



Derbyshire Building Control Partnership

Dunston Innovation Centre, Dunston Road,
Chesterfield, S41 8NG

E: info@dbcp.co.uk

T: 0333 880 2000

W: dbcp.co.uk

CDS Building Contractors
52 Corbar Road
Buxton
SK17 6RJ

FAO Andrew Smith

Your ref:

Our ref: 22/02509/DM

Date: 4 May 2022

Contact: Christopher Pratt

Tel: 07966 151448

Email: christopher.pratt@dbcp.co.uk

Dear Sir/Madam

BUILDING REGULATIONS

LOCATION: 7 Bench Road Fairfield Buxton Derbyshire SK17 7PJ

PROPOSAL: Demolition existing Showroom

BR NUMBER: 22/02509/DM

I refer to your Notice of Intended Demolition submitted on 1 April 2022.

Please find enclosed the notice under Section 81 of the Building Act 1984 for your attention.

Please contact our office to arrange a site inspection, prior to commencement and to agree further inspections, including a completion inspection once work is completed on site .

Yours faithfully

Christopher Pratt
Building Control Surveyor



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DEMOLITION NOTICE SECTION 81

The Building Act 1984
Section 81

Plan Number
22/02509/DM

APPLICANT DETAILS

Name: Mrs Ann Stone

Address; Fairfield Builders Supplies, Tongue Lane, Buxton, SK177LF

LOCATION;

7 Bench Road, Fairfield, Buxton, Derbyshire, SK17 7PJ

DETAILS OF WORK:

Demolition existing Showroom

This Notice is issued under the Section 81 of the Building Act 1984 and specifies in the attached schedule the conditions under which the demolition works are to be carried out.

The work must be completed within 6 months from the date of serving this notice. A resubmission will be required after this date.

It is the responsibility of the Demolition Contractor to contact Derbyshire Building Control Partnership, during and on Completion of the Demolition.

Any appeal against the conditions contained in this notice must be made within 21 days from the date of this Notice, to the Magistrates Court in accordance with Section 102 of the Building Act 1984.

This Notice is authorised by;

Signature: 

Date: 4 May 2022

David Pratt
Building Control Manager

Registration Number: 09928569, Cumberland Court, 80 Mount Street, Nottingham, NG1 6HH



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The Building Act 1984 Section 81

Plan Number
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SCHEDULE OF REQUIRED WORKS

1. DEMOLITION NOTICE CONDITIONS

CODE	CONDITION
CO1	To shore up any building adjacent to the buildings to which the notice relates.
CO2	To weatherproof any surface of any adjacent building that are exposed by the demolition.
CO3	To repair and make good any damage to any adjacent building caused by the demolition or negligent act or omission of any person engaged in it.
CO4	To remove material or rubbish resulting from the demolition and the clearance of the site.
CO5	To disconnect and seal, at such points as the local authority may reasonably require, any sewer or drain in or under the building.
CO6	To remove any such sewer or drain, and seal any sewer or drain with which the sewer or drain to be removed is connected.
CO7	To make good to the satisfaction of the local authority the surfaces of the ground disturbed by anything done in connection with the removal, disconnection or sealing of drains.
CO8	To make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building.
CO9	To take such steps relating to the conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition as the Council may consider reasonably necessary for the protection of the public and the preservation of public amenity.

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The following conditions are enforced under other associated legislation:-

A1 Noise Control

To minimise noise impacts on nearby residential dwellings, I recommend that 'demolition' of the building(s) as identified, shall only be carried out between the hours of 08:00 hours and 18:00 hours Monday to Friday and 09:00 hours to 13:00 hours on a Saturday. Demolition work shall not be carried out on Sundays or Public Holidays. The term 'demolition' shall include mobile and fixed plant/machinery (e.g. generators), radios and vehicles. For any variations please contact your Local Authority Council.

NB -

This advisory note/clause/condition takes into recommendations from Derbyshire County Council, Highways Agency and all Utility companies.

NB-

The demolition contractor/agent/landowner will be advised that if demolition work takes place at times not specified above, the noise produced as a result of the demolition work could constitute a statutory noise nuisance. Under the Environmental Protection Act 1990 where a Local Authority is satisfied that a statutory noise nuisance exists or may occur or recur, it must issue an Abatement Notice on the person(s) responsible for the nuisance or, the owners or occupier of the premises from which the nuisance emanates. The Abatement Notice will require the nuisance to cease or be abated within a set timescale. Failure to comply with an Abatement Notice is an offence, which upon summary prosecution in a Magistrates' Court, can result in a fine of up to £20,000.

A2 Dust Control

Under the Environmental Protection Act 1990 where a Local Authority is satisfied that a statutory dust nuisance exists or may occur or recur, it must issue an Abatement Notice on the person(s) responsible for the nuisance or, the owners or occupier of the premises from which the nuisance emanates. The Abatement Notice will require the nuisance to cease or be abated within a set timescale. Failure to comply with an Abatement Notice is an offence, which upon summary prosecution in a Magistrates' Court, can result in a fine of up to £20,000.

To minimise airborne dust impacting upon the surrounding area the demolition contractor/agent/land owner will provide the Local Authority with a 'dust suppression methodology'. The dust suppression methodology will provide specific details as to how airborne dust will be minimised whilst the building(s) is/are being demolished. This methodology shall be agreed, in writing by Environmental Health prior to the commencement of the demolition work on the site (as identified on the attached plan). The demolition contractor/agent/land owner is advised to contact

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your there Local Authority Council.

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A3 Mobile Crushers

Under the Environmental Permitting Regulations 2007, mobile crushing and screening plant may require a 'Permit to Operate' from the Local Authority from which the crusher originates. If mobile crushing and screening plant is to be used on site, the demolition contractor/agent/landowner is advised to contact there Local Authority Council .

A14 Smoke Control

The demolition contractor/agent/landowner shall be advised that burning/bonfires on site shall not be permitted. Further details can be obtained from there Local Authority Council.

NB -

Under the Clean Air Act 1993, it is an offence to either burn materials on trade premises that give rise to, or is likely to give rise to dark or black smoke or on premises which is not so used as trade or industrial premises in which matter is burnt in connection with any industrial or trade process. Upon summary prosecution in a Magistrates' Court, this offence could lead to a fine of up to £20,000.

NB -

Under the Environmental Protection Act 1990, where a local authority is satisfied that smoke from bonfires gives rise to a statutory nuisance, then it must serve an Abatement Notice on the person(s) responsible for the nuisance to effectively Prohibit a recurrence. Failure to comply with an Abatement Notice is an offence, which upon summary prosecution in a Magistrates' Court, can result in a fine of up to £20,000.

NB -

Under the Environmental Protection Act 1990, there is a legal duty on all producers of waste to ensure that their waste is not disposed of illegally or in a way that causes pollution or harm. It is also an offence to deposit controlled waste on land without a Waste Management Licence.

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