

APPENDIX 2

ANALYSIS OF SITE SIZES AND STAFFING REQUIREMENTS

Size of the development

Large scale Major Developments

- Residential - 200 or more units
- Industrial, commercial or retail floor space -10,000 square metres.

Medium Scale Major Developments

- Residential between 10 and 199 (inclusive) units.
- For all other uses – floor space between 1,000 square metres and 9,999 square metres or where the site area is between 0.5 hectare and less than 2 hectares.

Minor Developments

- Residential - Between 1 and 9 (inclusive) units.
- For all other uses - floor space of less than 1,000 square metres or where the site area is less than 1 hectare.

Category of Site	Services required	Costs
		Based on hourly rates (£115 per hour).
Category 1 Site (site example: construction and or deconstruction sites)	Advice to applicants relating to environmental requirements e.g. full scheme of protective works including noise and dust mitigation measures.	10 meetings and follow up correspondence. Average £5750 for first year site set up only or as phases of development progress e.g. demolition and ground works to construction.
	Review of draft scheme of protective works.	14 hours Average £1610 for first year site set up only or as phases of development progress e.g. demolition and ground works to construction.
	Site visits to assess compliance with agreed requirements.	Twice a week over the duration of the developments. £230 per visit. Average £23,920 / year.

	Complaints investigation and follow up.	Approximately 80 hours per annum. Average £9200
	Attendance at Community Liaison events to include initial consultation and on-going events	4 per annum Average £1380 / annum
	Review and approval of Site Hours Variation Requests.	Approximately 1 hour per week. Average £5980 / year.
	Review of noise, dust and complaint monitoring data.	Approximately 1 hour per week. Average £5980 / year.
	Cost estimate for Category 1 site:	£53,820 for first year of project. £46,460 for each year thereafter.
Category of Site	Services required	Costs Based on hourly rates (£115 per hour).
Category 2 Site (site example: retainment of façade with internal works)	Advice to applicants relating to environmental requirements e.g. full scheme of protective works including noise and dust mitigation measures.	7 meetings and follow up correspondence. Average £4025 for first year site set up only or as phases of development progress e.g. demolition and ground works to construction.
	Review of draft scheme of protective works.	10 hours Average £1150 for first year site set up only or as phases of development progress e.g. demolition and ground works to construction.

	Site visits to assess compliance with agreed requirements.	Once a week over the duration of the developments. £230 per visit. Average £11,960 / year.
	Complaints investigation and follow up	Approximately 60 hours per annum. Average £6900
	Attendance at Community Liaison events to include initial consultation and on-going events	4 per annum Average £1380 / annum
	Review and approval of Site Hours Variation Requests.	Approximately 2 hours per month. Average £2760 / year.
	Review of noise, dust and complaint monitoring data.	Approximately 2 hours per month. Average £2760 / year.
	Cost estimate for Category 2 site:	£30,935 for first year of project. £25,760 for each year thereafter.
Category 3 Site (site example: involving a refurbishment only)	Complaints investigation and follow up.	Approximately 20 hours per annum. Average £2300
	Review and approval of Site Hours Variation Requests.	Approximately 2 hours per month. Average £2760 / year.
	Cost estimate for Category 3 site:	£5,060