

Sunderland City Council Protocol: May 2020 - Extension of Operating Hours on Construction Sites

The Extension of Operating Hours on Construction Sites Protocol has been prepared in response to the publication on 13 May 2020 of a written ministerial statement on planning and construction hours. The Protocol will aim to cover a range of impacts that construction work can have on the local environment and residents. It sets out what the Council expects from developers and those involved in construction activities within the City. The expectation is that all construction sites who wish to operate 'informally' beyond the hours permitted by the planning permission will meet the requirements of the Protocol.

Noise

As far as is reasonably practicable noisy works and activities that can be heard at the boundary of the site should be limited to 8am to 6pm, Monday to Friday, Saturdays 8:30 to 2pm and at no time on Sundays and Public/ Bank Holidays.

Considerate scheduling must be employed to ensure that outside of these hours, the least noise-generating activities are undertaken using the quietest available equipment and methods in conjunction with appropriate noise mitigation measures. The use of percussive breaking or piling equipment must be avoided wherever possible.

Air Quality and Dust

All practicable measures to avoid producing dust or air pollution must be implemented during all demolition and construction works.

Traffic and Deliveries

Deliveries and collections must take place between the hours permitted by the planning permission. Contractors' vehicle engines should not be kept idling at any time.

Communication and liaison

Communication with local residents and Ward Councillors is one of the most important factors in minimising complaints and all Developers/ Contractors should inform local residents of their intention to undertake on-site activities beyond the hours permitted by the planning permission. It is strongly advised that before extending the working hours on site, the Developer/ Contractor should give information to local residents and Ward Councillors as to the nature and likely duration of the works as well as contact details for the site manager (name, email address and contact number) who can be contacted direct in the event that a resident or Ward Councillor has an issue arising from the extended working hours.

Complaints

Where complaints are made, the Developer/ Contractor is expected to respond by investigating the complaint quickly and sympathetically, taking action to resolve the problem where the complaint is justified. If no resolution can be found the complaint should be referred to the Local Planning Authority. A Contractor's response to complaints is an important criterion when evaluating whether a site can continue to operate 'informally' beyond the permitted hours.

The Developer/ Contractor must maintain a designated complaints/ incidents logbook or register covering:

- contact details for the complainant;
- nature of the complaint;
- the cause; and, where appropriate,
- the remedial action taken.

The site complaints logbook must be made available to the Local Planning Authority on request.

Complaints received by the Local Planning Authority will be investigated. This will involve discussions with the Contractor and, if appropriate, monitoring or surveillance. Enforcement action may be taken if the complaint(s) are justified and sufficient steps have not been taken by the Contractor to resolve matters.

Questions – All questions must be answered fully, failure to do so may result in your request being declined.

- Name of Developer and Contractor
- Application Site Address
- Planning Application Reference Number
- Site Manager Name, Email Address & Contact Number
- What are the proposed hours of working?
- How long are you requesting an extension to the permitted hours?
- Full description of works intended to be carried out beyond the hours permitted by the planning consent
- A summary of noisy works and mitigation in relation to the works intended to be undertaken beyond the permitted hours
- A summary of works affecting Air Quality (e.g. dust) and details of the proposed mitigation in relation to the works intended to be undertaken beyond the permitted hours
- Details of the methods to be used to notify local residents and Ward Councillors of the proposed changes to working hours along with contact details for the site manager (see above)

Please submit your request along with answers to the question to dc@sunderland.gov.uk. We endeavour to formally respond to your request within 10 working days.

By signing below you are declaring that you have read, understand, and agree to the above.

Signature:

Date: