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Chief Executive
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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/2025/0669**) which was valid on the 19 September 2025 for permission for **Variation of conditions 2 (approved drawings) 3 (lighting) 4 (biodiversity) 5 (trees) and 6 (parking) of AVA/2023/0709 for amended storage building design and minor alterations to parking arrangement within site. at TwoK Polymer Systems Ltd Venture Crescent Alfreton**

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 hereby approved development shall be carried out in accordance with the following approved documents and drawings.

- Site Plan, Drg no 2412-S02 - 050 – P01
- Proposed Site, Car Park and Roof Plan, Drg no 2412-S02- 113 – P01
- Warehouse Elevations (proposed), Drg no 2412-S02- 112 – P01
- Floor Plan (proposed), Drg no 2412- S02 - 111 – P01
- Tree Planting and Biodiversity Plan, Drg no 2412-S02 -061 – P02
- Car Park Layout, Drg no 6522-KSA-XX-XX DR -C -1-001 Rev P4
- External lighting layout Drg no C14780-KBL-00-DR-E-0500-Rev C1
- Front Car Park External lighting layout Drg no 0510Rev C0

Date: 29 October 2026

Signed

Simon Gladwin
Chief Executive

- Front Car Park External lighting lux layout Drg no 0511- Rev C0

Reason: To define the terms of this permission and for the avoidance of doubt.

2. Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

Reason: In the interest of ecology in accordance with saved policy EN8 of the adopted Amber Valley Borough Local Plan 2026.

3. Prior to occupation, the approved Biodiversity Enhancement Plan Drg ref: 2412-S02-061 Rev P02 received 18.09.2025 shall be implemented in full before occupation and maintained thereafter.

Reason: In the interest of ecology in accordance with saved policy EN8 of the adopted Amber Valley Borough Local Plan 2026.

4. The scheme for replacement planting as approved Drg ref: 2412-S02-061 Rev P02 received on 18.09.2025 shall be implemented in full within one planting season following the development being brought into use.

Reason: To ensure adequate replacement planting in accordance with saved policy EN8 of the adopted Amber Valley Borough Local Plan 2026

5. The Development hereby approved shall not be brought into use until the parking and turning facilities have been provided as shown on Drg ref: 2412-S02-113 Rev P01 received 18.09.2025

Reason: To ensure conformity with submitted details and to ensure adequate parking in accordance with Saved policy IN1 of the Amber Valley Borough Local Plan 2026

Date: 29 October 2026

Signed

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Notes
Attention is drawn to the attached notes:

1. To be read in conjunction with Condition 2 (Lighting strategy) External lighting should have a warm white light source (2700Kelvin or lower) to reduce blue light component, as stipulated by Guidance Note 08/23- Bats and Artificial Lighting at Night (BCT and ILP, 2023). Furthermore, we advise that additional mitigating features such as timers, dimmers, PIR sensors and shields should be considered and detailed in the lighting strategy to limit lightspill onto the adjacent deciduous woodland priority habitat to the west of the site.

Notes
Attention is drawn to the attached notes:

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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In detail:

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.

Date: 29 October 2026

Signed

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Chief Executive

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.