

City of London Corporation

Construction Work Activities on Saturday in the City of London

Consideration of the impact of Saturday construction

The City Corporation is reviewing the existing ‘standard hours’ arrangements for Saturday mornings for construction type activities. We are asking for comments as widely as possible so that our elected Members are aware of your views when considering this matter.

Introduction

The high level of development in the Square Mile, including major office redevelopments in the east and infrastructure projects has the potential to have significant environmental impacts on occupiers of nearby premises. Protecting City businesses, residents and other noise sensitive premises (e.g. schools) from noise and vibration impacts of construction sites is a necessary part of ensuring the City is an excellent place to live, work, learn and to do business.

“Noisy” work in this context is usually defined as being *‘where audible at the site boundary, or another location agreed by the City, and/or is likely to cause disturbance.’* The standard hours for design and planning purposes on sites and construction type activity are set out in the Code of Practice for Deconstruction and Construction (the Code) and can be found at www.cityoflondon.gov.uk/noisestrategy, and include ‘quiet hours’ as stated below.

‘Standard hours’ currently permitted for **noisy** work are normally as follows:

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday);
- No noisy working is permitted on Sundays, Bank or Public Holidays. Within the standard hours there are ‘quiet hours’ (normally 1000-1200 and 1400-1600 Mondays to Fridays) to protect commercial neighbours in normal working hours.

Outside ‘*standard hours*’ and during ‘*quiet hours*’ the following noise generating activities are not usually permitted where the activities are likely to cause disturbance:

- Cutting using power tools;
- Breaking out using power tools;
- Other noise generating activities, depending on the specific location of site and neighbours.
- The use of impact fasteners;
- The loading of heavy materials;
- Other noisy activities, depending on the specific location of site and neighbours, deemed unacceptable by Environmental Health Officers (EHO).

“Other noise generating activities” may depending on the circumstances include, for example, erection and dismantling of scaffolding and cranes, road resurfacing, vehicle movements.

Allowing some hours of noisy working on Saturdays can have the effect of reducing the overall time taken for projects to complete and for any disturbance to last for a shorter overall period. However, this needs to be balanced against amenity for those in the area.

Noisy work outside of the ‘standard hours’ or during ‘quiet hours’ may currently be permitted where this is aligned with the needs of local neighbours and City businesses. When requests

from contractors for variations to hours of work are made the typical matters considered include the proximity to residential properties, places of worship or hospitals. Variations to these hours may be approved for works where impacts are expected to be low; are in locations where there are no affected neighbours or for safety, logistics or engineering reasons. Variations may be refused if the impacts on neighbours are considered high and cannot be mitigated or previous variations have not been fully complied with.

Saturday work for construction activity is considered the industry norm and has been accepted nationally. It helps in practical ways as, for example, fewer people and vehicles are on the street at weekends so there are less public safety implications with works, and it is easier to move large vehicles and loads on streets. Projects use the additional hours to carry out works which speeds up the completion of projects and reduces the length of impact on neighbours.

Impact of Saturday Working

The City has been asked to consider the principle of ending or revising the 'standard hours' working arrangements for Saturdays.

Consultation Questions

For the City Corporation's elected Members to assess this issue we request responses to the following question starting on the next page: -

All responses should be returned to

Address
Web link

By XXXXXXXXXX

Thank you for your time and help.

4. Do you think that, unless permitted in emergencies or upon special application as in question 2, that noisy Saturday construction work should be partially permitted, e.g. specific times, locations, away from residential clusters, alternate weekends, etc.?

| | | |
|------------|-----------|-------------------|
| <u>Yes</u> | <u>No</u> | <u>No Opinion</u> |
|------------|-----------|-------------------|

i. If yes, please state what should be permitted:

5. Do you think you or your organisation would be affected if noisy construction work was not permitted on Saturdays?

| | | | |
|----------------------------|----------------------------|---------------------|-------------------|
| <u>Positively affected</u> | <u>Negatively affected</u> | <u>Not affected</u> | <u>No Opinion</u> |
|----------------------------|----------------------------|---------------------|-------------------|

If so, How? Answer below

| | | | |
|---|----------------------------|---------------------|-------------------|
| <u>6. Are you or have you been affected by noisy Saturday construction work activity?</u> | | | |
| <u>Positively affected</u> | <u>Negatively affected</u> | <u>Not affected</u> | <u>No Opinion</u> |
| <u>If so, How? Answer below.</u> | | | |
| | | | |

| | |
|---|--------------------------|
| <u>7. Are you responding to this consultation as an individual or as an organization?</u> | |
| <u>Individual (Q9)</u> | <u>Organization (Q8)</u> |
| <u>8. If you're responding as an Organization,</u> | |
| i. <u>What is the name and postal address of your organisation and the nature of its interest in Saturday construction works? Answer below.</u> | |
| | |
| ii. <u>How many people does your organisation represent? Answer below.</u> | |

iii. How many people were involved in taking the decision on how your organisation should respond to this questionnaire? Answer below.

9. If you're responding as an individual,

i. Please provide your name and postal address including your full postcode below.

ii. Please tick all boxes that apply to you:

| | | |
|---|--|---|
| <u>Resident within CoL postcode</u> | <u>Owner of business within CoL postcode</u> | <u>Person working within CoL postcode</u> |
| <u>Person visiting destination in CoL</u> | <u>Person visiting destination in CoL</u> | <u>Please Circle appropriate</u> |

10. Does the issue of noisy Saturday construction works have any impact on you as an individual, group or organisation by reason of any of the following characteristics:

Please Circle

| | | | |
|------------|-------------------|----------------------------|--|
| <u>Age</u> | <u>Disability</u> | <u>Gender reassignment</u> | |
|------------|-------------------|----------------------------|--|

| | | | |
|---|---------------------------|------------|----------------------------------|
| | | | <u>Pregnancy & Maternity</u> |
| <u>Race</u> | <u>Religion or belief</u> | <u>Sex</u> | <u>Sexual Orientation</u> |
| <i>If so, what is the impact? Answer below.</i> | | | |
| | | | |

11. Do you have any comments, evidence or proposals (including alternatives) that you wish us to consider regarding the issue of noisy Saturday morning construction works and/or any of the questions asked above?

If so, please set them out below.

Many thanks for your help in responding to this consultation.

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The City of London's Data Protection Officer is the Comptroller and City Solicitor.

The City of London fully respects your right to privacy, and any personal information you provide as part of this survey, will be processed for the purpose of informing this consultation, and to contact you in relation to progress of the Saturday Construction working consultation, and other compatible public engagement activities.

Any personal data provided by you, for these purposes, using this survey, will be processed by Survey Monkey (the 'processor') on behalf of the City of London, and in accordance with the City of London's instructions, the requirements of the EU – U.S. Privacy Shield, and their own privacy policy (<https://www.surveymonkey.com/mp/policy/privacy-policy/>).

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You have the right to request a copy of your data, ask us to make changes to ensure that it is up to date, ask that we delete your information or object to the way we use your data. To do this please email information.officer@cityoflondon.gov.uk or write to Data Protection Officer, City of London, PO Box 270, Guildhall, London, EC2P 2EJ.

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