From: Goodier, Melanie
Sent:10 Aug 2026 15:01:17 +0100
To: Grant, Carol
Cc: Development
Subject:PDR/2026/0030 - Prior Approval for demolition of 2-storey building at Derbyshire Constabulary Force Headquarters, Coach Road, Butterley (Our Ref. 26/11669/PL01)
Attachments: Location.pdf

Hello Carol,

Application to determine if prior approval is required for any building operation consisting of the demolition of a building under the Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 11, Class B, as amended

The Order states that, for development under Class B (other than where the demolition is urgently necessary in the interests of health and safety and it is not 'excluded demolition'), the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site, which must be accompanied by a written description of the proposed development. The development must, except to the extent that the local authority otherwise agrees in writing, be carried out:

a. where prior approval is required, in accordance with the details approved;
b. where prior approval is not required, in accordance with the details submitted with the application.

Demolition activities are regulated by Derbyshire Building Control Partnership (DBCP) under the Building Regulations (including, where appropriate, a Demolition Notice under s.81 of the Building Act 1984, specifying conditions reasonably necessary for the protection of the public and the preservation of public amenity) and by the Health and Safety Executive (HSE) under the Construction (Design and Management) Regulations 2015. As this legislation does not principally concern environmental/nuisance matters, the protection of sensitive receptors and the environment around the site is dealt with by this team under environmental health legislation.

The application form describes the building as a two-storey 1960s masonry building at the end of its lifespan (not to be rebuilt), and that all hazardous materials will be removed prior to machinery demolition; works are due to take place between 01.03.2027 and 30.04.2027.

As there is residential accommodation, including a care home, approximately 200m to the east, and no formal Demolition Environmental Management Plan has been submitted, environmental impacts such as noise, vibration, odour, air pollutants and dust from demolition activities could adversely affect living conditions. To minimise the likelihood of causing a statutory nuisance or, as regards noise, requiring the imposition, under section 60 of the Control of Pollution Act 1974, of restrictions on the way that the works are carried out, all such activities should be conducted in accordance with the following:

a) Operating hours:

No demolition activities, associated movement of traffic or deliveries to and from the premises should occur other than between 08:00 and 18:00 hours on Mondays to Fridays and between 08:00 and 13:00 hours on Saturdays. No works should take place on Sundays or bank holidays. Any essential extension to these hours, other than for emergency works, should be agreed with the Local Authority before work commences. Activities that do not create noise and disturbance to sensitive receptors may still take place outside these hours;

b) Noise and vibration:

All activities should 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 should be emitted beyond the site boundary. At such times as the prevention of nuisance is not possible, dust/particulate generating activities should temporarily cease until such time as dust suppression measures become effective.

Any on-site crushing and/or screening of bricks, tiles or concrete may only be conducted where an environmental permit is held under the Environmental Permitting (England and Wales) Regulations;

d) Waste:

No waste arising from demolition activities should be disposed of by burning.

e) Asbestos-Containing Materials (ACMs):

Arrangements for dealing with any asbestos-containing materials known, or subsequently found, on site are regulated by the Health and Safety Executive (HSE). All licensable and non-licensable work must comply with the general requirements of the Control of Asbestos Regulations, Approved Code of Practice and guidance to ensure the protection of workers and the general public from asbestos exposure resulting from work activities. All non-licensed and notifiable non-licensed work with asbestos still needs a risk assessment and must be carried out with the appropriate controls in place; those carrying out the work must have had the correct level of information, instruction and

training to protect themselves and others in the area from the risks to health that exposure to asbestos causes.

Complaints about nuisance and/or health concerns received by the Borough Council's Pollution Control team will be investigated or passed to the relevant enforcement agency. Sites may therefore be inspected to ensure that these materials are being safely handled, stored and disposed of and contractors may be required to provide appropriate documentation. It is the developer's responsibility to identify the location, type and condition of all asbestos-containing materials on the site, to assess the risks and to manage and control those risks.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
Pollution Control | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
Email (Direct): melanie.goodier@ambervalley.gov.uk; (Office): env.admin@ambervalley.gov.uk |
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 06 August 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - PDR/2026/0030

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: PDR/2026/0030

Proposal:
Application to determine if prior approval is required for the demolition of a 1960s masonry built two storey building. Large glazed units and flat roof areas. Portacabin style building to the rear

Development Type:
Notifications

Location:
Derbyshire Constabulary Force Headquarters Butterley Hall Coach Road Butterley Ripley Derbyshire DE5 3RS

Applicant:
Paul Burrow
Police And Crime Commissioner For Derbyshire Force Headquaters Butterley Hall Ripley Derbyshire DE5 3RS United Kingdom

Case Officer Details:
Name: Carol Grant
Telephone: 01773 84
E Mail: carol.grant@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=PDR-2026-0030

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

Sarah Brooks
Planning Manager