From: Goodier, Melanie
Sent:6 Aug 2026 18:44:58 +0100
To: Cox, Alfia
Cc: Development
Subject:AVA/2026/0225 - Demolition, then replacement of a Compartment Fire Behaviour Training Unit (CFBT) at Joint Training Centre, Coach Road, Butterley (Our Ref. 26/10691/PL01)
Attachments:AVA 2016 0101_decision.pdf, Design and Access Statement.pdf, Noise assessment for proposed extract fans.pdf, AVA 2016 0101_AQ comments.msg, Simple Air Quality Assessment.pdf

Hello Alfia,

Apologies for my late response due to workload and staffing issues.

Planning background

When planning consent (**AVA/2016/0101** - attached) was granted for an integrated training centre and replacement operational buildings on the site adjoining the eastern boundary of the current application site, **condition 4 & Note 1** (permitted training hours), **condition 5 & Note 2** (building services plant) and **condition 6** (external lighting) were attached, based on my recommendations. The noise impact assessment, submitted to discharge condition 5 (**COND/2017/0135**), was subsequently approved.

Current proposal

The 'Planning Statement' states that the current application proposes replacement of the existing Breathing Apparatus Training facility (comprising stacked metal shipping containers), approved and implemented under **AVA/2016/0101** but now approaching the end of its operational life, with a new Compartment Fire Behaviour Training Unit (CFBT) comprising a 4-storey modular brick-and-block structure for a longer-term solution aligning with National Standards. The key characteristics of the proposal of concern to this team are:

- Both the existing and new facility use 'wooden pallets and straw, and some OSB2 (Orientated Strand Board)' to produce smoke and heat, with oil-based artificial smoke (paragraph 3.2);
- Training sessions typically last for about 2 hours and may involve 3 'burns', depending on the number of trainees, and used once or twice a week, but up to 5 days a week (paragraph 3.7);
- Training is carried out typically between 10:00-13:00 and 14:00-16:00 on weekdays, and occasionally at weekends, throughout the year (paragraph 3.9); and
- The replacement unit will maintain the same operational function as the existing CFBT Unit, and there would be no material change to the operation in terms of staffing levels, vehicle movements, frequency and duration of use, fuel source / ignition method, noise and smoke generation, extinguishment method.

Complaints / Objections

We have no noise/nuisance-related complaints about the existing facility and there appear to be no objections to the proposed development.

The 'Simple Air Quality Assessment' (R3550-R01_v4, Smith Grant LLP, 24.03.2026), submitted with this current application, states that site management have advised that no complaints in relation to smoke, dust or suspended particulate matter from the existing hot-fire training facility have been received (paragraph 2.2.14).

Noise

The attached 'Noise assessment for proposed extract fans' (14204.01.v2, NoiseAssess Ltd., March 2026) (NIA) has been submitted to assess the impact on noise-sensitive receptors (NSRs) of noise from the proposed extraction system for the burn rooms, comprising fans and ductwork terminating in three stacks on the roof. The assessment has been carried out in accordance with BS 4142:2014+A1:2019.

Paragraph 1.3 of the NIA states that the **proposed hours of use** of the new training facility will be limited to 09:00-20:00 on weekdays and 09:00-17:00 on Saturdays and Sundays, as for the existing facility (condition 4 of AVA/2016/0101). Paragraph 3.9 of the Planning Statement states that training is carried out typically between 10:00-13:00 and 14:00-16:00 on weekdays, and occasionally at weekends, throughout the year.

The NIA includes an unattended baseline noise survey (at position 'A') of current noise levels representative of the nearest NSRs ('R1') undertaken on Friday 16.01.2026 (11:00) to Monday 19.01.2026 (20:00):

FIGURE 4: RECEPTOR AND NOISE MONITORING LOCATIONS



The results of the baseline survey during the proposed working hours (Table 3 & Appendix A2) found the main noise source of ambient/background noise to be distant road traffic. The proposed extraction system comprises ductwork from the burn rooms to three in-duct fans on the roof terminating in three high-level stacks (Figures 2 & 3). Assessment of the likely impact of noise emitted via from the high-level ductwork and fan casings is based on the manufacturer's data (Table 4) and assumes that all three fans are operating simultaneously (worst-case).

The resulting BS4142 Assessment (Table 6) concludes that, when noise emissions are compared with the lowest modal/mean background levels (Sunday), the Rating is **-13dB**, even

without the inclusion of acoustic insulation measures such as in-line attenuators and lined ductwork. BS 4142 assesses this as 'an indication of the specific sound source having a low impact, depending on the context'. In respect of 'context', the NIA states that noise from the existing facility (to be replaced), the distance to the nearest NSR (around 250m), the restricted hours of use (daytime) and comparison with the lowest model/mean background levels (Sunday) make for a robust, worst-case Assessment.

It should be noted that the Assessment is subject to the following comments in the NIA:

a. 'A check should be made at the detailed design stage on the noise propagation along the ductwork and the regenerated noise from airflow. However, the approximate calculations above indicate that there is significant headroom in the assessment even without attenuators. The type of termination should be checked to ensure that it does not produce excessive noise from airflow'; (paragraph s 5.2 & 4.4)
b. 'It is not known whether the fan noise will be tonal [but] is unlikely to be perceptible at the receptor dure to masking by other sources [so] no tonal penalty has been added.' (paragraph 4.5)

I have assumed that no changes/additions are proposed in relation to the biomass plants approved under AVA/2016/0101, noise emissions from which, as they were likely to operate on a 7-day/24-hour basis, were considered and discharged separately under condition 5 (**COND/2017/0135**).

In view of the above, I would advise that the following conditions are attached to protect the living/working conditions of nearby sensitive receptors:

Condition 1 – Operating hours (as condition 4 of AVA/2016/0101)

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.

Condition 2 – Noise emissions (see a & b above)

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).

Air Quality

I can't find any response from David Martschenko (Scientific Officer) regarding this matter (consultation date: 15.04.2026). David's predecessor, Darren Hurst, commented on this in relation to the original approval (AVA/2016/0101) and his comments are attached for reference.

The attached 'Simple Air Quality Assessment' (R3550-R01_v4, Smith Grant LLP, 24.03.2026) (AQA) submitted with this current application includes a review of the 2016 AQA (by the same author), a review of local air quality and new sensitive dwellings and an observation of the existing CFBT unit in operation (03.12.2025). The AQA states that both the existing and new facility use 'wooden pallets and straw, and some OSB2 (Orientated Strand Board)' – engineered wood formed by adding wax and synthetic adhesive resins to wood strands/flakes – to produce smoke and heat, with oil-based artificial smoke.

The 2016 AQA focussed on smoke, suspended particulate matter, dust soiling and other emissions, such as formaldehyde, and concluded:

> 'Based on the observations of the original operations at Kingsway, and an assessment of the frequency of burns, prevailing wind directions, distance to the nearest receptors, and the relatively short-lived nature of the smoke generation, the relocation of the operations to Butterley were not predicted to result in significant adverse impacts at nearby receptors due to either loss of amenity or impacts on human health' (paragraph 3.3.1)

The AQA states that no changes to the local air quality status or sensitivity of the surroundings have been identified that would affect the previous assessment. The replacement unit will maintain the same operational function as the existing CFBT Unit, and there would be no material change to the operation in terms of staffing levels, vehicle movements, frequency and duration of use, fuel source / ignition method, noise and smoke generation, extinguishment method (water, rather than foam). The AQA highlights some benefits of the proposed development with the inclusion of a ducted extraction system increasing dispersion though both an increased exit velocity and release at greater height.

The AQA also states that the existing/proposed activities are not subject to the Environmental Permitting regime and are exempt from smoke control legislation (Clean Air (Emission of Dark Smoke)(Exemption) Regulations 1969, Schedule 1).

External lighting

No reference appears to have been made to external lighting at the new facility (unlike the 2016 approval – see condition 6). As light nuisance and glare associated with lighting a tall structure in an area of relatively low district brightness could be significant, I would advise that the following pre-commencement condition is attached to protect the living conditions of nearby sensitive receptors (and to prevent further delay to determination):

Condition 3 – External lighting

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.

Demolition & Construction works

Given the potential for demolition and construction activities to adversely impact on the residential amenity of existing dwellings, I would advise that the following condition is attached to protect the living/working conditions of nearby sensitive receptors:

Condition 4 – Demolition & Construction activities

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.

Land contamination

I note that our temporary consultant, Rik Keith-Hall, provided comments on land contamination on 02.06.2026.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
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Please note that e-mails larger than **25MB** will not be accepted at the above e-mail address.

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 23 June 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0225

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0225

Proposal:
Demolition, then replacement of a compartment fire behaviour training unit

Development Type:
Minor other

Location:
Joint Training Centre Coach Road Butterley Ripley Derbyshire DE5 3QW

Applicant:
Mr Wood
Derbyshire Fire And Rescue Service C/o Agent BDP 11 Ducie Street Piccadilly Basin
Manchester M1 2JB

Agent:
Ms Nejla Delkic
Derbyshire Fire And Rescue Service C/o Agent BDP 11 Ducie Street Piccadilly Basin
Manchester M1 2JB

Case Officer Details:
Name: Alfia Cox
Telephone: 01773 84
E Mail: alfia.cox@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-2026-0225

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

Sarah Brooks
Planning Manager