

## **DEMOLITION & CONSTRUCTION SITE NUISANCE**

These notes are issued for your guidance in achieving good neighbour relations whilst you occupy a site in Redbridge, because dust, smoke and noise lead to complaints.

Dust will be a serious source of annoyance to residents, building occupiers and to passers-by unless proper and adequate care is taken.

Very special care must be taken with Asbestos. All asbestos materials initially have to be identified by inspection and sampling to discover type (MDHS 100), and removed only by a Licensed Asbestos Contractor or Building Contractor who holds an Asbestos License. Any building waste contaminated with asbestos material is considered Hazardous Waste and must be disposed of in sealed containers. Asbestos cement can be worked on by unlicensed contractors, within certain guidelines (Control of Asbestos at Work Regulations), but the material must still be disposed of by licensed asbestos contractors.

Smoke, smuts and ash cause nuisance when waste material is burned. The presence of rubber, bitumastic or plastic rubbish (including furniture or tyres) will create toxic fumes and can endanger people in the vicinity, including site operatives.

There is no reason why burning should take place at all.

Noise is often the most annoying kind of intrusion to people not involved with the site. Noise does not need to be loud to be a nuisance: it may be a nuisance because it has an irritating tonal quality or a regular beat or because it occurs at the wrong time – early morning, late evenings or weekends.

Every effort must be made to ensure properly maintained and silenced machinery or plant is used and that it is located in the least sensitive position whenever possible. Acoustic covers or screening may be necessary.

Site activities, which can be heard beyond the site boundary, should only take place between 8 am and 6pm on Mondays to Fridays and between 8am and 2pm on Saturdays; Sundays and Public Holidays must be avoided except by prior consent.

Transport activities from or to the site should be similarly controlled whenever possible.

Contractors can usually obtain an understanding and tolerant site neighbour relationship by writing to occupiers within close earshot, outlining the duration of disturbance.

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The Council expects those engaged in building or demolition operations to show every regard to site neighbours however temporary the work may be and would remind them that there are powers under various statues and byelaws which will be enforced to abate any nuisance.

Further advice is available from Public Protection, Perth Terrace, Ley St, Ilford, Essex IG1 1BL (tel: 0208 708 5716) between 8.30 am and 5.00 pm.