

LABOUR GROUP AMENDMENT TO THE OPPOSITION MOTION IMPACT OF CONSTRUCTION ON THE ISLE OF DOGS AND SOUTH POPLAR

Proposer: Cllr Eve McQuillan

Seconder: Cllr Danny Hassell

Added text underlined

Deleted text scored out

That the scale of development in the London Borough of Tower Hamlets is the highest in the country, which is why we receive the most New Homes Bonus of any local authority and that the Councils Local Plan 2031 allocates 57% of all new homes in the Borough to the Isle of Dogs and South Poplar area which already contains three of the ten densest small places in the country.

~~This scale of development seriously impacts on the health and quality of life of existing residents as well as visitors to the area. It also disrupts local roads and transport.~~ needs to be managed carefully to mitigate the impact on residents and businesses but also to ensure that we continue to provide the much-needed new council and affordable homes across the borough.

We note the positive work that the Council does to minimise the impact of construction, to support residents, and to promote and enforce good standards, and we note the ongoing reviews – including a review of the Construction Code of Practice – and the establishment of the Development Coordination Pilot which means we can take an holistic approach to addressing recurring issues.

The Council recently launched the Development Coordination Pilot, with a team formed in February 2021, to complement the wide range of compliance activity the Council already undertakes. The team are currently engaging all stakeholders, including service areas, developers, residents, members and more.

We recognise the challenges involved in accommodating the significant levels of construction activity and the establishment of this team demonstrates the Council's desire to address those challenges.

Two residents have died in construction related injuries while living next to or walking past a construction site, namely in Bow and Burdett Road, Limehouse.

There have also been dangerous incidents in the Isle of Dogs and South Poplar caused by construction. During construction of the Calders Wharf development a crane accidentally hit the residential property located on Douglas Path. This year, a bollard being lifted by a crane fell onto Marsh Wall. A metal pole fell from a site next to a dockside path in Crossharbour in February. During the demolition of Robin Hood Gardens concrete fell onto a pavement by the site. Although there were no injuries resulting from these latter incidents they did cause concern to residents.

The impact of construction noise also affects peoples mental health and air quality is affected by construction dust and particles.

This Council believes that we should promote and focus on good industry standards and champion those who meet those standards.

The Council also notes the move of economic activity from offices to homes in the area as working from home becomes more common.

We believe as a Council that we should discourage the unnecessary destruction of trees and green cover adjacent to and within sites, and work to ensure the maintenance of street furniture and bollards, and to protect pavements and accessible walking routes.

This Council therefore welcomes the commencement of an eighteen-month pilot project to explore opportunities to address the cumulative impacts of construction predominantly focussed on the Isle of Dogs and South Poplar.

We note that a review of the Construction Code of Practice is currently underway, and the Council will also be reviewing:

- The potential for setting up an off-site waiting area for construction vehicles;
- The Council's approach to Considerate Constructors Scheme and other similar initiatives;
- Considerations for setting and reviewing hours of construction;
- Management of trees near construction sites;
- Opportunities to monitor and mitigate construction impacts including air quality, dust, noise and vibrations;
- Public safety and accessibility around construction sites including the use of bollards;
- Provision and access for emergency vehicles around construction sites;

The Council has also put in place a planning obligation requiring developers to contribute funds to Council coordination of construction impacts in the future. The pilot will also therefore set out the longer-term plans for this funding to ensure resilient and on-going solutions are put in place.

This Council therefore resolves to note the following actions that the Council takes; recommends that the following issues be addressed as part of that project;

- We are reviewing the Construction Code of Practice.
- That we are committed to greater transparency and easier access to information on construction sites and regulatory requirements and conditions, including Construction Management Plans.
- That we take careful consideration of the impact of construction in close proximity to residential areas, whilst noting that very few sites in Tower Hamlets are not in close proximity to residential areas.
- That within the powers available to us, we, the GLA, and good constructors, work to coordinate road and lane closures to reduce their impact on others.

and where multiple sites and events are involved, and including the safe access for emergency vehicles to residential areas due to development.

- That we encourage and promote compliance with Considerate Construction Schemes, ensuring that there is publicity on site and via websites and other information to enable residents to know who to contact in case of problems.
- ~~To update the Construction Code of Practise which we think may now be over 14 years old, it refers to Council buildings that no longer exist.~~
- ~~The Council learn to say no to construction companies that ask for an extension of working hours. To address the culture that seems to prioritise the needs of construction companies over that of residents health.~~
- A key priority for the Development Coordination Pilot is to review the way we engage and share information with residents about construction timelines, road closures, hours of construction (including any extensions), key contacts and construction management plans, and it is important that we review how we publicise information.
- ~~That where it says no or modifies what the construction companies have asked for, that it publicises that in order to regain the confidence of residents in its willingness to stand up for them.~~
- ~~That it makes it easier to find information about construction, construction management plans, permission to grant extended hours and road works and road or lane closures.~~
- ~~That it considers requests for out of hours street works in the same way as it does for work on construction sites.~~
- ~~That Construction Management Plans become live easy to find documents that guide everybody (including other Council departments) in the progress of construction and what is being done to mitigate the negative impacts.~~
- ~~That the Council demonstrates how it complies with the;~~
 - ~~Noise Policy Statement for England~~
 - ~~Section 79 of Environmental Protection Act 1990~~
 - ~~Section 60(4)(d) Control of Pollution Act 1974~~
- That the Council will work closely with residents and community groups to understand the impact on communities and use local people's expertise on how best to coordinate work.
- That the Council complies with the Noise Policy Statement for England through the use of planning conditions seeking to mitigate noise impacts.
- That in accordance with Section 79 of the Environmental Protection Act 1990, the Council provides a noise nuisance investigation service from Monday to

Friday (9am-5pm) and Thursday to Sunday evening (8pm-3.30am). The Environmental Protection Team record and investigate all noise nuisance complaints and take relevant action when statutory nuisance is witnessed including the issuing of noise abatement notices where appropriate. On many occasions noise nuisance is abated through dialogue, informing, educating and warnings.

- That to comply with Section 60(4)(d) Control of Pollution Act 1974, the Environmental Protection Team serve s60 notices on construction sites restricting the hours of operation and the noise and vibration limits a site can make. They also consider s61 applications for consent and issue consents limiting hours of operation together with noise and vibration limits whilst at the same time making it clear to contractors that best practical means to minimise noise are adhered to. If continuous non-compliance is witnessed legal action is taken. The Team also carry out surveillance visits at the weekends.
- ~~That careful consideration will need to be given to applications which are made in relation to sites in close proximity to residential areas where the request for changing hours is likely to have a significant impact on health (to quote the government guidance on extending working hours during COVID)~~
- ~~That were work results in closed roads or lanes that it be better co-ordinated with other closures or events.~~
- ~~That it installs its own live online air quality sensors and noise monitoring sensors close to construction sites which enable the monitoring of a range of pollutants. That the results be made available online in real time.~~
- ~~That like one central London Borough it only allows noisy works five days of the week where close to homes or at least gives residents an extra hour of rest on Saturday mornings.~~
- ~~To ensure the safe access for emergency vehicles to residential areas due to development.~~
- ~~That it discourages the chopping down of trees on or next to sites unless absolutely necessary and even then only at the last moment.~~
- ~~To replace bollards in some areas like Marsh Wall which are being continuously knocked over and damaged, they are clearly not strong enough to protect pedestrians on pavements.~~
- ~~That the council requiring developers to sign up to the Considerate Construction Scheme, and ensuring that there is publicity on site and via websites and other information to enable residents to know who to contact in case of problems.~~
- ~~Establish an offsite waiting area for construction vehicles, as happened on the London 2012 Olympic site, rather have them wait next to people's homes to be called onto site.~~