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Environment Agency

Amber Valley Borough Council -
Development Control
RIPLEY, DE5 3SZ

Reference: LT-2022-127322/09
Customer reference: AVA/2022/0863
23 October 2026

Proposed restoration and conversion of existing warehouse and stables building into apartments (resubmission of AVA/2021/0421)

Former Fuchs Site, Derby Road, Belper, Derbyshire

Dear Ms Anne Arkle,

Thank you for contacting us.

This is our response to your consultation AVA/2022/0863.

Thank you for providing the response to our comments dated 14 September 2026. We have reviewed the additional information in relation to the risks to controlled waters, specifically the arrangements for long-term groundwater monitoring, the proposed surface-water drainage arrangements and the potential risks associated with piling.

The applicant's response clarifies that infiltration drainage and piling or other significant penetrative foundation works are not proposed as part of the current development. We therefore have no further comments on these matters, based on the proposals described. Should piling or other penetrative foundation methods and/or the drainage strategy change, the risks to Controlled Waters will need to be assessed before those works are undertaken.

In relation to the response to our comment on - Confirmation of the requirements for, and arrangements relating to, any longer-term groundwater monitoring, maintenance and contingency action following completion of the remediation works.

As mentioned in our previous responses, we identify the concerns regarding removal of light non-aqueous phase liquid (LNAPL), and the need for appropriate monitoring and verification to demonstrate effectiveness of the remediation works.

While the Groundwater Remediation Validation Report (GEA, reference J24314B, Revision 0, dated 4 June 2026) provides information on the remediation undertaken and subsequent groundwater monitoring, our previous response noted that the information submitted only partially addressed the matters previously raised.

Environment Agency Position
The applicant's latest response provides its justification for not undertaking further monitoring but does not demonstrate that all relevant remediation objectives have been achieved. We therefore maintain our previous position that the remediation and verification information must adequately demonstrate that the risks to Controlled Waters have been addressed.

We look forward to further updates and discussions on how to progress on the site.

If you have any questions regarding our response, please contact planning.trentside@environment-agency.gov.uk.

Yours sincerely,

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