From: Goodier, Melanie
Sent:18 Aug 2026 11:27:43 +0100
To: Grant, Carol
Cc: Development
Subject:PDR/2026/0031 - Prior Approval for change of use from offices to residential at 2 Mundy Street, Heanor (Our Ref. 26/11842/PL01)

Hello Carol,

Application to determine if prior approval is required for a proposed change of use from commercial, business and service uses (Use Class E) to dwellinghouses (Use Class C3) under the Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 3, Class MA, as amended

The Order states that, before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

(a) transport impacts of the development, particularly to ensure safe site access;

(b) contamination risks in relation to the building;

(c) flooding risks in relation to the building;

(d) impacts of noise from commercial premises on the intended occupiers of the development;

(e) the impact of the change of use on the character or sustainability of a conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwelling houses;

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

(h) where the development involves the loss of services provided by a nursery or health centre, the impact on the local provision of the type of services lost; and

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

Of the above, sections (b), (d) and (g) are potentially relevant to this Team.

(b) Contamination risks in relation to the building

My colleague, David Martschenko (Scientific Officer), has been consulted separately on this matter.

(d) Impacts of noise from commercial premises on the intended occupiers of the development

Under □Impacts and risks□, the application form states that there would be no impacts from the above.

The proposed use would return the end-terraced building to its original residential use, and the attached building appears still to be in residential use. The only significant potential commercial noise is likely to be from □The Grammar□ business and community hub opposite. This is a relatively new enterprise, but we have no record of any complaints to date, the site is operated by AVBC and impacts on the living conditions of existing residents are controlled by planning conditions.

(g) The impact, on intended occupiers, of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

The industrial activities listed are not applicable at this location.

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: 17 August 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - PDR/2026/0031

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: PDR/2026/0031

Proposal:
Application to determine if prior approval is required for a proposed change of use from offices to a single residential property

Development Type:
Notifications

Location:
2 Mundy Street Heanor Derbyshire DE75 7EB

Applicant:
Mr Tim Sharpe
Sharpe And Sons Property Ltd 2 Munday Street Heanor Derbyshire DE75 7EB 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-2026-0031

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

Sarah Brooks
Planning Manager