

A householder's guide to construction noise and nuisance



If you are living near to a construction site, the activity will more than likely impact upon your household to some extent. Whilst some degree of disturbance is inevitable, the developer should have



consideration for their neighbours, and the following guide is provided to highlight developers responsibilities, and what the public should be able to expect in terms of noise and other environmental impacts.

What controls are there on construction hours?

The builder next to me often works into the evening. We usually seek to control noisy construction hours for larger scale commercial developments to **8pm – 6pm Monday to Friday, 8am-1pm**

Saturday with no working on Sundays and bank holidays.

These hours are often imposed by way of a planning condition.

These hours are usually applied to the use of noisy plant or equipment and to hammering and other high impact (percussive) activity which can create high, short term noise. This does not prohibit all construction activities to these hours. It is acceptable for developers to carry out quiet, manual work provided it is not having an adverse effect off the site.

Smaller self-build or DIY projects are usually of limited scale and duration and are not usually subject to the same restrictions. There is still a requirement in law for such projects not to unreasonably interfere with neighbours use and enjoyment of their property. In these cases it may be necessary to reach a specific agreement to suit all parties.

We do sometimes accept short-term noisy activity outside these hours where there are particular operational

needs – for example road resurfacing where there could be a major disruption to transport, or concrete floating where the setting time may go beyond the permitted hours.

There is lots of dust blowing off the site and some of it is covering my property. What should the developer be doing to control this?

A certain degree of dust is inevitable, and over warmer, drier periods this can sometime be quite significant.

We don't stipulate the dust prevention measures that we expect developers to take. If problems occur then we would look at a mix of measures to bring dust within acceptable levels.

These are our top 10 methods for reducing dust emissions from construction sites:

1. Locate machinery and dust producing activity away from residential property;
2. Install barriers or bunds

between dusty activity and residential property;

3. Spread grass seed or a caking agent on long term stockpiles;
4. Keep accumulations of dusty material (concrete and aggregate) covered;
5. Cutting and grinding can be used with water suppression;
6. Keep main access routes regularly swept of dust or dampened down;



7. Use a wheel washer to restrict material being transferred onto the highway;
8. Enforce site speed limits – fast moving plant and HGVs kick up a lot of dust;

9. Keep HGV loads covered;

10. Where practical, drop material through enclosed chutes into contained skips.

The developer is burning waste, is this permitted?

Burning general construction waste on open fires is not permitted. Developers can apply for an exemption to burn plant materials arising from the site, however they should still burn with care so as not to cause a nuisance to neighbours.



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