

Delegated Decision Report

Application No:	26/0405	Statutory Period Expires:	14th August 2026
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Site:	<i>Milton Court, Hendre Farm Drive, Newport. South Wales</i>		
Proposal:	<i>2 NO. AIR SOURCE HEAT PUMP UNITS (RETROSPECTIVE)</i>		
Applicant:	<i>R. Sandbrook</i>		
Type:	Full	Ward:	Ringland
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Milton Court is a residential apartment complex located on Hendre Farm Drive in the Ringland ward.

3. DESCRIPTION OF DEVELOPMENT

3.1 Retrospective planning permission is sought for the siting of 2no air source heat pump units (ASHP) to the rear service yard of the building. Each unit measures 1.1m in width, 1.5m in height and 460mm in depth. The units would be encased by a galvanised metal steel security cage, measuring 1.8m in height, 3.3m in width and 980mm in depth. Both units would be the Bosch Compress 2000 AWF CS2000AWF 30 R-T.

3.2 In terms of biodiversity enhancement, 1no vivaro pro seville bird nest box is proposed on an existing tree in the front yard.

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- GP2 (General Amenity)
- GP5 (Natural Environment)
- GP6 (Quality of Design)
- GP7 (Environmental Protection and Public Health)

5.4 SUPPLEMENTARY PLANNING GUIDANCE
NONE.

6. CONSULTATION RESPONSES

6.1 ENVIRONMENTAL HEALTH OFFICER
No response received to date.

6.2 ECOLOGY OFFICER
No objection.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 09.06.2026, Site Notice was put up on 12.06.2026.

7.1 NEIGHBOURS: 92no neighbours were consulted. No representations have been received to date.

8. ASSESSMENT

8.1 Visual Amenity/ Character and Appearance;

Air source heat pumps (ASHPs) must be sited to have minimal effect on the external appearance of the property and wider amenity of the area. The ASHP is to be sited at the rear of the building in the rear service yard. The rear service yard is not visible from the public realm and as such, any views of the development are limited. This consideration remains the same for the galvanised metal cage. Owing to the limited visibility of the development, it is considered that there would not be an adverse visual impact caused by the proposal. Therefore, the proposal accords with Policy GP2 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

8.2 Residential Amenity:

The units would be sited in proximity to a residential apartment complex, with the nearest properties being at first floor level. Each unit is sited 8.3m from the rear elevation of the building at ground floor level. To consider noise impact, the Council's Environmental Health Officer was consulted, however no response has been received to date. The product specification of the Bosch Compress 2000 AWF identifies the outdoor sound power level as 70dB in accordance with EN 12102 which is the recognised European standard for testing the acoustic performance of heat pumps and air conditioning units. Sound power level represents the noise emitted by the unit at the source and does not equate to the noise level experienced at neighbouring properties. In practice, noise levels decrease significantly with distance and in this case, are further attenuated by intervening structures, including a 2m tall solid brick wall. Given the separation distance of 8.3 metres from the apartment building and the presence of acoustic barriers between the units and the residential properties, it is unlikely that there would be any demonstrable impact upon amenity insofar as noise is concerned. It should also be noted that the units have been in situ since September 2025 and no noise complaints have been received by the LPA, nor have any objections been raised as part of this application.

8.3 Biodiversity:

In accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015) and Planning Policy Wales Edition 12, an ecological enhancement scheme commensurate with the scheme is required. The proposal suggests the erection 1no vivaro pro seville bird nest box is proposed on an existing tree in the front yard of the residential complex. It is considered that this would sufficiently address the importance of biodiversity, and the implementation will be secured via a suitably worded planning condition.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The ASHPs and associated development is suitably sited and would not have an adverse visual impact or a demonstrable adverse impact on residential amenity. The implementation of a biodiversity enhancement scheme will be secured via a suitably worded planning condition.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents

- Heat Pump Specification Documentation
- Heat Pump Commissioning Documentation 2
- 2581 03 – Biodiversity Enhancements
- Site Location Plan
- 2581 - Heat Pump Commissioning Documentation
- 2581 - 01 - Floor Plan and Elevations
- 2581 - 02 - North East Elevation

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Within three months of the date of this decision, the biodiversity enhancement scheme

as detailed in the approved document: '2581 03 – Biodiversity Enhancements' shall be undertaken in full and retained for the lifetime of development.

Reason: In the interest of biodiversity, in accordance with Policy GP5.

NOTE TO APPLICANT

01 This decision relates to plan Nos: Heat Pump Specification Documentation, Heat Pump Commissioning Documentation 2, 2581 03 – Biodiversity Enhancements, Site Location Plan, 2581 - Heat Pump Commissioning Documentation, 2581 - 01 - Floor Plan and Elevations, 2581 - 02 - North East Elevation.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP5, GP6 and GP7 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.