

Delegated Decision Report

Application No:	25/0928	Statutory Period Expires:	14th April 2026
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Site:	<i>University Of Wales College Newport, College Crescent, Caerleon, Newport, South Wales</i>		
Proposal:	<i>PARTIAL DISCHARGE OF CONDITION 44 (AIR SOURCE HEAT PUMP) OF 25/0294 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) (INSOFAR AS THEY RELATE TO PLOTS 91-111 ONLY) OF 23/0682 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO PLOTS 91 TO 111 AND THEIR ASSOCIATED LANDSCAPING AND ENGINEERING ONLY</i>		
Applicant:	<i>S. Thomas</i>		
Type:	Discharge Conditions	Ward:	Caerleon
Decision:	APPROVED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site was formerly the Caerleon Teacher Training College listed for its special architectural interest as a well-preserved example of early C20 educational architecture, a teacher training college of fine quality and character. Its form and appearance reflect the functions of the College and the requirements of teacher training during this period. The other buildings are also stated to have similar architectural interest, and all are considered to have group value. In more recent years the site was occupied by the University of South Wales with various extensions added to the buildings to accommodate educational and student living space. Further to the University's decision to close the site, planning permission was granted for its redevelopment for residential and a single housebuilder is currently developing out the new build elements of the approved scheme.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application is seeking partial discharge of Condition 44 (Air Source Heat Pumps) of S73 application ref.25/0924.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0294	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) (INSOFAR AS THEY RELATE TO PLOTS 91-111 ONLY) OF 23/0682 S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE	GRANTED WITH CONDITIONS	24.06.2025

	TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO PLOTS 91 to 111 AND THEIR ASSOCIATED LANDSCAPING AND ENGINEERING ONLY		
23/0682	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 19/1212 PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO THE GENERAL LAYOUT AND ELEVATIONS	GRANTED WITH CONDITIONS	15.08.2024
19/1212	PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF MAIN BUILDING TO 44 FLATS, CONVERSION OF TJ WEBLY BUILDING TO 2NO. DWELLINGS, CONVERSION OF TY HYWEL BUILDING TO 2NO. RESIDENTIAL UNITS (1 FLAT AND 1 HOUSE), CONVERSION OF FELTHORPE TO 1NO. DWELLING, DEMOLITION OF OTHER EXISTING BUILDINGS AND CONSTRUCTION OF 170 NO. DWELLINGS, OPEN SPACE, LANDSCAPING, ENGINEERING AND INFRASTRUCTURE WORKS TO INCLUDE RETENTION OF LISTED GATE PIERS	GRANTED WITH CONDITIONS	21.04.2021

5. PLANNING POLICY

5.1 N/A

6. CONSULTATION RESPONSES

6.1 ENVIRONMENTAL HEALTH: I confirm I have no objections to the proposals.

6.2 SENIOR SCIENTIFIC OFFICER: I have no comments in respect of the below application in terms of air quality or contaminated land.

6.3 HENEB (GLAMORGAN GWENT ARCHAEOLOGICAL TRUST)
As was the case for previous partial discharge and variation of condition applications, the current proposal relates to partially discharge amended plans and as such does not deal with any archaeological constraints. Therefore, we have no further comment to make at this time.

7. PUBLIC REPRESENTATIONS

N/A

8. ASSESSMENT

8.1 Condition 44 of S.73 application ref.25/0294 states that:

“Prior to first occupation of units 91-111, full details of the Air Source Heat Pumps (ASHPs)

for each unit, including full acoustic specification and mitigation as required shall be submitted to and approved in writing by the Local Planning Authority. The ASHPs and associated acoustic mitigation shall be installed in accordance with approved details and retained for the lifetime of development.

Reason: To protect the amenity of existing and future occupiers. Policy GP2 of the adopted Local Development Plan.”

- 8.2 The ASHP make and model is specified as the Daikin Altherma 3 Monobloc EDLA04EV3. The location of each unit is shown in drawing no. 3766-ASHP-MCS. The ASHP units are installed on a purpose-designed solid plinth to ensure appropriate stability and performance, and the fencing specification is 1800mm timber close-board, which forms part of the standard site boundary treatment.
- 8.3 The Data Book confirms that the Daikin air source heat pumps are MCS¹ certified and provides detailed manufacturer acoustic data, including dB(A) noise levels for standard space heating operation. The application is also accompanied by an MCS ASHP Assessment. As part of the assessment process, four representative scenarios from across the development site have been evaluated to assess compliance. Each scenario has been tested using the MCS assessment calculation tool in conjunction with the relevant Daikin manufacturer data. All four scenarios meet the required performance standards.
- 8.4 The Council's Environmental Health Officer was consulted on this application and has confirmed that there are no objections. The EH Officer has suggested conditions relating to the maintenance, installation and acoustic fencing details however this application is seeking a partial discharge of conditions and further planning conditions cannot be imposed under this application. Nevertheless, details relating to the maintenance are for the operator and responsible homeowner to manage and sufficient detail relating to the installation/acoustic fencing has been provided.
- 8.5 Sufficient information has been provided, in line with the details specified in Condition 44 of ref.25/0294. The details are sufficient to partially discharge the condition in so far as the submission of full details of the Air Source Heat Pumps, including full acoustic specification and mitigation but the ASHPs and associated acoustic mitigation remains to be installed in accordance with approved details and retained for the lifetime of development.

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

¹ Microgeneration Certification Scheme

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 Sufficient information has been provided, in line with the details specified in Condition 44 of ref.25/0294. The details are sufficient to partially discharge the condition in so far as the submission of full details of the Air Source Heat Pumps, including full acoustic specification and mitigation but the ASHPs and associated acoustic mitigation remains to be installed in accordance with approved details and retained for the lifetime of development.

11. DECISION

APPROVED

NOTE TO APPLICANT

01 This decision relates to plan Nos: 3766-ASHP-MCS, 5P3B Mid - Equipment Schedule, 5P3B End - Equipment Schedule, 4P2B Mid - Equipment Schedule, 4P2B End - Equipment Schedule, Warwick Equipment Schedule, User Reference Guide, Site Location Plan, Letchworth - Equipment Schedule, Installation ,Operation and Maintenance Manual, Daikin Schematic - MonoBloc EDLA ,Pre-Plumbed Cylinder ,DHW, Radiator & UFH, Covering Letter, Cambridge - Equipment Schedule, Amberley - Equipment Schedule, Correspondence RE: Acoustic Fencing, Installation and Maintenance.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies 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.