

Demolitions Guide

Building or demolition works can cause problems for neighbours of the site. You can reduce or avoid causing any nuisance to the neighbours, or action taken by the council, if you follow this guide.

Tell the Council and the neighbours

Give the Local Authority 6 weeks notice of demolition work. The council may impose some conditions about how the work should be done.

Send a letter to the neighbours before work starts, telling them about the work and what to expect. Give the neighbours a contact name and telephone number and keep them informed. Deal promptly with any complaints received on site.

Keep dust, noise and smoke to a minimum

- **Dust** - Keep dust down by spraying with water when and where you can.
- **Noise** - There should be no noise heard from the site outside unsocial hours:
Particularly noisy operations (e.g. Pile Driving) may need more stringent controls. Pumps and generators should not be left running overnight if they can be heard outside the site. If you are a householder doing some or all the work yourself, try to avoid causing any noise or dust in the evenings or on Sundays. If noise problems occur, the Council and the neighbours can take legal action. If you think your work may cause significant nuisance to the neighbours from noise or vibration, apply for "prior consent" from the council who will allow a certain noise level to occur.
- **Smoke** - Bonfires that release "dark smoke" are illegal and the council will prosecute offenders.
Advice about bonfires is available from the Local Authority. Stop the bonfire at the end of the working day.

Obstruction and damage to pavements

Do not let vehicles or materials block or damage the pavements. Do not leave obstacles, holes or trenches where they are a danger especially to disabled people (e.g. the blind)
The County Council may charge you for any damage caused to pavements, kerbs or verges by lorries or heavy plant.