

Telephone: 01246 231111

**PLANNING DECISION NOTICE TCP1
(CONDITIONAL PERMISSION)**



**North East
Derbyshire
District Council**

Mr Charlie Mayer
Arcadis Consulting (UK) Limited
1st Floor
4 Piccadilly Place
Manchester
M1 3BN

NOTE: The applicant should note that this permission relates only to the submitted plans. Any deviation from them, however, small, may require further permission and should not be carried out without first finding out from this Council whether a further planning application is required.

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of powers vested in the North East Derbyshire District Council under the above Act and Order, and with reference to the development described on the application and shown on the accompanying plan(s) and drawing(s):-

Application No: 25/01062/MFL

Proposal: Erection of a 400kV Gas Insulated Switchgear (GIS) substation including three super grid transformers, gantries, internal access roads, a GIS building, parking, drainage, diesel generator, lighting and CCTV, permanent access road from Calow Lane, earthworks, landscaping and biodiversity enhancement, and fencing the permanent realignment of footpaths NE5/25/1 and NE5/16/1 and felling of trees subject to TPO W1/171 (Major Development) (Affecting a Public Right of Way)(Departure from Development plan)

Location: Central Electricity Generating Board Calow Lane Calow Chesterfield

Applicant: National Grid Electricity Transmission Plc

NOTICE IS HEREBY GIVEN that permission for the proposed development is GRANTED subject to the following conditions:-

Conditions

- 1 The development hereby approved shall be begun before the expiration of three years from the date of this permission.
- 2 The development shall be carried out in accordance with the approved plans listed below:
 - PDD-203717-LAY-201 - Site Location Plan
 - PDD-203717-LAY-233 - Overall Layout
 - PDD-203717-LAY-240 - Block Plan
 - PDD-203717-LAY-235 - Chesterfield 400kV Substation - Block Plan
 - PDD-203717-LAY-241 - Chesterfield 400kV Substation - Existing Site Layout Plan
 - PDD-203717-LAY-234 - Chesterfield 400kV Substation - Proposed Site Layout - Substation Works
 - PDD-203717-ELE-221 - Chesterfield Overall Elevations Sheet 1
 - PDD-203717-ELE-222 - Chesterfield Overall Elevations Sheet 2

- PDD-203717-ELE-223 - Chesterfield Building Elevations Sheet 1
- PDD-203717-ELE-224 - Chesterfield Building Elevations Sheet 2
- PDD-203717-LAY-243 - Chesterfield Building Layout
- PDD-203717-LAY-242 - Proposed Site Layout
- PDD-203717-LAY-231 - External Lighting Layout PDD
- PDD-203717-LAY-232 - Drainage Layout
- PDD-203717-LAY-221 - Cut and Fill Plan
- 30184504-ARC-XX-LAN-DWG-00003 - Chesterfield Landscape Mitigation Plan
- PDD-203717-LAY-246 - Typical Fence Details
- TS 2 10. 10 D8 - Workshop and Storage Units
- B2441B05-JAC-CH-ZZ-M3-G-92220 Sheets 1 - 8 - Chesterfield Combined 3D Topographical and Underground Utility Survey
- EDEU-WSP-ENVS-CHTE4_-DRW-LA-000001 - EDEU Chesterfield Existing and Proposed Sections
- EDEU-WSP-SS51-ROADS_-DRW-CE-000002 - Access General Arrangement
- EDEU-WSP-SS51-ZZZZZZ-DRW-CE-000003 - Access Vehicle Tracking FTA Design Articulated Vehicle
- EDEU-WSP-SS51-ZZZZZZ-DRW-CE-000004 - Vehicle Tracking Abnormal Load Carrier
- EDEU-WSP-SS51-ZZZZZZ-DRW-CE-000005 - Vehicle Tracking Large Mobile Crane
- EDEU-WSP-SS51-ZZZZZZ-DRW-CE-000006 - Vehicle Tracking Large Tipper
- EDEU-WSP-SS51-ZZZZZZ-DRW-CE-000007 - Vehicle Tracking Low Loader
- EDEU-WSP-SS51-ZZZZZZ-DRW-CE-000008 - Vehicle Tracking Rigid Truck
- EDEU-WSP-SS51-ROADS_-DRW-CE-000011 - Visibility Splay
- EDEU-WSP-SS51-ROADS_-DRW-CE-000012 - Vertical Visibility Splay

3 No development to which this permission relates shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but shall not be limited to, the following:

- a) Construction Method Statement to include details of:
 - Layout of the construction access;
 - Waste audit;
 - Measures to control dust, noise and vibration during construction;
 - Parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in constructing the development;
 - Erection and retention of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Wheel washing facilities and suitable surface water drainage to be provided at the entrance to the site;
 - Measures for the removal of mud and debris from the highway; and
 - Site Manager contact details and public complaints procedure.
- b) The role and responsibilities of an ecological clerk of works (ECoW) or similarly competent person;
- c) Method statements to protect protected and notable species during construction including pre-works checks;
- d) Method statements to protect any retained on-site habitats (including how any temporarily impacted habitats will be reinstated);
- e) Method statements to protect off-site habitats and ecological features (e.g. trees, scrub, Local Wildlife Sites);
- f) Details of specific tasks or areas on site that will require ecologist supervision of works;
- g) Details of works limits and locations of internal compounds and lay-down areas;

- h) An Environmental Emergency Response Plan including details of measures to prevent pollution, including to watercourses;
- i) Biosecurity protocols;
- j) Details of temporary site illumination during the construction period;
- k) Use of protective fences, exclusion barriers and warning signs;
- l) Details of ecological surveys (such as nesting bird, badger, and invasive non-native species etc.) that need to be conducted prior to commencement of construction activities; and
- m) Details of methods and a timetable for post construction restoration / reinstatement of temporary working areas

Thereafter, the construction of the development shall only be carried out in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

- 4 Construction operations should not take place on site other than between the hours of 07:30 to 18:00 Monday to Friday and 07:30 to 13:00 on Saturday. There shall be no construction operations outside these hours or on Sundays or public / bank holidays except in case of emergency and / or outages and unless otherwise agreed in writing by the Local Planning Authority.
- 5 Prior to the first use of the development hereby approved, verification that the Super Grid Transformer Acoustic Enclosures have been installed and are operating in full accordance with the submitted noise impact assessment dated 19 December 2025 shall be submitted to and approved by the Local Planning Authority.
- 6 No development to which this permission relates shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall detail how all waste generated from the construction and operation of the development will be managed, minimised, segregated, disposed of and re-used and / or recycled. Approved measures shall be implemented in full and maintained thereafter.
- 7 No development to which this permission relates shall commence until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by, the Local Planning Authority. If the standard HMMP template is not used, the HMMP checklist shall be consulted to ensure all appropriate information is included. The HMMP shall identify the habitats to be retained, created and / or enhanced on the site over the mandatory 30-year period and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not.

Guidance on producing a HMMP can be found here: <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

- 8 Notwithstanding the details shown on the approved plans detailed at Condition 2, no permanent above-ground works to any building hereby approved shall take place until a Species Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to bird and bat boxes, habitat piles to benefit herptiles and small mammals and hibernacula.

A statement of good practice including photographs should be submitted to the Local Planning Authority prior to fully discharging this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

- 9 Notwithstanding the details shown on the approved plans detailed at Condition 2, no permanent above-ground works to any building hereby approved shall take place until details of the external colour finishes of all buildings (including doors, vents, louvres, etc), structures, fencing, gates, access equipment and external plant housing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include colour specifications (including RAL or British Standard references where applicable) together with samples and / or manufacturer product information as appropriate.

The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- 10 Notwithstanding the details shown on the approved plans, prior to the installation of permanent lighting fixtures, a detailed Lighting Strategy including a pre-design light survey undertaken by a competent designer to establish an accurate baseline data set, column positions, heights and tilt angles, luminaire type, lumen output, wattage, switching arrangements including times of use, any proposed shielding, and the overall design strategy, together with a lux contour plan demonstrating proposed lux levels and light spill with measures to control glare and nuisance light so as to reduce impacts on local residents any sensitive ecological zones / features, including hedgerows and woodland shall be submitted to and approved in writing by the Local Planning Authority. The Strategy should refer to PLG04 Guidance on Undertaking Environmental Lighting Impact Assessments (ILP, 2013), Guidance Note 01/21 - Reduction of Obtrusive Light (ILP, 2021) and Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how the Lighting Strategy has been designed in compliance with the documents. Where the post-installation survey identifies any exceedance, corrective action shall be completed before the development is brought into use. Thereafter, all lighting shall be operated in accordance with the approved scheme and methodology.
- 11 No permanent development to which this permission relates shall commence until:
- a) The Site Investigation Strategy as identified in the Desk Study report dated 19th December 2025 submitted with the application has been undertaken by a competent person in accordance with the current UK requirements for sampling and analysis; and
 - b) Where the Site Investigation Strategy identifies unacceptable levels of contamination, a detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Scheme shall have regard to relevant current guidance and include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. The Remediation Scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The developer shall give at least 14 days notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the Remediation Scheme.
- 12 Prior to the first use of the development hereby permitted:
- a) The approved remediation works required by Condition 11 above must be carried out in full in compliance with the approved methodology and best practice.
 - b) If during the construction and / or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the Local Planning Authority and the Local Planning Authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material shall be re-evaluated through the

process described in the Phase I contaminated land assessment (desk-study) submitted with the application and through the process described in Condition 11 above.

c) Upon completion of the remediation works required by Condition 11 above a validation report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include details of the remediation works and Quality Assurance / Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.

- 13 Prior to the first use of the development hereby permitted, the site access shall be constructed in full accordance with approved drawing reference EDEU-WSP-SS51-ROADS_-DRW-CE-000002 (Site Access General Arrangement) and thereafter maintained free of obstruction.
- 14 No development to which this permission relates shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CTMP shall include the following details as a minimum:
- a) construction working hours, including the date works will commence and anticipated completion date / duration;
 - b) the routes and access points to be used by construction vehicles travelling to and from the site, including appropriate signage and routing via the SRN;
 - c) Anticipated average two-way daily traffic numbers associated with the construction phase of the project;
 - d) Anticipated construction traffic flow (Light and heavy vehicles) during AM and PM peak hours in the month when the maximum construction traffic volume is expected;
 - e) HGV delivery times;
 - f) construction vehicle specification requirements, including the anticipated number of vehicle movements;
 - g) measures to manage debris on, and damage to, the highway network;
 - h) Details of any special or abnormal deliveries or vehicular movements;
 - i) Site Contact Details responsible for ensuring Health & Safety and handling of complaints; and
 - j) construction staff travel arrangements.

The approved CTMP shall thereafter be implemented throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

- 15 No development to which this permission relates shall commence until details of any temporary traffic management measures required in connection with the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the location, extent, duration and operation of any temporary traffic management arrangements, together with details of signage, traffic control measures and provision for pedestrians and cyclists, where applicable.

The approved temporary traffic management measures shall be implemented in full prior to the commencement of the relevant works and shall be maintained for the duration of those works.

- 16 No development to which this permission relates shall commence until a Condition Survey has been undertaken in accordance with UKPMS User Manual Volume 2: Visual Data Collection for UKPMS Chapter 7: Coarse Visual Inspection (CVI) to assess the baseline condition of Calow Lane from the junction of Calow Lane and the A632 (Chesterfield Road) to the permanent access point into the development site to which this permission relates. The survey shall be supplemented by a photographic record. A report including photographs shall be submitted to the Local Planning Authority within one month of commencement.

Within one month of completion of the construction phase a second Condition Survey shall have been undertaken in accordance with UKPMS User Manual Volume 2: Visual Data Collection for UKPMS Chapter 7: Coarse Visual Inspection (CVI), which shall identify any damage, wear and tear attributable to the construction works, and a report with photographs. This report, along with details of any remedial works and a timetable for implementation shall be submitted to the Local Planning Authority within three months of the completion of construction.

- 17 Prior to any soil trafficking, displacement or management of soils, a Soil Management Plan must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved Management Plan.
- 18 No permanent development to which this permission relates shall commence until a Surface Water Drainage Strategy detailing the design and associated management and maintenance of surface water drainage across the site, in accordance with the principles outlined within the following has been submitted to and approved in writing by the Local Planning Authority:
- a) Jacobs. (2025). Chesterfield 400KV Substation Flood Risk Assessment. B2441B05-JAC-CH-XX-RP-C-02216. P01.
 - b) Chesterfield 400k Substation Surface Water Drainage Strategy. (2025). B2441B05-JAC-CH-XX-RP-D-02217.P02.
 - c) National grid. (2025). Drainage Layout Chesterfield 400k Substation. B2441B05-JAC-CH-XX-DR-C-42232.
 - d) Jacobs. (2026). Responses to LLFA Letter.
 - e) Calculation Cover Sheet. (2026). B2441B05-JAC-CH-XX-CA-D-0002.
 - f) And DEFRA's National standards for sustainable drainage systems (2025).
- 19 No permanent development to which this permission relates shall commence until a detailed Drainage Hierarchy Assessment to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in Standard 1 of DEFRA's National standards for sustainable drainage systems (2025) has been submitted to and approved in writing by the Local Planning Authority.
- 20 No development to which this permission relates shall commence until a Construction Surface Water Management Plan indicating how additional surface water run-off from the site will be avoided during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The Plan should provide collection, balancing and / or settlement systems for these flows.

- 21 Prior to any works requiring the removal or root protection of trees, an updated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The AMS and TPP shall be updated to include:
- a) Methods of any construction related activities within root protection areas (RPAs) (as defined in BS 5837:2012) of the retained trees;
 - b) Where relevant, a full specification for the construction of any roads and footways including details of the no-dig specification and extent of the areas to be constructed using a no-dig specification. Details shall include relevant sections through them;
 - c) A specification for protective fencing to safeguard retained trees during clearance and construction phases;
 - d) Methodology and specification for any facilitation pruning, including root pruning in accordance with BS 3998:2010;
 - e) Schedule of arboricultural monitoring and supervision (which includes visits by the arboricultural consultant during installation of protective measures and structures within the RPAs of retained trees). The development shall be implemented in accordance with the approved details.
- 22 Prior to the first use of the development hereby permitted details of soft landscaping works and an implementation and management programme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) planting plans, including details of schedules of plants, noting species, planting sizes and proposed numbers / densities;
 - b) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment).

All soft landscaping shall be carried out in accordance with the approved details, implementation programme and BS 4428:1989 Code of Practice for General Landscape Operations and implemented prior to first use of the development and therefore retained and maintained in accordance with the approved management programme.

- 23 Any trees or planting which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 24 Prior to the first use of the development hereby approved, a detailed CCTV and Security Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of:
- a) all CCTV cameras, including their location, specification and coverage areas;
 - b) perimeter security measures, including any intruder detection systems;
 - c) any audio warning or public address systems;
 - d) monitoring arrangements and operational procedures; and
 - e) a programme for implementation and ongoing maintenance of all approved security measures.

The approved security measures shall be installed and brought into operation prior to the first use of the development and shall thereafter be retained and maintained in accordance with the approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions

- 1 To comply with the provision of Section 91 (as amended) of the Town and Country Planning Act 1990.
- 2 For clarity and the avoidance of doubt.
- 3 To ensure that the development is carried out in a manner which safeguards biodiversity interests, protected and notable species, retained habitats, watercourses and other ecological features and to minimise the impacts of construction activities on the amenities of nearby occupiers, the surrounding environment and to ensure that the development is implemented in an acceptable manner, in accordance with Policies SS1, SDC4 and SDC12 of the North East Derbyshire Local Plan.
- 4 To minimise the impacts of construction activities on the amenities of nearby occupiers, the surrounding environment and to ensure that the development is implemented in an acceptable manner.
- 5 To ensure that the noise mitigation measures identified within the submitted Noise Impact Assessment (dated 19 December 2025) have been fully implemented and are effective in protecting the amenity of nearby occupiers, in the interests of residential amenity and in accordance with Policy SDC12 of the North East Derbyshire Local Plan.
- 6 To ensure that waste arising from the construction and operation of the development is managed in a sustainable manner, minimising the amount of waste sent to landfill and maximising opportunities for the re-use and recycling of materials, in accordance with Policy SDC13 of the North East Derbyshire Local Plan.
- 7 To secure the long-term management, maintenance and monitoring of biodiversity net gain habitats and ensure that the biodiversity enhancements identified as part of the approved development are delivered and maintained for a minimum period of 30 years, in accordance with Policies SS1 and SDC4 of the North East Derbyshire Local Plan.
- 8 To secure measurable biodiversity enhancements and additional nesting, roosting and shelter opportunities for protected and priority species in the interests of biodiversity conservation and enhancement, in accordance with Policies SS1 and SDC4 of the North East Derbyshire Local Plan.
- 9 To ensure a satisfactory appearance of the development, minimise its visual impact on the surrounding landscape and secure an appropriate design response to the character of the area, in accordance with Policies SS1, SDC12 and SDC3 of the North East Derbyshire Local Plan.
- 10 To safeguard bats and other nocturnal wildlife from the adverse effects of artificial lighting, maintain ecological connectivity and protect important habitat features and wildlife corridors, in accordance with Policies SS1 and SDC4 of the North East Derbyshire Local Plan.
- 11 To protect future occupiers of the development, buildings, structures/services, ecosystems and controlled waters, including deep and shallow ground water.
- 12 To protect future occupiers of the development, buildings, structures/services, ecosystems and controlled waters, including deep and shallow ground water.
- 13 In the interests of highway safety and to ensure satisfactory access to the site in accordance with the National Planning Policy Framework.

- 14 In the interests of highway safety and to mitigate adverse impacts arising from construction traffic on the surrounding highway network, including the M1 Motorway, in accordance with DfT Circular 01/2022.
- 15 In the interests of highway safety, the free flow of traffic on the local highway network and the M1 Motorway, and to minimise disruption to highway users during the construction phase, in accordance with DfT Circular 01/2022.
- 16 To establish the pre-development condition of the highway and to identify and secure the remediation of any damage attributable to construction traffic associated with the development, in the interests of highway safety and the protection of highway infrastructure, in accordance with Policies SS1, ID3 and SDC12 of the North East Derbyshire Local Plan.
- 17 To ensure that soils are appropriately handled, stored, protected and managed during the operational phase of the development, thereby safeguarding soil resources, supporting habitat establishment and biodiversity enhancement, and promoting the sustainable use of natural resources, in accordance with Policies SS1, SDC4 and SDC13 of the North East Derbyshire Local Plan.
- 18 To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of full planning consent being granted.
- 19 To ensure that surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options. The assessment should demonstrate with appropriate evidence that surface water runoff is discharged as high up as reasonably practicable in the following hierarchy:
 - o priority 1: collected for non-potable use
 - o priority 2: infiltrated to ground
 - o priority 3: discharged to an above ground surface water body
 - o priority 4: discharged to a surface water sewer, or another piped surface water drainage system
 - o priority 5: discharged to a combined sewer
- 20 To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land / properties or occupied properties within the vicinity of the development site.
- 21 To ensure the protection and long-term retention of trees to be retained on the site during the construction process, to safeguard their visual amenity, landscape and ecological value, and to ensure that construction activities do not adversely affect their health or longevity, in accordance with Policies SS1, SDC4 and SDC12 of the North East Derbyshire Local Plan.
- 22 To ensure the provision, establishment and long-term management of a high-quality landscaping scheme that integrates the development into its surroundings, enhances visual amenity and secures biodiversity benefits, in accordance with Policies SS1, SDC4 and SDC12 of the North East Derbyshire Local Plan.
- 23 To ensure the successful establishment and long-term retention of the approved landscaping scheme in the interests of visual amenity, landscape character and biodiversity enhancement, in accordance with Policies SS1, SDC4 and SDC12 of the North East Derbyshire Local Plan.

- 24 In the interests of the security and resilience of critical national infrastructure, and to ensure that appropriate security measures are provided and maintained in connection with the operation of the development.

Statement in accordance with The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and the National Planning Policy Framework

In determining this application the Local Planning Authority has worked proactively with the applicant(s) to secure a development that would improve the economic, social and environmental conditions of the area (as appropriate to the specific case). This is in accordance with the aims of the National Planning Policy Framework.

Notes

1. **Biodiversity Net Gain (BNG)**

This planning permission is subject to the statutory biodiversity gain condition under Schedule 7A of the Town and Country Planning Act 1990.

Development must not begin until a Biodiversity Gain Plan has been submitted to and approved by North East Derbyshire District Council. The plan must demonstrate compliance with the requirement to deliver at least a 10% increase in biodiversity value above the pre development baseline.

Where the site includes irreplaceable habitat, additional statutory requirements apply and the Local Planning Authority may only approve a Biodiversity Gain Plan that minimises harm and secures appropriate compensation without reliance on biodiversity credits.

The biodiversity gain condition must be discharged before commencement of development.

Full BNG legislation/guidance can be found here: <https://www.gov.uk/guidance/biodiversity-net-gain>

2. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground

works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - (<https://www.gov.uk/government/publications/permit-process/permit-process>)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - <https://www.gov.uk/government/organisations/mining-remediation-authority>

Informative Note valid from 1st January 2025 until 31st December 2026

3. In accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, a fee is payable to discharge any condition(s) on this planning permission.

Please contact developmentcontrol@ne-derbyshire.co.uk to confirm the applicable fee at the time you submit an application to discharge the conditions.

The fee is payable for each individual request made to the Local Planning Authority.

Dated: 14 August 2026

Signed: 

Authorised Officer of the Council

ATTENTION IS DRAWN TO THE ATTACHED NOTES