



St. Gabriel's Student Accommodation, Manchester

Planning condition 30 - Indoor noise levels

9668.13

4th September 2025

Revision B





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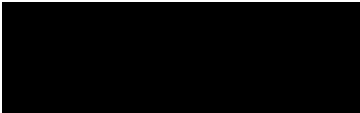
Revision	Description	Issued by	Date
A	First issue	TL	8 th July 2025
B	Updated with further measurements	TL	4 th September 2025

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Prepared for

McLaren Construction Group

Prepared by



Tom Lucas MSc MIOA

Apex Acoustics Limited Reg. in England no. 05656507
Design Works, William Street, Gateshead, NE10 0JP

T 0191 620 0750
E info@apexacoustics.co.uk
W www.apexacoustics.co.uk



2 Summary

- 2.1 Noise levels have been measured in sample bedrooms to determine compliance with Planning Condition 30.
- 2.2 Long-term measurements have been undertaken in 6 no. sample bedrooms covering daytime and night-time periods. Additional short-term measurements have also been undertaken 26 no. bedrooms. It is understood that all measurement locations have been agreed with the Manchester City Council.
- 2.3 It is considered that the results of the noise measurements show compliance with what are understood to be the planning condition requirements.

3 Introduction

- 3.1 This report includes the results of pre-completion measurements to address Planning Condition 30.
- 3.2 **Planning Condition 30**
- 3.3 Condition 30 of the planning approval (135278/FO/2022) states that following:
The buildings hereby approved shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences.
b) Prior to occupation of the building hereby approved a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report.
The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.
- 3.4 It is understood, however, that the wording of the condition is an error, and in fact it should refer to noise break-in to the residential properties¹.
- 3.5 In relation to residential developments, the Manchester City Council (MCC) Planning & Noise Technical Guidance² states the following criteria:
 - Bedrooms (night-time – 23:00 – 07:00) 30 dB L_{Aeq} (individual noise events should not normally exceed 45 dB L_{Amax,F} by more than 10 times)
 - Living Rooms (daytime – 07:00 – 23:00) 35 dB L_{Aeq} (this is assumed to also apply to bedrooms during the daytime)
- 3.6 Measurements of external noise ingress have therefore been taken within sample rooms to determine compliance with the above criteria. Long-term measurements have been undertaken in 6 no. sample bedrooms covering daytime and night-time periods. Additional short-term measurements have also been undertaken 26 no. bedrooms. As the rooms are provided with an alternative method of ventilation, measurements were carried out with windows closed.

¹ Email from Lisa Jones, Environmental Protection Officer, Manchester City Council, dated 6th June 2025.

² Planning & Noise Technical Guidance, Manchester City Council, October 2022

4 Measurement Details

4.1 Details of the equipment used for the measurements are included in Table 1.

Equipment	Model	Serial no.
Sound level meter	NTi XL2	A2A-12479-E0
Calibrator	Larson Davis CAL 200	13405
Sound level meter	NTi XL2	A2A-11062-E0
Calibrator	Larson Davis CAL 200	13403
Sound level meter	NTi XL3	A3A-01140-F0
Calibrator	Larson Davis CAL 200	21846
Sound level meter	NTi XL3	A3A-01135-F0
Calibrator	Larson Davis CAL 200	22086
Sound level meter	NTi XL3	A3A-01402-F0
Calibrator	Cirrus CLR - 515	CRL-515.107386
Sound level meter	NTi XL3	A3A-01461-F0
Calibrator	Cirrus CLR - 515	CRL-515.107408
Sound level meter	NTi XL2	A2A-11084-E0
Calibrator	Larson Davis CAL 200	10665

Table 1: Equipment used for the measurements

4.2 Long-term measurements

4.3 Noise levels were measured from Thursday 12th June to Friday 13th June 2025 and from Monday 1st September to Tuesday 2nd September 2025.

4.4 The measurement results are summarized in Table 2. The daytime period was limited due to on-going construction activities.

4.5 The microphone was mounted on a tripod at a height of approximately 1.5 m at a position as close to the bed head as reasonably practical.

4.6 Due to room access restrictions, it was necessary to change the originally agreed rooms 4.020 & 4.023 to 4.018 & 4.019.

Room	Period	Date & Time	Measured internal noise level dB, $L_{Aeq,T}$	Maximum noise level dB $L_{Amax,F}$ dB
3.111g	Day	12/06/2025 - 20:00 to 23:00	27	–
	Night	Start: 12/06/2025 – 23:00 Finish: 13/06/2025 – 07:00	25	40 ¹
3.101c	Day	01/09/2025 – 17:21 to 23:00 02/09/2025 – 07:00 to 10:23 02/09/2025 – 15:24 to 17:42	28	–
	Night	Start: 01/09/2025 - 23:00 Finish: 02/09/2025 – 07:00	27	34 ¹
4.008	Day	01/09/2025 16:32 – 23:00 02/09/2025 07:00 – 12:30	24	–
	Night	Start: 01/09/2025 - 23:00 Finish: 02/09/2025 – 07:00	20	33 ¹
3.002b	Day	01/09/2025 – 17:16 to 23:00 02/09/2025 – 07:00 to 07:30 02/09/2025 – 16:00 to 17:51	21	–
	Night	Start: 01/09/2025 - 23:00 Finish: 02/09/2025 – 07:00	18	30
4.019	Day	01/09/2025 – 17:30 to 23:00 02/09/2025 – 07:00 to 08:20	26	–
	Night	Start: 01/09/2025 - 23:00 Finish: 02/09/2025 – 07:00	21	36
4.018	Day	01/09/2025 – 16:49 to 23:00 02/09/2025 – 07:00 to 08:20	25	–
	Night	Start: 01/09/2025 - 23:00 Finish: 02/09/2025 – 07:00	20	36

¹10th highest $L_{Amax,F}$ value from continuously logged 1-minute measurements.

Table 2: Long-term measurement results

4.7 Short-term measurements

4.8 The measurement results are summarised in Table 3. All results are the logarithmic average of 3 x 2-minute measurements, at locations distributed around the room.

4.9 Measurements were taken on 1st September (between 11:00 and 16:00 hours) and 2nd September (between 16:00 and 18:30 hours).

Room	Measured internal noise level dB, L _{Aeq,T}
3.403b Bedroom	27
3.303g Bedroom	24
3.307 Studio	33 ¹
3.311e Bedroom	30
3.202 Studio	26
3.208 Studio	24
3.211f Bedroom	27
3.105d Bedroom	27
3.109 Studio	26
3.111d Bedroom	26
3.001a Bedroom	22
3.007 Studio	24
3.008h Bedroom	25
4.404 Studio	27
4.401 Studio	26
4.310 Studio	28
4.207 Studio	24
4.214 Studio	23
4.227 Studio	23
4.117 Studio	23
4.127 Studio	25
4.004 Studio	24
4.024 Studio	27
4.409 Studio	26
4.328 Studio	24
4.318 Studio	28
3.307 Studio	26 ¹

¹ The first measurement in room 3.307 was slightly elevated due to the balcony door not creating a good seal when closed. The second measurement in this room was carried out with the door being held shut by the test engineer.

Table 3: Short-term measurement results

4.10 Discussion

4.11 It can be seen from the results displayed in Table 2 that the measured levels comfortably comply with the MCC requirements. The short-term measurements, which were undertaken during the daytime, also all comply with the MCC night-time limit, with the potential exception of Room 3.307. Room 3.307 still complied with the daytime requirement (i.e. the time period during which it was measured), and external noise levels during the night would be expected to be at least 3 dB lower (based on the external measurements undertaken in support of the planning application (see Apex report 9668.3A). Furthermore, with the balcony door temporarily held tightly shut, this room also complied with the MCC night-time requirement, and it is expected that the balcony doors could be easily adjusted to create a better seal when closed.

5 Conclusion

5.1 Internal noise measurements have been carried out within sample bedrooms.

5.2 It is considered that the results of the measurements demonstrate compliance with what are understood to be the requirements of Planning Condition 30.