

SECTION 61 APPLICATIONS



Managing Demolition & Construction Risk: Section 61 Consultancy Advice

If you are about to begin demolition or construction, you will need to consider how this will impact your surrounding neighbours and how you will manage and mitigate noise, vibration and dust emissions from your site.

Plowman Craven's in-house Environmental Planning team offers a range of services which minimise risk, ensuring that your surrounding neighbours aren't adversely affected and that there are no undue delays to your programme.

We offer the following support:

- Consultation with local authorities
- Preparation of Section 61 applications
- Baseline monitoring of noise and vibration at site and nearby receptors
- Best practise mitigation advice
- Dispensation preparations for night or unscheduled works
- On-going monitoring of noise and vibration

Section 61: Frequently Asked Questions

What is a S61?

The legal answer:

A Section 61 refers to 'Prior consent for work on construction sites' under the Control of Pollution Act 1974. This section allows for consent to be granted where Section 60 may be breached (Control of Noise on Construction Sites). Under Section 60 the local authority can serve a notice dictating the type of plant, hours and noise levels for the works – this can also result in a site being 'abated' causing works to cease immediately. Non-compliance with a Section 60 notice can result in an offence against the Act. Having a Section 61 means you have discussed with the council and agreed to your operating time, noise levels, best practice mitigation and have a defence against any notice served under Section 60 (a situation you will have hopefully avoided).

The crux of it:

A consent issued as a result of working with your local authority to ensure your site will operate efficiently and won't cause adverse effects to your neighbours resulting in your site being shut down and possible fines.

Do I need a S61?

If you are undertaking noisy activities such as breaking during demolition or piling in construction, which could disrupt your neighbours then we would advise obtaining a Section 61 to mitigate the risk of project delays.

A S61 isn't specified in my planning conditions, is it still required?

If you have been issued with a consent, you might find a requirement for a construction environmental management plan, we would advise producing a Section 61 application alongside this before you begin works otherwise you might find yourself required to meet noise levels that aren't reflective of the work required in demolition and construction.

Do I need to monitor my site?

As part of a Section 61 you may be required to monitor your noise and vibration levels to ensure you are compliant with your consent. This creates an evidence based approach. We will also need to know the baseline noise of the site – so we can see what predicted noise levels may be.

What sort of information is required?

To assist us in preparing a S61 we need to know broadly; what you will be doing, how you will be doing it – what plant machinery will be in use – for how long (programme) and for what % of time (e.g. 10% each day) and how you will mitigate the impacts created.

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