

Proposed Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Site wide

2013-082/101revC Location Plan
2013-082/102revF Indicative Masterplan
2013-082/103revE Arboricultural Constraints Plan
2013-082/104revE Parking Strategy Plan
2013-082/105revE Refuse Strategy Plan
2013-082/893revD Preliminary Finished Levels
2013-082/900revD Proposed Landscape Plan

East Mill

2013-082/210revF Proposed Ground Floor Plan
2013-082/211revG Proposed 1st Floor Plan
2013-082/212revG Proposed 2nd Floor Plan
2013-082/213revG Proposed 3rd Floor Plan
2013-082/214revG Proposed 4th Floor Plan
2013-082/215revG Proposed 5th Floor Plan
2013-082/216revI Proposed 6th Floor Plan
2013-082/217revG Proposed 7th Floor Plan
2013-082/218revG Proposed Elevations (1 of 4)
2013-082/219revF Proposed Elevations (2 of 4)
2013-082/220revF Proposed Elevations (3 of 4)
2013-082/221revF Proposed Elevations (4 of 4)
2013-082/222revD Proposed Section A-A
2013-082/223revD Proposed Section B-B
2013-082/224revB Proposed Roof Plan
2013-082/320revA East Mill Window Types
2013-082/321revA East Mill Design Intent Window Details
2013-082/322revA East Mill Design Intent Door Details
2013-082/610revC Proposed Demolition Ground Floor Plan
2013-082/611revC Proposed Demolition 1st Floor Plan
2013-082/612revD Proposed Alterations 2nd Floor Plan
2013-082/613revD Proposed Alterations 3rd Floor Plan
2013-082/614revD Proposed Alterations 4th Floor Plan
2013-082/615revD Proposed Alterations 5th Floor Plan
2013-082/616revE Proposed Alterations 6th Floor Plan
2013-082/617revE Proposed Alterations Roof Plan
2013-082/618revE Proposed Alterations Section A-A
2013-082/619revD Proposed Alterations Section B-B
2013-082/620revC Proposed Alteration Elevations (1 of 4)
2013-082/621revC Proposed Alteration Elevations (2 of 4)

2013-082/622revC Proposed Alteration Elevations (3 of 4)
2013-082/623revC Proposed Alteration Elevations (4 of 4)

North Mill

2013-082/226revE Proposed Ground Floor Plan
2013-082/227revD Proposed 1st Floor Plan
2013-082/228revC Proposed 2nd Floor Plan
2013-082/229revD Proposed 3rd Floor Plan
2013-082/230revC Proposed 4th Floor Plan
2013-082/231revD Proposed 5th Floor Plan
2013-082/232revD Proposed Roof Plan
2013-082/233revC Proposed Section A-A
2013-082/234-revD Proposed Section B-B
2013-082/235revD Proposed Elevations (1 of 2)
2013-082/236revD Proposed Elevations (2 of 2)
2013-082/626revE Proposed Alterations Ground Floor Plan
2013-082/627revD Proposed Alterations 1st Floor Plan
2013-082/628revD Proposed Alterations 2nd Floor Plan
2013-082/629revD Proposed Alterations 3rd Floor Plan
2013-082/630revD Proposed Alterations 4th Floor Plan
2013-082/631revD Proposed Alterations 5th Floor Plan
2013-082/632revC Proposed Alterations Roof Plan

Strutt House

2013-082/243revB Proposed Roof Plan
2013-082/244revB Proposed Elevations
2013-082/245revB Proposed Sections

Pavilion

2013-082/260revB Proposed Ground Floor Plan
2013-082/261revC Proposed Roof Plan
2013-082/262revC Proposed Elevations
2013-082/263revB Proposed Sections
2013-082/655revB Proposed Alterations Ground Floor Plan
2013-082/656revC Proposed Alterations Roof Plan
2013-082/657revB Proposed Alterations Elevations
2013-082/658revB Proposed Alterations Sections

Powerhouse

2013-082/270revA Proposed Basement Floor Plan
2013-082/271revA Proposed Ground Floor Plan
2013-082/272revA Proposed Roof Plan
2013-082/273revA Proposed Elevations
2013-082/274revA Proposed Section
2013-082/660revA Proposed Alterations Basement Floor Plan
2013-082/661revA Proposed Alterations Ground Floor Plan
2013-082/662revA Proposed Alterations Roof Plan
2013-082/663revA Proposed Alteration Elevations
2013-082/664revA Proposed Alterations Section

North Mill Workshops

2013-082/282revA Roof Plan
2016-007/283revB Proposed Elevations

Documents

Design & Access Statement (2013-082/025rev A)

Design & Access Statement Appendices (2013-082/026rev)

Addendum Design & Access Statement 2 (2013-082/023revP03)

Gateway 1 Statement Belper East Mill GW1 Fire Statement Form (Rev 2_update 11_08_25)

East Mill Preliminary Apartment Schedule (ref. 2025-01O_Doc_0008revP02)

Belper North Mill Drainage Appraisal (ref BML-XX-XX-RP-C-0500-POS)

Heritage Statement (ref 02302_H TAL, August 2025)

Heritage Impact Assessment (ref 02302_H TAL, August 2025)

Belper Mills Written Scheme of Investigation: Archaeological Evaluation, Watching Brief and Historic Building Recording (ref 61225, 7th August 2025)

Preliminary Ecological Appraisal - Strutt Mill, Belper (UES02107/08, 21st October 2025)

Updated Bat PA Survey - Strutt Mill, Belper (UES02107/10, 1st October 2025)

Peregrine Falcon Method Statement - Strutt Mill, Belper (UES02107/12, 27th October 2025)

Ecological Impact Assessment - Strutt Mill, Belper (UES02107/13, 30th October 2025)

Updated Bat Hibernation Survey - Strutt Mill, Belper (UES02107/15, 3rd October 2025)

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

3. No development shall take place until a phasing plan identifying all phases of the development has been submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to, details of the timing and delivery in programme of:

- a) Works for the roof repair to North Mill;
- b) Works for the installation of new drainage to North Mill;
- c) Works to the repair of brickwork and windows of North Mill;
- d) Works to the roof repair and windows of the Georgian footbridge and gangway
- e) Works to the roof repair of Strutt House;
- f) Works for the residential conversion of East Mill and related works;
- g) Works to the demolition, extension and reconfiguration of the Pavilion;
- h) Works to the demolition, repair and new facade to the Power House; and
- i) External works.

The programme shall require completion of works to North Mill, the Georgian footbridge and gangway, parts (a) to {d), before commencement of the removal of roof structure to the East Mill, part (e). [i.e. No works to the fit out and internal adaption of the East Mill for residential use can progress until the works to the North Mill are complete.] All Landscaping works set out in the provisions of the conditions under part (h) shall be completed prior to occupation of the East Mill.

The development/works shall be undertaken in accordance with the approved phasing plan and the approved phasing shall apply to any provisions for phasing in relevant conditions attached to this permission.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to remove unsympathetic additions to ensure that special regard is

paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

Reason for pre-commencement: A phasing plan is required to be agreed in advance of commencement of any development to ensure comprehensive phasing.

4. No new units in the development hereby permitted shall be occupied until the access, parking, and turning facilities that relates to those unit(s) have been provided as shown on drawing titled 'Parking Strategy Plan - Drg. No. 203-082 Rev E'.

Reason: To ensure conformity with submitted details, to reduce vehicle movements and promote sustainable access, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

5. A scheme of improvement works for each of the existing site accesses shall be submitted to and approved in writing by the Local Planning Authority in accordance with the phasing plan described in condition 3. The approved works shall be implemented prior to first occupation of the development hereby approved. The works shall include the following:

- i. At the northern Bridge Foot site access - visibility improvements and provision of access by means of a dropped kerb footway crossing facility.
- ii. At the southern Bridge Foot site access - provision of access by means of a dropped kerb footway crossing facility.
- iii. At the A6 Matlock Road site access - visibility improvements.

Reason: In the interests of highway and pedestrian safety and sustainable travel, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

6. No new units in any phase of the development hereby permitted shall be occupied until a Travel Plan that relates to those unit(s)/phase has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include mechanisms for monitoring and timescales for implementation. The Travel Plan shall be implemented in accordance with the approved details.

Reason: To reduce vehicle movements and promote sustainable travel, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

7. No new units in any phase of the development hereby permitted shall be brought into use until provision has been made within the application site for secure motorcycle parking; secure, covered cycle parking; secure cycle equipment storage; electric vehicle charging; and refuse storage facilities relevant to that phase in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

Reason: To promote sustainable travel and ensure appropriate provision for refuse collection in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

8. No new units in any phase of the development hereby permitted shall be brought into use until a delivery and servicing management plan relevant to that phase has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timetable for implementation and mechanisms for

monitoring and review. The plan shall be implemented in accordance with the approved details.

Reason: In the interest of sustainable travel and highway safety, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

9. A scheme for amendments to traffic regulation orders shall be submitted to and approved in writing by the Local Planning Authority in accordance with the phasing plan described in condition 3.

Reason: In the interest of highway safety, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

10. A scheme for proposed improvements to the bus stops on Bridge Foot and Matlock Road shall be submitted to and approved in writing by the Local Planning Authority in accordance with the phasing plan described in condition 3.

Reason: In the interest of furthering sustainable travel, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

11. No residential unit hereby permitted shall be first occupied until a scheme for provision of free bus taster tickets for residents of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the bus passes including period of validity or equivalent, the area of coverage, arrangements for promoting the passes, application and monitoring arrangements. The approved scheme shall be implemented on first occupation of the residential accommodation hereby permitted.

Reason: To promote sustainable travel, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

12. No residential unit hereby permitted shall be first occupied until details of travel welcome packs for residents of the development have been submitted to and approved in writing by the Local Planning Authority. The approved welcome packs shall be provided to each occupant on their first occupation of the residential use.

Reason: To promote sustainable travel, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

13. No phase of the development hereby permitted shall first be brought into use until a car parking management plan relevant to that phase has been submitted to and approved in writing by the Local Planning Authority. The plan shall include mechanisms for monitoring and review and timescales for implementation. The plan shall be implemented as approved and shall be maintained for the life of the development. The plan shall include, but not be limited to, provision of the following details:

- i. Details of the allocation of parking spaces to residents, commercial uses, and leisure uses within the site;
- ii. Cycle parking provision;
- iii. Motorcycle parking provision;
- iv. Accessible parking provision.

Reason: To prevent on-street parking and ensure the safe and sustainable operation of the car parking arrangements, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

14. No phase of the development hereby permitted shall commence until a Construction Traffic Management Plan ('the CTMP') relevant to the delivery of that phase has been submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be adhered to throughout the relevant demolition/construction period. The plan shall include, but not be restricted to, details of:

- i. Parking of vehicles of site operatives and visitors;
- ii. Measures taken to ensure satisfactory access and movement for existing occupiers of the site and neighbouring properties during construction;
- iii. Measures taken to ensure satisfactory access and movement on the A6 and A517 during construction;
- iv. Measures to maintain existing on-site car parking and servicing provision during construction, to prevent displacement into off-site locations;
- v. Safe routes for pedestrians;
- vi. Advisory routes for construction traffic;
- vii. Any temporary access to the site;
- viii. Locations for loading/unloading and storage of plant, waste, and construction materials;
- 1x. Methods of preventing mud and dust being carried onto the highway;
- x. Arrangements for turning vehicles;
- xi. Arrangements to receive abnormal loads or unusually large vehicles;
- xii. Joint highway condition survey;
- xiii. Methods of communicating the construction management plan to staff, visitors, and neighbouring residents and businesses.

Reason: In the interests of highway and pedestrian safety, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

15. a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

b) The development shall be undertaken in accordance with the archaeological Written Scheme of Investigation.

c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programmed set out in the archaeological Written Scheme of Investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secure.

Reason: To ensure the site is appropriately investigated and recorded in accordance with saved policy EN31 of the Adopted Amber Valley Borough Local Plan 2006.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

16. The development permitted by this planning permission shall be carried out in accordance with the approved RSK rs to Environment Agency Objection in support of the Flood Risk Assessment (FRA) compiled by RSK (Ref: 881245_L02_KJ) dated 15th January 2019 and the following mitigation measures detailed within the RSK rs to EA objection in support of the FRA:

- i. Finished floor levels (FFL) for the different residential elements of the development to be set no lower than stated below.
- ii. South Eastern element of the Eastern Mill FFL to be set no lower than 64.92mAOD
- iii. North Eastern element of the Eastern Mill FFL to be set no lower than 64.85mAOD
- iv. North Western element of the Eastern Mill FFL to be set no lower than 64.88mAOD
- v. Flood resilient design measures to be incorporated in to the final construction for the commercial elements as confirmed under point ii.
- vi. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants. (It should be noted that in the absence of modelled 30% and 50% climate change allowances the consultant has taken a very conservative approach in using the 1 in 1000 year level as a proxy for the 50% climate change level, which is in accordance with saved policy EN15 of the Adopted Amber Valley Borough Local Plan.

[Advisory Note: The proposed development has added further resilience by raising all habitable internal finished floor levels 600mm above the 1 in 1000 year. Assurance has also been provided in the rs that for elements of the development where FFL cannot be raised above the 1 in 1000 year level that these elements will be limited to commercial development and will encompass flood resistant and resilient design measures to aid clean up and lessen disruption.]

17. No development of any phase of development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site relevant to that phase has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring or pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent pollution of controlled waters and in accordance with saved policy EN18 of the Adopted Amber Valley Borough Local Plan 2006.

18. Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To prevent pollution of controlled waters in accordance with saved policy EN18 of the Adopted Amber Valley Borough Local Plan 2006.

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To prevent pollution of controlled waters in accordance with saved policy EN18 of the Adopted Amber Valley Borough Local Plan 2006.

20. No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the written approval of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of controlled waters in accordance with saved policy EN18 of the Adopted Amber Valley Borough Local Plan 2006. Infiltration through land contamination has the potential to impact on groundwater quality. Please see the drainage informative below for more information.

21. No development shall commence until an Arboricultural Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall be presented in the format as per sections 5 & 6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and shall include the following:

- (i) A survey of all trees which are likely to be impacted upon by the proposed development, with details and categorisation results provided in an appropriated schedule (as per BS5837:2012 section 4.4-4.6)

- (ii) Trees clearly identified as either retained or removed (including trees on land adjacent to the site with canopies or RPAs which encroach onto the site)
- (iii) Clear specifications for all proposed management works to retained trees
- (iv) A realistic assessment of the probable impacts between the trees and development (as per B85837:2012 section 5.3.4) and including an assessment of the potential impact to surrounding ASNW
- (v) Root protection area (RPA) and construction exclusion zones
- (vi) Exclusion zone protective barriers (giving precise locations and specification)
- (vii) The position of all new underground services in relation to RPAs.
- (viii) Detailed specification and installation method statement for any proposed new structure, hardstanding, underground services or works access into RPAs
- (ix) Method statements for all other construction operation which impact on trees
- (x) Positions and specification (following 8S8545:2014 'Trees: from nursery to independence in the landscape - Recommendations' as appropriate) for all new tree planting
- (xi) Reinstatement and ground preparation for new tree planting and areas of soft landscaping.

Reason: To prevent unnecessary damage to existing trees in accordance with saved policy EN9 of the Adopted AVBC Local Plan 2006.

22. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:

- a. Belper Mills, Belper Flood Risk Assessment (August 2018 by RSK) including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team,
- b. And DEFA's Non-statutory technical standards for sustainable drainage systems (March 2015),

have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

Reason: 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 details of the construction, operation and maintenance/management of the sustainable drainage systems are provided by the Local Planning Authority., in accordance with saved policy EN15 of the Adopted Amber Valley Borough Local Plan and the NPPF.

- 23. a) No development shall commence until:
 - i. The approved development site has been subjected to a detailed investigation to determine the extent, scale and nature of any contamination and an assessment of the potential risks (the "Assessment") has been carried out.

- c. A site plan plotting predicted horizontal and vertical illuminance levels (in lux) across the site boundaries and at the nearest light-sensitive dwellings around the new installation (including existing light trespass);
- d. Operating times, any dimmers, PIR sensors including the use of timers or passive infra-red detectors.

Reason: In the interests of protecting residential amenity and visual amenity and historic environment in accordance with saved policies LS1, EN? and EN16 of the Adopted Amber Valley Borough Local Plan, policies NPP5 and NPP20 of the Neighbourhood Plan for Belper and paragraphs 135 and 191 of the NPPF.

26. Notwithstanding the submitted information, no development shall commence until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Hard landscaping details shall include hard surfacing materials, street furniture and the soft landscaping details shall show a planting scheme which includes a schedule of plants noting species, plant sizes and proposed numbers/densities, including a tree planting plan to mitigate tree losses stating final specification of species, stock size and aftercare provision, including a scheme for the timing/phasing of implementation works. The hard and soft landscaping works shall thereafter be provided before the development is first brought into use. Any plants or trees in the planting scheme that are removed, die or become seriously damaged or diseased within a period of five years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the Local Planning Authority gives written consent to any variations.

Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with saved LS1 and EN? of the Adopted Amber Valley Borough Local Plan, policies NPP5 and NPP20 of the Neighbourhood Plan for Belper and paragraphs 135 and 191 of the NPPF.

27. No works to repair, refurbish or renew any existing boundary walls or railings shall take place until such time as a detailed scheme for their restoration, including a programme of works linked to the phasing plan, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:

- a) A detailed methodology for the repair of any stonework including any cleaning;
- b) A detailed methodology for the repair of any brickwork;
- c) A detailed methodology for the repair of any metalwork; and,
- d) Details of the mortar mix for any repainting works.

The repair, refurbishment or renewal works shall be carried out in accordance with the duly approved scheme and programme.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to remove unsympathetic additions to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

28. Notwithstanding the details shown on the approved plan - 2013-082-900 Rev D Proposed Landscape Plan - prior to occupation of the East Mill, full details of both

- ii. A report providing the details of the site investigation and the Assessment been submitted and approved in writing by the Local Planning Authority.
 - iii. A Remediation Method Statement (the "RMS") to address any remediation required by the Assessment including a plan for how the remediation methods will be verified, has been submitted and approved in writing by the Local Planning Authority.
- b) The development shall be undertaken in strict compliance with the requirements contained within the approved RMS. Any proposed revisions to the RMS must be submitted and approved in writing by the Local Planning Authority prior to any changes in remediation methods.
 - c) If during development works, any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those already identified, then no further works shall take place until a revised RMS is submitted to and approved in writing by the Local Planning Authority and the works shall then be carried out in accordance with the revised RMS.
 - d) If during development work, site contamination is found in areas previously expected to be uncontaminated, then the remediation of those areas shall be carried out in accordance with the approved RMS.
 - e) No building shall be occupied unless and until a Verification Report in accordance with the RMS has been submitted to and approved in writing by the Local Planning Authority.
 - f) All investigations, assessments and reports must be carried out by a suitably qualified competent person previously agreed in writing by the Local Planning Authority and in accordance with the Environment Agency publication Land contamination: risk management (LCRM).

Reason: The undertaking of a site investigation prior to the commencement of development is necessary to ensure that adequate information pertaining to risks arising from land contamination is available to inform an assessment that the site is either suitable for its proposed use or appropriate remedial measures could make the site suitable for its proposed use. In order to ensure the safety of the development, in accordance with saved policy EN18 of the Adopted Amber Valley Local Plan 2006.

24. Prior to commencement of the development hereby permitted an Environmental Management Plan/scheme shall be submitted to, and approved in writing by, the Local Planning Authority which includes the provisions to be made for the control of dust arising from demolition and construction works. All such works shall be fully implemented in accordance with the approved scheme.

Reason: In the interests of protecting residential amenity, prevent air pollution and contamination in accordance with saved policies LS1, EN? and EN16 of the Adopted Amber Valley Borough Local Plan, policies NPP5 and NPP20 of the Neighbourhood Plan for Belper and paragraphs 135 and 191 of the NPPF.

25. No permanent external lighting shall be installed until a detailed lighting strategy for external public areas such as car parking areas, pedestrian entrances and land around the Pavilion and bridge links has been submitted to, and approved in writing by, the Local Planning Authority. All works shall be fully implemented in accordance with the approved scheme before its use commences, and maintained as such:

- a. A site plan showing the proposed design, locations and mounting heights of all external luminaires;
- b. Full details, including pictures, of all external luminaires to be installed;

hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority.

This shall address but not be limited to the following, as part of an overall landscaping and car parking strategy:

- The surface treatment and finish of all car parking bays, kerbs, gulleys, and access roads,
- Details of all retaining walls, stone steps, cobbles or sett surfaces, paving, balustrading and fencing, planting and planters, and street furniture,
- Opportunities for attenuation in the form of the surface finishes and peripheral landscaping, including swales,
- planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants/ trees to be retained,
- Constraints to water courses and flow for the operational management of existing Hydro Power,
- The detail of ramped access, and associated walls,
- The detailed repair of the wrought and riveted iron pedestrian bridge and its parapets and deck,
- The form of repair to railings and any edge restraint,
- The form of replacement railings to the east side of the leat,
- The repairs to internal and external boundaries (brickwork, stonework and copings).
- A facility for cycle maintenance and repair.

The landscaping scheme shall set out the timing / phasing of implementation works, including seasonal constraints.

The development shall be undertaken fully in accordance with the approved details. Following the completion of the landscaping works, no surfaces, pathways, water management systems, and water-courses shall be altered without prior approval of the Local Planning Authority.

Reason: To ensure the satisfactory overall appearance of the completed development and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with saved policies LS1 and EN? of the Adopted Amber Valley Borough Local Plan, policies NPP5, NPP11 and NPP20 of the Neighbourhood Plan for Belper and the NPPF and in the interest of furthering sustainable travel, in accordance with saved policies LS1 and TP1 of the Adopted Amber Valley Borough Local Plan 2006.

29. Notwithstanding the submitted landscaping scheme, full details of all car parking signage, including the rationalisation of all existing signage, and addressing public liabilities, as part of a comprehensive signage and car parking strategy shall be provided prior to occupation of the East Mill.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to remove unsympathetic additions to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

30. Prior to the first occupation of the East Mill, a Condition Survey and specification for new railings and any works to existing railings between the East Mill and the River Gardens shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development shall be undertaken fully in accordance

with the approved Condition Survey and specification prior to the first occupation of the East Mill.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to remove unsympathetic additions to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

31. Notwithstanding the details in the Belper North Mill Drainage Assessment, Barnsley Marshall, 5 August 2025, (reference BML-XX-XX-RP-C-500 Rev POS), no works to install below ground drainage connections to the proposed new external rainwater goods on North Mill shall be undertaken until the following details have been submitted to and agreed in writing with the Local Planning Authority.

- a) Detail of proposed underground drainage connections to northern and southern culverts;
- b) Detail of excavation works for inspection and coordination with archaeological investigation as described under condition 5; and
- c) Detail of long-term maintenance and management of the new drainage connections

Any submission drawings shall be at a scale of not less than 1:50.

The development shall be carried out in accordance with the approved details and schedule of works.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

32. Works to undertake removal of railings and artificial stone surround of the water channel within the northern courtyard shall be undertaken in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Such details shall include methodology for removal of railings and artificial stone and proposed replacement railing/ grillage.

Any submission shall include details of the materials to be used and large scale drawings at a scale of not less than 1:50.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to remove unsympathetic additions to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

33. A coordinated external signage package to all buildings (including associated fittings) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the signage shall be implemented in full accordance with the approved details.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to remove unsympathetic additions to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

34. Prior to the first occupation of the East Mill, a Condition Survey undertaken by a conservation-accredited structural engineer and a Method Statement and specification for the repair of the lattice pedestrian footbridge between the East Mill and the River Gardens shall be submitted to and approved in writing by the Local Planning Authority. The full repair of the footbridge in accordance with the repair specification shall be completed prior to occupation of the East Mill. The development shall be undertaken fully in accordance with the approved Condition Survey and Method Statement.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the buildings in accordance with policy NPP11 of the Neighbourhood Plan for Belper and the NPPF.

35. No development, including preparatory works, shall commence until an updated Method Statement and Enhancement Strategy for Peregrine Falcon and Swifts has been submitted to and approved in writing by the Local Planning Authority. Such details shall include appropriate timing of works and detailed specifications and plans of permanent long-term nesting opportunities and enhancements to provide a net increase in nesting opportunities for these species; as well as means to ensure long term maintenance of and awareness of permanent facilities. The approved permanent measures shall be implemented in full as construction proceeds and prior to first occupation of the development and thereafter maintained as such.

Reason: In the interests of ecology, biodiversity, pollution and amenity in accordance with saved policies EN8, EN13, EN14, EN 16 and EN17 of the Adopted Amber Valley Borough Local Plan 2006, policy NPP2 of the Neighbourhood Plan for Belper and paragraphs 192 and 193 of the NPPF.

36. Prior to the commencement of any works which may affect bats and/or their habitat and a detailed mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. All works shall then proceed in accordance with the approved strategy shall be provided to the Local Planning Authority.

Reason: In the interests of ecology, biodiversity, pollution and amenity in accordance with saved policies EN8, EN13, EN14, EN 16 and EN17 of the Adopted Amber Valley Borough Local Plan 2006, policy NPP2 of the Neighbourhood Plan for Belper and paragraphs 192 and 193 of the NPPF.

37. 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 shall 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 lightspill to any sensitive ecological zones/features. Such approved measures will be implemented in full.

Reason: In the interests of ecology, biodiversity, pollution and amenity in accordance with saved policies EN8, EN13, EN14, EN 16 and EN17 of the Adopted Amber Valley Borough Local Plan 2006, policy NPP2 of the Neighbourhood Plan for Belper and paragraphs 192 and 198 of the NPPF.

[Note: Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill 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)]

38a.) Prior to conversion works commencing, a strategy to control noise levels and protect all apartments from the external ingress of noise from transportation (road and rail) and commercial/amenity sources, and from the internal transfer of noise from building and mechanical services (Mechanical Ventilation with Heat Recovery (MVHR) systems and building services, including plumbing, stairs, lifts and circulation areas) shall be submitted to, and approved in writing by, the Local Planning Authority such that the following noise levels are not exceeded:

- i. 55dB LAeq,16 hour (free field) in the 'outdoor' living areas ('Winter Garden Terraces' in the East Mill) between 07:00 and 23:00 hours;
 - ii. 35dB LAeq,16hour inside living rooms and bedrooms between 07:00 and 23:00 hours;
 - iii. 40dB LAeq,16 hour inside dining rooms/areas between 07:00 and 23:00 hours;
 - iv. 30dB LAeq,8 hour, and an LAmax of 45dB more than ten times a night, in bedrooms between 23:00 and 07:00 hours;
 - v. A Noise Rating level of NR25 inside bedrooms and NR30 inside living rooms;
 - vi. When assessed in accordance with the methodology in British Standard 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound', the rating level does not exceed the background sound level (an indication of the specific sound source having a low impact, depending on context).
- b) Development shall be carried out and maintained in accordance with the approved details and completed under the supervision of an acoustic engineer to ensure that the necessary construction standards are met.
- c) A further acoustic report verifying compliance with the noise levels in part a) at agreed representative apartments shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of any noise-sensitive apartment.

Reason: In the interests of protecting residential amenity in accordance with saved policy EN16 of the Adopted Amber Valley Borough Local Plan and paragraphs 96 and 198 of the NPPF.

[Advisory Note: In developing the noise control and sound insulation strategy, reference should be made to the recommendations in the report submitted with the application: 'Planning Noise Report' (ref.296924-02(01), RSK, 14.03.2019). The strategy should include: a detailed facade sound insulation assessment to account for room effects and areas of glazing, panelling etc. in conjunction with proposed MVHR terminations and ductwork, when known; assess the potential requirement for an acoustically absorptive lining within the proposed 'Winter Garden Terraces' in the East Mill; assess noise transfer from the large ground floor 'Plant' room in the East Mill and the various 'Plant' areas on each floor, communal stairs, lifts and circulation areas. The strategy should also consider noise from: outdoor amenity spaces including 'Exhibition Square', cafe seating and car parking areas; non-residential/commercial areas, including the proposed ground floor commercial/leisure unit (Class E) in the East Mill and The Pavilion café/restaurant (Use Class E), including associated plant, building openings and opening/operating hours. All noise mitigation measures should be implemented under the supervision of an acoustic engineer to ensure that the correct construction standards are met.

Prospective occupants should be advised of the standard of sound insulation installed and, where necessary, of the need to keep windows closed and use the alternative ventilation provided to obtain its full benefit.]

39. a) Prior to conversion works commencing, an environmental noise assessment shall be conducted to rate and assess sound from the existing hydro power plant within the application site in accordance with the methodology in British Standard 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

b) All noise-sensitive apartments shall be identified and protected from that noise in accordance with a strategy to control noise emissions at source and/or acoustically insulate the apartments such that, when assessed in accordance with BS 4142:2014:A1:2019, the rating level does not exceed the background sound level (an indication of the specific sound source having a low impact, depending on the context).

c) A further acoustic report verifying compliance with part b) at agreed representative apartments shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of any noise-sensitive apartment.

Reason: In the interests of protecting residential amenity in accordance with saved policy EN16 of the Adopted Amber Valley Borough Local Plan and paragraphs 96 and 198 of the NPPF.

40. Before any non-residential use is implemented, the proposed activities and operating/opening hours shall be first submitted to, and agreed in writing by, the Local Planning Authority. The uses shall then only be carried out in accordance with the agreed hours.

Reason: In the interests of protecting residential amenity in accordance with saved policy EN16 of the Adopted Amber Valley Borough Local Plan and paragraphs 96 and 198 of the NPPF.

41. Before commercial use of The Pavilion cafe/restaurant begins, equipment to control the emission of fumes and smell from the premises, as well as the associated level and character of noise emissions, shall be installed. The system shall be appropriate to the nature and quantity of cooking done and sufficient to control the emission of smell and noise from the premises such that the living conditions of nearby premises is not materially affected. This equipment shall be used whenever cooking is taking place and shall be switched off no later than fifteen minutes after the premises are required to close. The equipment shall be installed, operated and maintained in accordance with the manufacturer's instructions and retained for so long as the use continues. Records documenting the level of maintenance and servicing shall be kept, and available for inspection, for at least the preceding 2 years.

Following installation, if an assessment of odour or noise emissions from the kitchen extraction system by the Local Planning Authority determines that further mitigation is required, appropriate measures shall be taken in accordance with a scheme to be approved in writing by that Authority within an agreed period.

Reason: In the interests of protecting residential amenity in accordance with saved policy EN16 of the Adopted Amber Valley Borough Local Plan and paragraphs 96 and 198 of the NPPF.

[Advisory Note: In general, the adequacy of a kitchen cooking extraction/ventilation system for dealing with cooking odours will depend on the nature and quantity of cooking done. The proposed system should be risk assessed and designed in accordance with the current version of EMAQ's best practice document. Control of odour and noise from commercial kitchen exhaust systems']

42. AU demolition, construction and conversion activities shall comply with the following:

a) Operating hours:

o works or deliveries to and from the site, shall occur other than between 08:00 and 18.00 hours on weekdays and between 08:00 and 13:00 hours on Saturdays. a works shall take place on Sundays or bank holidays. Any essential extension to these hours, other than before emergency works, shall be agreed with the Local Planning Authority before work commences. Activities that do not create noise and disturbance to residents may still take place outside these hours.

b) Noise and vibration:

AH activities shall comply with the guidance in British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1. Noise' (Section 8 and Annex B and Part 2: Vibration' (Section 8).

c) Dust/Particulate emissions:

An environmental Dust Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority that includes the provisions to be made for the control of nuisance dust arising from demolition construction and conversion works. All such works shall be fully implemented in accordance with the approved scheme.

d) Waste:

No unwanted materials shall be disposed of on site by burning.

e) Lighting:

Any temporary site lighting shall be positioned on site to minimise light trespass and glare. Temporary site lighting operating between 22:00 and 07:00 hours the following day shall be agreed with the Local Planning Authority site security cameras all operate an audible warning alarm.

Reason: In the interests of protecting residential amenity in accordance with saved policy EN16 of the Adopted Amber Valley Borough Local Plan and paragraphs 96 and 198 of the NPPF.

43. No permanent external lighting shall be installed until the following information has been submitted to, and approved in writing by the Local Planning Authority. All works shall be fully implemented in accordance with the approved scheme before its use commences and maintained as such:

- a) A site plan showing the proposed locations and mounting heights of all external luminaires;
- b) Full details, including pictures, of all external luminaires to be installed;
- c) A site plan plotting predicted horizontal and vertical luminance levels (in lux) across the site boundaries and at the nearest light-sensitive dwellings around the new installation (including existing light trespass);
- d) The mitigation measures proposed to address light spillage and glare, to limit sky glow and to minimise visual intrusion in the open landscape; and
- e) Operating times including the use of timers or passive infra-red detectors