

Committee(s):	Date(s):	
Port Health and Environmental Services Committee	30 April 2013	
Planning and Transportation Committee	tbc	
Subject: Mitigation of Environmental Impacts from Developments	Public	
Report of: Director of Markets and Consumer Protection	For Decision	
<div><b><u>Summary</u></b></div> <p>The mechanisms for ensuring that the environmental impact of developments is mitigated as far as is practicable through planning conditions, and the principles set out in the City’s Code of Practice for Deconstruction and Construction Sites (CoP) were the subject of a report to your committee in January 2013 (Appendix 1).</p> <p>Following discussions with Chairman and Deputy Chairman of your Committee the CoP has been updated. The liaison expected of sites, commensurate with the scope of the project, is clearly set out prescribing the need for contractors to involve local Members and other stakeholders such as local residents, businesses, residents’ associations and estate offices.</p> <div><b>Recommendations</b></div> <ul style="list-style-type: none"><li>• Members consider and agree the proposals set out in paragraphs 4 and 5, and the 7<sup>th</sup> Edition of the Code of Practice (Appendix 2), taking account any points arising from the discussion of this report at your Committee meeting.</li><li>• Future iterations of the CoP, anticipated in eighteen months’ time, should be consulted upon and subsequently agreed by your Committee.</li></ul>		

### **Main Report**

#### **Background**

1. The City is constantly subject to development and renewal of its buildings to serve market demand in support of the City Corporation's main aims to 'support and promote the City as the leader in international finance and business'.
2. This demand is met, through the planning process which allows developments to proceed, with conditions attached as necessary. There is inevitably some conflict with neighbours from building projects with the environmental impact of demolition and construction activity affecting them. The processes applied by the City Corporation during planning, and then the construction phases, seek to mitigate the effects of these impacts as far as is practicable whilst allowing the development work to proceed.
3. Following a report to your Committee in January, Members have requested information on the controls that are applied, and the purpose of this report is to set out changes made in the processes through planning conditions and an updated CoP to safeguard residential and business neighbours to development sites from the impacts, primarily of noise and dust.

#### **Proposals**

4. Following discussions with the Chairman and Deputy Chairman of your Committee the CoP has been updated so that:-
  - a. The liaison expected of sites, is commensurate with the scope of the construction deconstruction project, and is clearly set out, prescribing the need for contractors to

involve all local Members and other stakeholders such as local residents, businesses, residents' associations and estate offices.

- b. A matrix indicating the scope of likely liaison requirements has been included at Section 2 paragraph 2.13 of the CoP (see Appendix 2). Contractors will be expected to give advance notice as early as possible to stakeholders and discuss the options as regards the time to undertake them.
  - c. Subject areas such as noise, and air quality have been grouped together to make the document easier to use.
5. A planning condition is now imposed for major developments requiring a Scheme of Protective Works from construction and demolition sites. This makes clear that developers, or their agents, must liaise with local Members and other stakeholders affected by such activities as set out in the CoP prior to work commencing.

### **Implications**

6. The work undertaken in carrying out this work is expected to remain within the existing budgets of both Markets and Consumer Protection Department and the Department of Built Environment.

### **Conclusion**

7. In order to enhance liaison arrangements The City Corporation should require, via planning conditions and its CoP, the developer or contractor to undertake this communication appropriate to the scope of the project. This will be guided by the CoP, but will also allow for increases in available working hours where there is sufficient planning and liaison to mitigate potential problems and where there is clear justification of the benefit of enhanced hours being used.

### **Appendices**

- Appendix 1 Mitigation of Environmental Impacts from Developments Committee Report November 13 2012
- Appendix 2 Code of Practice for Deconstruction and Construction 6<sup>th</sup> edition

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