

## **Planning and Property Development Strategic Policy Committee November 2016**

### **Out of Hours Work Exemptions**

Extended working hours are required to facilitate certain works associated with large scale developments. The granting of 'out of hours work exemptions' is covered in the conditions attached to planning permissions.

The standard condition applied to permissions for development relating to working hours applied is set out below:

*(a) The site and building works required to implement the development shall only be carried out between the hours of:*

*Mondays to Fridays - 7.00am to 6.00pm*

*Saturday - 8.00 a.m. to 2.00pm*

*Sundays and Public Holidays - No activity on site.*

*(b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.*

When exceptional circumstances arise (eg. large concrete pours, awkward/unusual demolition, delivery of, or removal from site of outsized items of material/equipment etc) resulting in a requirement to work outside of the hours permitted in the granted planning permission a request can be made by the developer to the Planning Authority for approval of extended working hours. Any such requests must be made in writing outlining works involved and any mitigation measures that the developer proposes to put in place where possible to reduce disruption to residents in the area.

The Planning Authority considers all material factors, including the effect on residential amenity, operation of established businesses in the area and the requirement to carry out works to progress the development which cannot be reasonably carried out during normal working hours. All such requests are assessed by a senior member of staff with a response issuing within 24/48 hours depending on the nature of the request. A core requirement of any approval granted is that local residents that may be affected by the extension shall be notified in advance by the developer of the extended hours permitted.

Requests are only granted if the planning authority accept that the works outlined cannot be reasonably carried out during the standard hours permitted by the planning permission and are essential to the development. Local consultation would not be practical given the nature of the requests and the need for timely decision making.

The above system works well with very few complaints received relating to the extended hours of work approvals over the last number of years. In the past year a total of 30 sites were granted an extension of working hours with 17 of these requiring out of hours extensions more than once. Planning Enforcement and Environmental Health are advised of any such extensions.

**Paul Clegg**  
**Executive Manager**