

Committee(s)	Dated:
Port Health and Environmental Services Planning and Transportation	24 th January 7 th February
Subject: Draft Code of Practice for Deconstruction and Construction Sites Eighth Edition 2017	Public
Report of: Director of Markets and Consumer Protection	For Decision (PHES) For information (PT)
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Summary

The City of London Corporation published its last Code of Practice for Deconstruction and Construction (the Code) in 2013. The Code, in its Seventh Edition was approved by the Port Health and Environmental Services Committee on 30th April 2013, the Code requires refreshing and updating to reflect current best practice and guidance. The draft Code reflects the City's increased emphasis on improving air quality alongside updated chapters on noise and contaminated land.

A draft Code of Practice for Deconstruction and Construction Sites Eighth Edition 2017 has been produced and is appended to this report. It seeks to set out simply and clearly what constitutes acceptable site practice within the City, assist developers, architects, engineers and construction professionals to prepare Schemes of Protective Works required for the planning process, to plan, cost and manage the environmental issues which arise in the industry.

The draft Code will help ensure that the City Corporation continues to encourage the use of the best environmental options in planning and managing construction and deconstruction. It also reflects the priority placed on the effects of reducing the impact of poor air quality and unwanted sound on the health of residents, workers and visitors as detailed in the City and Hackney Joint Strategic Needs Assessment.

The draft Code meets the key aims of both the City's Noise and Air Quality Strategies.

Recommendation

I recommend that your Committee approves the proposal set out in paragraph 9 that the attached draft Code (Appendix 1) undergo external consultation until 25th April, subject to any comments received at your meeting and a further report will be presented to your 19th September meeting to approve the subsequent new Code.

Main Report

Background

1. The City is constantly the subject of development with deconstruction, construction and refurbishment of its buildings to serve market demand in support of the key aim 'To support and promote The City as the world leader in international finance and business services'.
2. There is inevitably some conflict with neighbours to construction activities affecting them through the development process.
3. The City Corporation has a responsibility to manage and minimise exposure to excessive and sometimes unnecessary environmental impacts of construction, whilst ensuring that the City can continue to function as a modern world-class business centre.
4. In 2013, the City of London produced a Seventh Edition of the Code outlining what constitutes acceptable site practice to manage and mitigate the effects of construction. In tandem a planning condition began to be imposed for major developments requiring a 'Scheme of Protective Works' from construction and demolition sites. This Scheme of Protective Works is required to be developed in accordance with the requirements and recommendations of the Code.
5. The Code considered 8 key areas: Community liaison and consultation, Noise, air quality, contaminated land, waste, water, sustainability and light.
6. The Code balances the needs of the Business City (particularly construction sites) to undertake construction works, with the expectations of residents and neighbouring businesses who wish for impacts to be minimised.

Key Policies and Proposals

7. The City of London draft Code brings together, refreshes and updates these key chapters with a greater emphasis on air quality to manage and mitigate the environmental impacts of construction. In particular, the draft Code will help deliver one of the key themes of the Local Plan to "protect, promote and enhance our environment" whilst contributing to the wider policy context of maintaining a world class city.
8. This revised draft Code ensures that the City of London's approach continues to be suitable and appropriate for a world class City.

Proposals

9. I propose that, subject to comments received at your meeting, the attached draft Code is published for consultation until 25th April. A further report will be presented to your 19th September meeting to approve the refreshed and updated Code.

Financial Implications

10. Work contained within the Code will be funded using existing resources from within the Port Health and Public Protection Service. Assistance will be required to continue to apply conditions at the planning stage requiring a 'Scheme of Protective Works', the administration of the Considerate Contractors Scheme and issues with impacts on the public highway from existing resources within the Department of the Built Environment (DBE).

Corporate and Strategic Implications

11. The work on noise sits within Strategic Aims 1 and 2 (SA1) (SA2) and of the Corporate Plan: 'To support and promote The City as the world leader in international finance and business services' and 'To provide modern, efficient and high quality local services, including policing, within the Square Mile for workers, residents and visitors'..

Consultees

12. Consultation has been carried out internally with officers of the Department of the Built Environment and the results of this have been considered in this draft.
13. The strategy will undergo full external consultation e.g. Residents, businesses, City stakeholder groups and neighbouring boroughs until 25th April and consultation comments will be incorporated into the final Code where appropriate.

Conclusion

14. The City Corporation has produced a refreshed and updated Code to encourage the use of the best environmental options in planning and managing construction and deconstruction , whilst ensuring the City can continue to function as a modern world class business centre. Subject to comments received at your meeting, the Code will be published for public consultation until 25th April.

Background Papers:

Code of Practice for Deconstruction and Construction Sites Seventh Edition May 2013.

Mitigation of Environmental Impacts from Developments Committee Report April 2013

Appendix:

Draft Code of Practice for Deconstruction and Construction Sites Eighth Edition 2017.

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