



Modification of Planning Conditions Relating to Construction Working Hours

The aim of the new temporary fast track deemed consent route under section 74B of the Town and Country Planning Act 1990 is to enable urgent changes to construction working hours to support safe construction working in line with the government's latest social distancing guidance on construction and other outdoor work.

If an application is approved, this will temporarily amend planning restrictions on construction working hours until 1st April 2021, unless either another earlier date has been requested by the applicant

A decision will be emailed to you within 14 days of the date of receipt.

Date Received	Date Due
Applicant / Developer	Rose Builders
Site Address	Lawford Green, Land East of Bromley Road, Lawford, Essex
Application Reference	15/00876/OUT
Existing agreed working hours Please provide a copy of the decision notice or construction management plan	0730-1800 (Mon-Fri) 0730-1300 (Sat) No working on Sundays or Bank Holidays
Proposed revised hours	0700-1830 (Mon-Fri) 0700-1300 (Sat) No working on Sundays or Bank Holidays
Date revised hours to take effect	25/09/2020
Date revised hours to cease	01/04/2021



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In order to consider the request, please provide a short explanation on the following points.

<p>Why are extended hours necessary to enable safe working practices on site?</p>	<p>Covid-19 is having a big impact on all industries, including construction. The measures to minimise the spread of Covid-19 are wide-ranging. These include extra cleaning regimes, social distancing, use of face masks, and limits on numbers of people in certain spaces. Such measures are necessary to keep workers safe and minimise the spread of the virus. However, after rolling out these measures for a few months it has become clear that they are impacting on our ability to build homes as quickly, whilst maintaining a high level of infection control on site. Examples of some of the impacts are as follows:</p> <ul style="list-style-type: none">- Reduced availability of labour as workers are forced to self-isolate- Reduced ability for different tradesmen to work side-by-side, meaning that jobs that were previously done concurrently are now done consecutively.- Delays and unreliability in the delivery of materials causes inefficiencies and ultimately delays to the delivery of homes- Groundworks teams are smaller to allow social distancing and to limit exposure time to each other in their groups.
<p>Please provide a list of the primary construction activities expected to take place. Include plant & equipment to be used.</p>	<p>Contractor private vehicles (vans and cars) Tradesmen working internally on plots, e.g. plumbers, electricians and decorators</p>
<p>If there are any sensitive users near to the site, please provide an assessment of the noise impact on these users.</p>	<p>See attached "Construction Noise Assessment" dated January 2019</p>



Please provide details of your plan to mitigate the impact of the increased working hours on neighbours and residents*	See recommendations at Section 2 of the attached Construction Noise Assessment

*You are encouraged to liaise with residents and businesses near to the site to help ensure the revised working hours are not to the significant detriment of our residents.

This may include limiting noisy works to within usual working hours or agreeing to undertake quieter activities in the morning and evening or agreeing alternative parking provisions. There may also be a need to consider additional noise barriers or local screening of noisy items of plant

We also ask that personnel working on site are mindful of additional noise or other intrusion and that any impact is kept to a minimum.

Applicants should ensure their contractors work positively and collaboratively with local communities, and follow good working practice at all times.