

58 Westbourne Terrace, Reading, RG30 2RP

Planning ref: 161578

Erection of 2 x 4 bedroom semi detached houses following the demolition of existing dwelling

Condition 10: Dust and Noise Control measures

It will be a condition of the contractors appointment that all the site operatives are advised of the requirement for site tidiness. We will be reliant on a common sense approach from site staff however supervisory staff will ask any operatives to leave that consistently fail to meet the requirements set out below.

Dust Control

During dry weather conditions, dampening down dusty areas as necessary will control dust. Should any complaints arise about these or any other matters, they will be addressed promptly and courteously. Where practical, suitable compromises will be agreed, subject to the normal restrictions of construction sites.

Appropriate control measures that will be implemented are:

- Maintaining the road and access road surface to the site ensuring no damage occurs as a result of the works
- Minimise the accumulation of loose materials on the road by regular sweeping
- Spray the access road with water in periods of prolonged dry weather to prevent the dust from causing a nuisance off site.
- Where practical, cover all loads entering the site
- Where practical, cover all loads leaving the site
- Identifying haulage routes for vehicles removing demolition material to ensure they are taking the most efficient route from site to end destination.
- External windows and doors to be kept closed during internal strip out to ensure no dust escapes to cause a nuisance to neighbours or passersby.
- All demolition materials to be stored within the site in stock piles (dampened down where necessary) until ready to be removed.
- Skips will be located in areas to cause the least impact of neighbours.
- Demolition and waste materials will be carried to skips. No materials will be dropped from height.
- All plant, tools and machinery will be well maintained.
- Materials will be stored away from the site boundaries.
- Prefabricated materials to be first choice option. Where onsite cutting is unavoidable, machinery will be fitted with appropriate vacuums extractors or water suppressant systems.

By adopting the mitigation measures detailed above, any potential effects from dust generated from the construction works would be reduced to the point that it is considered to be insignificant.

Noise Control

The site has residential properties adjacent to it so due care will be given to ensure that the level of noise is controlled so as to not cause a nuisance to neighbours.

In accordance with the Planning Approval, the general the hours of construction work for the site will be:

Monday to Friday - 08.00 to 18.00

Saturday - 08.00 to 13.00

No working shall take place on Sundays, Bank or Public Holidays.

No work or ancillary operations, that may be audible at the site boundary, will occur outside the working hours noted above, unless it can be fully justified to the Local Authority due health and safety or engineering necessity. Any such work would be kept to minimum and carried out efficiently to ensure any potential disruption is reduced.

Any works that require the breaking out of concrete will be done by munching, sawing or similar, rather than by percussion, as far as is practicable.

Any plant or equipment will be sited as far away as practicable from noise sensitive buildings. Windows and external doors will be kept closed during construction work unless it is a total necessity to open them.

Where there is the potential for disturbance from the construction work, machines and tools will be fitted with silencers of the type recommended by the manufacturers, as far as practicable. Contractors will be required to compare the noise levels of power tools when hiring them, to ensure they select the quietest machinery.

Vehicles and mechanical plant used for the purpose of the works shall be maintained in good and efficient working order and operators will be reminded of the need to operate such vehicles and plant in a manner that minimises noise emissions.

Care shall be taken loading and unloading vehicles, moving materials and dismantling scaffold to reduce impact noise.

Operatives will be advised to take breaks away from neighbouring properties and to keep the volume of any discussions at reasonable levels so as not to cause disruption or irritation to the users of neighbouring properties.

The contractors details will be made available to the neighbouring properties so that the occupants have a point of contact should they have any concerns about noise generated from the works. Any concerns will be addressed as swiftly as possible and the contractor will look to alleviate such concerns so long as the concern is reasonable and justified whereby a practical solution is possible.