



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	11/11/2020	Date Due	
Applicant / Developer	Hopkins Homes Limited		
Site Address	Robinson Road, Brightlingsea (Phase 2)		
Application Reference	Permission 17/01318.		
Existing agreed working hours Please provide a copy of the decision notice or construction management plan	C9 CEMP discharged 18/01804/DISCON 08:00am – 18:00pm Monday-Friday 08:00am – 13:00pm Saturday. No working on Sundays or Bank Holidays		
Proposed revised hours	Option to increase hours, if required, to maintain build programme. 07.30am – 21:00 pm Monday – Friday (external construction activity only during daylight hours) 07:30am – 17:00 pm Saturday No working on Sundays and Bank Holidays		
Date revised hours to take effect	25/11/2020		
Date revised hours to cease	31/03/2021		



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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>To support safe construction working in line with the government's social distancing guidance on construction and other outdoor work.</p> <p>An earlier start would give us the opportunity to stagger start times and allow site to prepare for the day. Internal fit out in the evening would give subcontractors the option to work on dwellings with less contractors in the same area at any one time.</p>
<p>Please provide a list of the primary construction activities expected to take place. Include plant & equipment to be used.</p>	<p>If we need to increase hours, external operations will still only be carried out during daylight hours. We do not propose bringing artificial external lighting onto site to work during the hours of darkness.</p> <p>If we were to carry out any evening working, this would only involve internal fit out works.</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>Noise impact on nearby residents would be as per the approved CMP. Assuming this extension of hours will be over the winter months, the majority of our external work will still be carried out within the already permitted working hours, apart from possibly an extra half an hour weekday mornings and 4 hours on Saturday afternoons.</p>
<p>Please provide details of your plan to mitigate the impact of the increased working hours on neighbours and residents*</p>	<p>We will only carry out external construction works during daylight hours. Any evening work will be quieter internal fit out, keeping noise to a minimum. The Site Manager will organise regular meetings and toolbox talks to relay these instructions to subcontractors. .</p>

*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.