



St. Gabriel's Student Accommodation, Manchester

Planning condition 30 - Indoor ambient noise levels

9668.13A

8th July 2025

Revision A





**St. Gabriel’s Student Accommodation,
Manchester**
Planning Condition 30 - Indoor ambient noise levels
9668.13

1 Contents

1 Contents 2

2 Summary 3

3 Introduction..... 3

4 Measurement Details 4

5 Conclusion 5

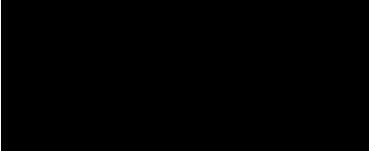
Revision	Description	Issued by	Date
A	First issue	TL	8 th July 2025

This report has been prepared for the sole benefit, use and information of the client for the purposes set out in the report or instructions commissioning it. The liability of Apex Acoustics Limited in respect of the information contained in the report will not extend to any third party. All concepts, data and proposals are copyright © 2025. Issued in commercial confidence.

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 Indoor ambient noise levels (IANLs) have been measured in a sample bedroom to demonstrate compliance with Planning Condition 30.
- 2.2 Long-term IANL measurements have been undertaken in a sample room on the south façade of Block Z3 covering daytime and night-time periods.
- 2.3 The results of the noise measurements show compliance with the planning condition requirements.

3 Introduction

- 3.1 This report includes the results of the pre-completion measurements of the indoor ambient noise levels (IANLs) 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}

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

Table 1: Equipment used for the measurements

4.2 Indoor ambient noise levels were measured from Thursday 12th June to Friday 13th June 2025 in a corner bedroom on the south façade of Block Z3.

4.3 The location of the measurement within Block Z3 is shown in Figure 1. The location of Block Z3 within the wider development is shown in Figure 2.



Figure 1: Location of long-term measurement within Block Z3

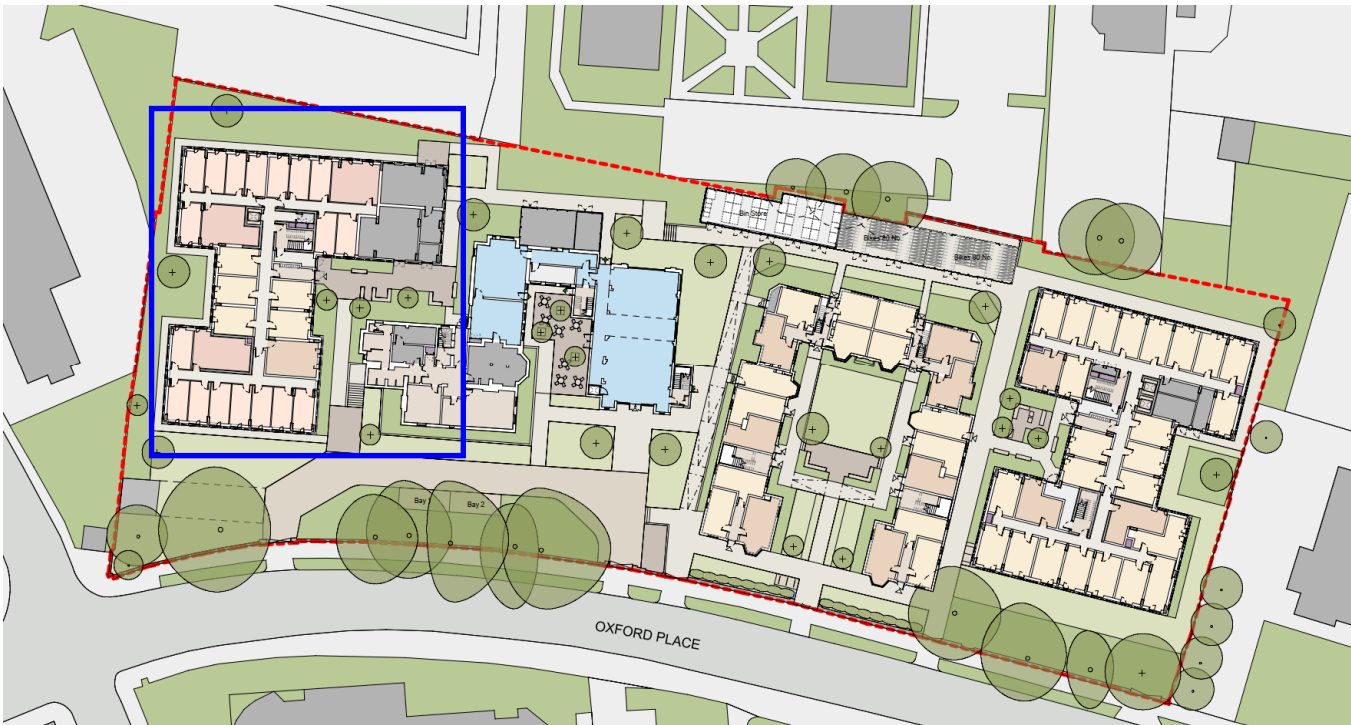


Figure 2: Location of Block Z3 within wider site

4.4 As the bedrooms have alternative ventilation provision, measurements were carried out with the windows closed and can be considered as being representative of indoor ambient noise levels due to the ingress of external noise.

4.5 The measurement results are summarized in Table 2. The daytime period was limited to 20:00 - 23:00 due to on-going construction activities.

Period	Measured internal noise level dB, $L_{Aeq,T}$	Maximum noise level dB $L_{Amax,F}$ dB
Day (20:00 – 23:00)	27	–
Night (23:00 – 07:00)	25	40 ¹

¹10th highest $L_{Amax,F}$ value from continuously logged 1-minute measurements. The 45 dB limit is only exceeded in two of the 1-minute periods out of the entire 8-hour night

Table 2: Long-term measurement results

4.6 Discussion

4.7 It can be seen from the results displayed in Table 2 that the results comfortably comply with the MCC requirements outlined in paragraph 3.5. The following should also be noted:

- The room was not fully furnished at the time of the measurements. Once fully furnished, the additional absorption within the room is likely to further reduce noise levels.
- Measurements were taken on the south façade, which is most exposed to road traffic noise (see Apex report 9668.3A submitted with the planning application), other facades would be subject to lower noise levels.

4.8 The measurement results are in line with what would be expected based on the external measurements undertaken in support of the planning application (see Apex report 9668.3A), which indicated that standard thermal double glazing would be capable of achieving the required attenuation of external noise.

5 Conclusion

- 5.1 Long-term indoor ambient noise measurements have been carried out within a sample bedroom.
- 5.2 The results of the measurements demonstrate compliance with the requirements of Planning Condition 30.