Amber Valley Borough Local Plan 2022-2040:

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SS1 - Presumption in favour of Sustainable
ED2 - Other Business & Industrial Development
EN1 - Climate Change
EN3 - Flood Risk
EN4 - Heritage Assets
EN6 - Archaeology
EN7 - Landscape Character & Features
EN8 - Biodiversity
EN9 - Biodiversity Gains
EN10 - Pollution
EN11 - Derelict, Unstable & Contaminated Land
EN15 - Quality and Design of Development
IN1 - Transport

In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 39 of the NPPF the local planning authority has approached the decision making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN
   (Tel. No. 0117 372 8000) www.planning-inspectorate.gov.uk

7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should**

be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.