



Supplementary Planning Guidance: advice note
Planning & Environmental Health

Essential information for anyone planning building work

September 2013

Most planning applications are now being determined in less than 8 weeks. In order that these applications are not delayed, it is important that as much relevant information as possible is supplied by the applicant.

Environmental Health has prepared this leaflet to help applicants understand the information they need to include with their application when a consultation to the Environmental Health is to be made by Planning.

Please note that this information relates only to Environmental Health issues and does not address any requirements that other consultees may have. This leaflet contains advice on what would be expected from anyone undertaking demolition, construction and alterations in order to ensure as little disturbance to neighbours as is practical.

Construction and Demolition

Building works by their very nature can be dusty and noisy. Environmental Health is responsible for ensuring that the adverse effects of any building development are minimised and do not cause undue disturbance to neighbouring properties. We recommend you consider employing a contractor affiliated to Considerate Constructors Scheme <http://www.ccscheme.org.uk/>

Noise. Unless there are special circumstances, we would expect work that results in noise being heard outside the boundary of the site to take place:

- a. 08.00 - 18.00 Weekdays
- b. 08.00 - 13.00 Saturdays

No noisy working Saturday pm, Sundays or Bank Holidays

We recommend you read the Environmental Health Service's Guidance on Noise Control for Construction Sites, which is available free at:

<http://www.gov.je/Industry/Construction/Pages/ConstructionSite.aspx>

Dust. Measures should be taken to ensure dust does not cause problems to neighbours. We recommend you also have regard to "The Control of Dust and Emissions from Construction and Demolition", which is available free to download at:

<http://www.shoreclubcommunityinformer.com/PDF/news-paint-Documents-12-BRE-Control-of-Dust-from-Construction-&-Demolition%20Activities.pdf>

Noisy plant and machinery (including air conditioning, refrigeration etc.)

Applicants intending to submit a planning application that will involve the installation of an air conditioning system, heat source pump, spa pump or similar equipment, will need to consider the effects that noise might have on the occupants of nearby premises. Such applications will normally require the inclusion of a report detailing the likely noise emissions from plant and calculations to show the likely impact of that noise on any nearby noise-sensitive premises and how these effects can be eliminated or reduced to an acceptable level. Such reports can be complex and may well require the services of an independent noise consultant.

Much information about noise can be found at:

<http://www.gov.je/Home/Parish/Nuisances/Pages/NoisePollution.aspx>

including a list of noise consultants known to the Department which can also be downloaded.

Construction Environmental Management Plan (CEMP)

Large or complex developments will require a CEMP which should be submitted at the time of the application. Guidance on the production of a CEMP can be found on the States website at:

<http://www.gov.je/Industry/Construction/Pages/ConstructionSite.aspx>

Scaffolding

The erection and dismantling of scaffolding is a noisy process and wherever practicable should be carried out during the hours recommended for noisy work. In St Helier a permit may be needed if building work, maintenance, or removing part of a property is next to a public road, pavement or rear lane. Ref <http://www.sthelier.je/transport-streets/roadworks>

Traffic movements

Any noisy traffic movements should be timed with your neighbours in mind.

Noisy plant and machinery (including air conditioning, air source heat pumps refrigeration etc).

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<http://www.gov.je/Home/Parish/Nuisances/Pages/NoisePollution.aspx>

including a list of approved noise consultants which can also be downloaded.

Asbestos

Although no longer used in the construction industry, older buildings may contain significant amounts of asbestos which will need to be removed carefully before a building is demolished. Applicants need to identify the presence or otherwise of asbestos and include details with their application of how it will be safely removed and disposed of. Most asbestos must be removed only by a licensed specialist. The Environment Department will also place specific requirements on the disposal of asbestos and applicants are advised to contact that Department for information. You should also ensure you comply with Health and Safety requirements.

Flues and extraction systems

These types of systems can give rise to emissions which can cause nuisance or adverse health effects to the occupiers of nearby premises. Applicants are advised to consider carefully the location of flues or extraction systems at the design stage and to include with their application a consideration of the potential effects of such installations.

In respect of flues, such consideration would typically include the type of fuel to be burned, the location and height of the flue, the location of nearby properties which might be affected and an indication of times and frequency of use. Applicants should note that even if flues or extraction systems are granted planning consent, their use may be prevented or restricted if

they subsequently give rise to nuisance emissions. Clearly this a situation which we would seek to avoid.

Guidance on the control of odour and noise from commercial kitchen exhaust systems can be found at:

<https://www.gov.uk/government/publications/guidance-on-the-control-of-odour-and-noise-from-commercial-kitchen-exhaust>

Contaminated land

Applicants also need to ensure that land is suitable for a proposed use or can be made suitable by remediation. Advice is available for downloading at:

<http://www.gov.je/PlanningBuilding/LawsRegs/SPG/AdviceNotes/Pages/DevelopmentPotentiallyContaminatedLand.aspx>

Public Relations

It is always a good idea to talk to your neighbours in advance and keep them informed of what is going on.

If in doubt contact Environmental Health at:

E-mail environmentalhealth@gov.je

Phone: 01534 445808

Fax: 01534 445773

If you would like information in a different language or format, please ask us.

An electronic version of this leaflet is available at:

www.gov.je

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