

Your Building Site

A developer's guide to controlling pollution and noise from building, construction and demolition sites



CITY OF
YORK
COUNCIL

The purpose of this guide is to help to ensure that disturbances due to noise, vibration, dust and smoke arising from building, construction or demolition works are kept to an acceptable level.

► HOURS OF OPERATION

Noisy activities should be restricted to the following hours:-



Monday – Friday

8:00am to 6:00pm

Saturday

9:00am to 1:00pm

No working on Sunday and Bank Holidays

Where additional working hours are required contact the City of York Council Public Protection team, see back of leaflet for contact details.

► PUBLICITY



Information on the proposed works and expected duration should be provided to neighbours. This should also include the contact name and number of someone able to deal with any complaint during site working hours or in an emergency.

► NOISE

Noise from building works can cause serious annoyance to neighbours and in some cases a statutory noise nuisance under the Environmental Protection Act 1990.

Should this happen you could be served with a noise abatement notice which, if breached, could result in a fine of up to £20,000.

Compliance with the requirements of BS5228 'Code of practice for noise and vibration control on construction and open sites' is the minimum standard expected to be employed to reduce noise impact from building works. This can be purchased from the British Standards Institute.

Noise can be significantly reduced by taking a few simple steps such as:-

- Ensuring plant and equipment are located as far as possible from any noise sensitive property.
- Turning off plant and equipment when not in use, or where not practicable enclosing in a suitable acoustically lined enclosure.
- Fitting exhaust silencers to all vehicles.
- Ensuring plant and equipment is maintained in good working order.
- Operating plant and equipment in accordance with manufacturer's instructions.
- Considering use of alternative methods of work which are quieter and will achieve the same objective.
- Using mains-powered tools, rather than those powered by internal combustion engines, or locally generated electricity, where practicable.
- Providing rest periods during prolonged noisy activities.
- Prohibiting use of radios and stereos on site



NOTE: To check that the above steps are effective, regular monitoring of noise levels on the boundary of the site should be carried out. Results of such monitoring and corrective measures taken, if necessary, should be recorded in a site log book kept on site.

► VIBRATION

If any works are likely to cause vibration, such as pile foundations or demolition work, then great care must be taken to minimise vibration and adverse impacts on neighbours and their properties.



Once again compliance with the requirements of BS5228 'Code of practice for noise and vibration control on construction and open sites' is the minimum standard expected to be employed to reduce vibration impact from building works

To minimise vibration you may want to consider alternative methods which produce less vibration, e.g. augured piles . For further advice please contact EPU

► DUST

Dust from building and construction sites can cause a statutory nuisance to neighbours if not adequately controlled. To minimise dust it is recommended that:-

- Roadways and materials stockpiles are damped down on a regular basis.
- Regular road sweeping is undertaken.
- Stockpiles are reduced in height to minimise wind blow off.
- Drop heights from any tipping activities are kept to a minimum.
- Sand-blasting, stone-cutting and grinding should be kept to a minimum, and where necessary control techniques such as dust extraction or damping used.
- All skips removed from site should be covered prior to removal.
- Screens are erected around buildings to be demolished.

NOTE: To check that the above steps are effective, regular monitoring of dust levels on the boundary of the site should be carried out. Results of such monitoring and corrective measures taken, if necessary, should be recorded in a site log book kept on site.



If you are proposing crushing any materials on site, plant should only be operated under a Permit from a Local Authority issued under the Environmental Permitting (England and Wales) Regulations 2016. In such circumstances the process operator should notify City of York Council Public Protection prior to commencement.

► SMOKE

Open burning on commercial sites is generally prohibited by Waste Management Licensing Regulations 1994, enforced by the Environment Agency.

However, the burning of clean wood on demolition sites is exempt from licensing, providing the wood is produced as a result of demolition work and is burned on the land where it is produced. There is a similar exemption for tree waste from landscape maintenance etc.



However, if burning causes excessive smoke and a statutory nuisance to local residents, EPU can serve an abatement notice to ensure the smoke nuisance is abated. Failure to comply with the notice could result in a fine of up to £20,000.

In addition under the Clean Air Act 1993 it is an offence to cause emissions of dark smoke from industrial or trade premises, this includes building & demolition sites. If dark smoke is seen coming from your site, or evidence of burning materials which are likely to give rise to dark smoke, such as plastics, rubbers, paints, etc, is found, then you could receive a fine of up to £5,000. Cable burning is also a specific offence unless authorised.

► FURTHER INFORMATION

Should you require any further information regarding how to minimise the impact of your building works on neighbours, please contact:-

City of York Council
Economy and Place
Public Protection
Eco Depot
Hazel Court
James Street
York
YO10 3DS

Telephone: 01904 551525

Email: public.protection@york.gov.uk

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

☎ (01904) 551550

If you would like this information in an accessible format (for example in large print, on tape or by email) or another language please telephone 01904 551525 or email: public.protection@york.gov.uk