

CONTROL OF POLLUTION DURING CONSTRUCTION AND DEMOLITION



**East Cambridgeshire District Council
Environmental Services**

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The following information is intended as guidance for applicants/developers and construction firms to minimise potential nuisance to nearby existing residents caused by construction and demolition works. These guidelines have been drawn up by the Environmental Services Department to help you to understand from the outset, the controls and expectations placed on you by the Council. They will help to protect the environment and people living and working in the district from noise, smoke, dust and other environmental issues, which can arise from building works.

This guidance is designed to represent general best practice; therefore adherence to this advisory note will reduce the likelihood of public complaint and potential enforcement action by Environmental Services. If complaints are received, they will be fully investigated and if necessary, enforcement action taken, which could delay or restrict works and/or result in a fine of up to £20,000.

Noise:

We understand that carrying out any demolition, engineering or construction work will involve a certain amount of noise, however the following should be considered:

- Work which is audible beyond the site boundary should only be carried out between 07:30 and 18:00 Monday – Friday and 07:30 – 13:00 on Saturdays. No noisy work should take place on Sundays or bank holidays
- The quietest available items of plant and machinery should be used on site
- Where permanently sited equipment is necessary, it should be enclosed to reduce noise levels (for example generators).
- Deliveries should only be received within the hours detailed above, and traffic routed so as to avoid residential areas as far as possible.
- Where especially noisy work is to take place, for example pile driving, it is advisable to contact ECDC and residents who may be affected by the noise or vibration, to inform them of the intended location and duration of the work.

Dust:

Where demolition and construction work takes place, dust will be produced. Therefore consideration needs to be given as to how any dust nuisance can be mitigated.

If you intend to store or move aggregate/dusty materials or waste on the site:

- Control of pollution during construction and demolition works
- Keep the materials well damped down (to prevent “wind whipping”),
- Try to keep the materials as far away from residential or business properties as possible, bearing in mind the prevailing wind direction, and
- Use screens whenever necessary.

The main areas of concern relate to mud on the roads from site vehicles, and airborne dust from general use of the site. Damping down dusty activities and using wheel wash facilities before vehicles leave the site can help control this.

Smoke/Air Pollution/Waste:

Waste material must not be burnt on site and must be kept secure. All waste should be disposed of in a proper legal manner and recycled where possible.

The only materials that may be burnt under a D7 exemption from the Environment Agency are the following: plant tissue, sawdust, shavings, untreated wood and cuttings from untreated wood and waste bark.

Should burning be required on site which is covered under the D7 exemption, you must be mindful of the placing of the fire and the impact on the community as burning may constitute a statutory nuisance and leave the developer open to abatement procedures and/or community protection procedures.

Waste must not be brought to the site to be disposed of. This is a regulated activity and requires a permit from the Environment Agency.

Waste must not be brought to the site and disposed of by burning. In such circumstances, the site will require an environmental permit from the Environment Agency to carry out such an activity. Carrying out this type of activity without a permit constitutes an offence under the Environmental Permitting Regulations 2016, regulation 12, operating a regulated facility without a permit. Bringing materials to the site and disposing of materials by way of burning at the site will render the site owner and developer liable to further offences committed at section 33(1)(c) of the Environmental Protection Act 1990, treating, keeping or disposing of controlled waste in a manner likely to cause pollution of the environment or harm to human health.

In addition, burning any materials that generate dark smoke will leave the occupier or the person who causes or permits the emission of dark smoke to occur liable to prosecution. Further to the above, should such burning take place and the area of land is recorded as having such an activity having taken place, this will result in an assessment of the land for contamination at further cost to the developer.

All wastes must be accounted for and officers of the authority may visit your site to inspect records of waste transfer. Failing to produce records when required constitutes an offence and records must be compliant with The England and Wales Waste Regulations 2011 section 35.

Lighting:

Only minimal security lighting should be used outside the hours stated above and it should be designed and positioned to prevent light spillage off site.

Asbestos:

Where demolition of existing buildings and structures are to take place, the site should be assessed for any asbestos materials by a licensed surveyor prior to work being undertaken. Any asbestos must only be removed by suitably licensed and experienced contractors and disposed of at an appropriately licensed facility, in accordance with current best practice. The safety of the public and the environment must be ensured at all times. For further details please contact the Health and Safety Executive and/or ECDC’s Environmental Services team.

Contaminated Land:

Any development site may have been contaminated by a previous use, which could, if not remediated, have an effect on the end users/occupiers of the site, as well as those nearby. If the proposed development is for a use that is deemed particularly 'vulnerable', for example a residential property, you will need to provide evidence of the level of contamination suspected on the site. If it is suspected or known that the land to be developed could have been contaminated in any way, you will be expected to provide information regarding the nature of the contamination and how you will remediate the problem prior to work commencing on site. The onus is on the developer to gain a report from a competent professional, which provides detailed information to the Council on the problem. For further information please see the SPG Guidance on Submitting Planning Applications on Land that may be Contaminated.

Full information on all of the above measures can be obtained from the Environmental Services Department at East Cambridgeshire District Council by telephoning 01353 665555.

If you require this document in different formats (e.g. Braille, large print, audiotape/CD or other languages) please contact the Council's main reception or email translate@eastcamb.gov.uk

