All Saints West – Noise and nuisance mitigation measures v5

The Contractor is to endeavour to minimise noise and disruption to the adjacent Sandra Burslem and Business School during the construction works.

The University years and term dates are noted below:-

2026 – 2027 University year

Semester one

- Induction week: Monday 28 September 2026 to Friday 2 October 2026
- Teaching weeks: Monday 5 October 2026 to Friday 18 December 2026
- Winter break: Saturday 19 December 2026 to Sunday 10 January 2027
- Assessment weeks: Monday 11 January 2027 to Friday 22 January 2027

Semester two

- Future Me week: Monday 25 January 2027 to Friday 29 January 2027
- Teaching weeks: Monday 1 February 2027 to Friday 19 March 2027
- Spring break: Saturday 20 March 2027 to Sunday 11 April 2027
- Teaching weeks: Monday 12 April 2027 to Friday 7 May 2027
- Assessment weeks: Monday 10 May 2027 to Friday 21 May 2027
- Effective summer break: Monday 24 May to Friday 24 September 2027

2027 – 2028 University year

Semester one

- Induction week: Monday 27 September Friday 1 October 2027
- Teaching weeks: Monday 4 October to Friday 17 December 2027
- Graduation ceremonies: Monday 8 November 2027 to Friday 19 November 2027

Busy weeks around MMU Business School are Induction week and first week of teaching in Semester One each year. Assessment weeks in January and May are the noise sensitive periods (although all assessments have been moved out of the Sandra Burslem building, generally the Contractors needs to be aware exams are taking place around campus). There is no formal teaching during the winter, spring and summer breaks so noise is likely to be less of an issue. However, there will be conferences and events in the Business School north and south atriums, these generally will not be affected by construction activities – (none currently known but any planned during the ASW construction period will be advised to the Contractor).

In addition to the above, for the Sandra Burslem building, the university has arranged the following:-

1. Exam assessments – No exams have been scheduled for Sandra Burslem, or south side venues in the Business School during academic years 25/26 and 26/27.

2. Teaching - The main ground floor G.01 lecture theatre and 1st, 2nd and 3rd floors (south side) seminar rooms will not be used before 10am or after 4pm when the ASW construction works are taking place.

3. Teaching - The 4th, 5th and 6th floor rooms on the south side of Sandra Burslem that overlook the ASW roof will be re-scheduled elsewhere within the building where possible

but the Contractor is to assume there will be some teaching ongoing during construction works.

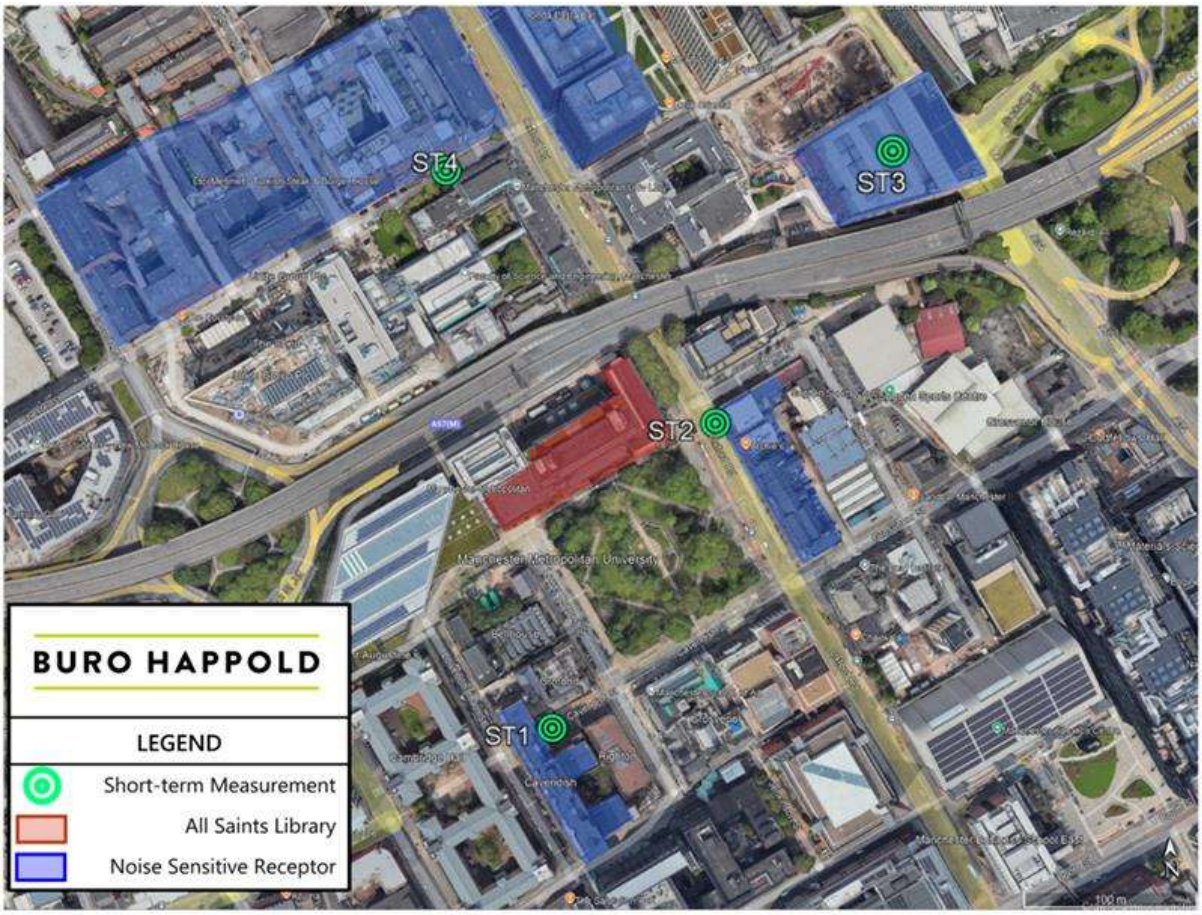
Previous Demolition Noise Limits

Previous external noise monitoring indicated that noise levels from the Mancunian Highway was circa 60-65 db. Alongside this Planning conditions associated with the demolition noise monitoring were as follows:-

Noise limits in terms of $L_{Aeq,T}$ dB between the following hours:

- 07:00-19:00h Monday to Friday
- 07:00-13:00h on Saturdays
- No work on Sundays or outside of these hours.

The receptors agreed with the Local Planning Authority are shown below in blue and the limits applied at the receptors.



Summary Daytime Only Construction noise limits (LAeq,T dB)		
NSR	**Assessment category and threshold value period**	**Threshold limit**
1	Daytime (07:00-19:00) and Saturdays (07:00-13:00)	65
2		70
3		65
4		65

For external noise, a limit of 75db at the demolition site boundary hoarding was agreed with the demolition contractor, with mitigation measures then being triggered if exceeding this level.

With regards to internal noise (and vibration), during the previous old library demolition works noise and vibration monitors were installed on the 4th floor of the Sandra Burslem building in one of the smaller seminar rooms (noise) and IT comms room (vibration).

In terms of noise and vibration limits, refer to Buro Happold Acoustics email 20/01/26 (MH email 15/06/2026):-

- noise reduction across a typical double glazed curtain walking system is circa 30db so for 4th floor internal noise monitoring the level would be 35-40db and noise reduction measures being implemented if noise exceeds 45db
- for the internal double block wall that separates ASW from the G.01 lecture theatre, typical noise reduction would be around 45-55db reduction (plus a stud plasterboard lining on the lecture theatre side) so effective noise limit on the ASW internal construction works noise would be 85-95db. Again, noise reduction measures being implemented if noise exceeds 40db at the internal monitoring point

At present, standard industry good practice mitigation measures have been incorporated within the Construction Environmental Management Plan (CEMP), as detailed in the “Noise Mitigation Measures” section. These measures have primarily been developed to manage impacts upon external receptors and to maintain a safe working environment for site operatives. However, the proximity of the G.01 lecture theatre and classrooms on levels 4, 5 and 6 present a potential sensitivity that will need to be carefully managed as the works progress.

The Contractor has provisioned to align with the CEMP.Rev2 document which includes the following measures:-

1. Use of best practicable means in accordance with BS 5228-1:2009.
2. Selection of appropriate plant and equipment.
3. Regular maintenance of plant to keep equipment in good working order and minimise noise emissions.
4. Provision of temporary acoustic barriers where appropriate to protect site operatives working in close proximity to noisy operations
5. Periodic noise monitoring by the Environmental Coordinator throughout the construction period.

The Contractor has also assessed the potential peak noise levels at 10m for the various construction activities (assuming no obstructions) and applied a RAG rating to each.

Red

- Stud Welding for metal decking 80dB(A)
- Cutting metal decking 82dB(A)
- Forming new opening in slab via Brokk Machine 88dB(A)
- Steelwork erection 90dB(A)
- SFS / partition installation 82dB(A)
- Sandra Burslem Façade Interface works 82dB(A)
- CFA Piling 85 dB(A)

Amber

- Groundworks excavation and compaction 75dB(A)
- Internal Demolition 75dB(A)
- Fire Encasements 70dB(A)
- Cladding Windows 68dB(A)
- Roofing works 70bB(A)

Green

- All remaining activities; Below 65 dB(A)

Whilst the contract programme, makes no allowance for restricted working hours, if the agreed trigger thresholds have been exceeded at any of the monitor positions by the above activities, the Contractor will use reasonable endeavours to re-programme such applicable works either before 10am or after 4pm or during university winter, spring and summer teaching break periods, where possible.

Notwithstanding this, taking into account the existing building fabric as noted previously, it is reasonable to expect that the internal noise level at the proposed noise and vibration monitors would not exceed 45db(A) to the 4th floor areas and less than 40dB(A) to all remaining areas i.e. ground floor cleaner's store next to G.01 (G.CLN.01 - 40dB) and 4th floor 4.12 teaching room (45dB).

A vibration monitor will also be placed in comms room 4.11 with limit set to 1mm/s PPV (amber warning) and 2mm/s PPV (red limit).

During the works, monthly look ahead site reviews will be held with the Contractor in conjunction with the Employer's Agent and University Development Manager to highlight any potentially heightened noise works. These will then be communicated internally in the University and to the Faculty representatives for the Sandra Burslem building.

In the event that either the agreed trigger thresholds have been exceeded or complaints are received from the Faculty, the Contractor in conjunction with the Employer's Agent and University Development Manager, will undertake further reviews as required (including the Contractor's supply chain partners) to identify any further or temporary mitigation measures that may be reasonably implemented to manage noise transfer and minimise nuisance during the works.