

Webster, Ben (Planning Officer)

From: Holland, James (Principal Environmental Health Officer - Environmental Protection)
Sent: 26 March 2026 10:25
To: Webster, Ben (Planning Officer)
Subject: RE: *EXTERNAL:University of Wales, College Crescent (25/0928)

Thanks Ben

All looks reasonable

I confirm I have no objections to the proposals; however the following condition should be considered for any permission granted;

Air Source Heat Pump – Maintenance

The installed equipment shall be regularly maintained in order to ensure its continued satisfactory operation in accordance with the manufactures recommended service intervals. In the absence of such intervals; the equipment shall be maintained annually.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Air Source Heat Pump – Installation

The equipment shall be installed on a robust level and solid surface with sufficient loading bearing capacity.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Acoustic fencing

Boundary fencing should be of a solid construction of a minimum surface density of 10kg/m², a minimum height of 1800mm and of close boarded timber construction. The fencing shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Cofion gorau / Kind regards,

James Holland CEnvH MCIEH

Prif Swyddog Iechyd yr Amgylchedd / Principal Environmental Health Officer
Tîm Diogelu'r Amgylchedd / Environmental Protection Team
Gwarchod y Gymuned / Community Protection
Amgylchedd a Diogelu'r Cyhoedd / Environment & Public Protection
Cyngor Dinas Casnewydd / Newport City Council
Phone: 01633 839907
Email: james.holland@casnewydd.gov.uk / James.Holland@newport.gov.uk



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From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 24 March 2026 16:40
To: Holland, James (Principal Environmental Health Officer - Environmental Protection)
<James.Holland@newport.gov.uk>
Subject: FW: *EXTERNAL:University of Wales, College Crescent (25/0928)

Good afternoon James,

I hope you are well.

Please see the attached MCS ASHP Assessment and email below from the agent regarding application ref.25/0928.

If you wish to update your comments, please let me know.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
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*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*

From: Thomas, Samuel <sam.thomas@redrow.co.uk>

Sent: 24 March 2026 11:39

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Subject: RE: *EXTERNAL:University of Wales, College Crescent (25/0928)

Good morning Ben,

I hope you're well.

Thank you for the latest response from the Environmental Health Officer.

Please find attached an MCS ASHP Assessment to address the below consultation comments.

As part of the review 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 without exception.

Based on the MCS assessment, no foreseeable scenario is to fall short of the required standards. The assessment positions selected reflect recurring conditions across the development, arising from the consistent approach to site layout and plot arrangement. They are therefore considered to be both typical and representative of the scheme as a whole. In addition to these site-wide scenarios, an assessment has also been undertaken for the existing residential properties along Roman Way to ensure that this has been fully addressed.

On this basis, we trust that the submitted documentation will enable the Environmental Health team to fully consider the application and progress their review of the proposed. Thank you.

Kind regards,
Sam

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 17 March 2026 17:06
To: Thomas, Samuel <sam.thomas@redrow.co.uk>
Subject: RE: *EXTERNAL:University of Wales, College Crescent (25/0928)

Good afternoon Samuel,

I hope you are well.

My apologies, I thought I had forwarded the latest response from the Environmental Health Officer, but it appears I hadn't.

I've copied the response from the EH officer below.

"The applicant should be able to provide the MCS calculations for the ASHP as installed; attached MCS standard, and example.

Alternatively; a BS4142 acoustic assessment to assess the impact of the ASHP on adjacent residential properties.

I can't recall whether the acoustic assessment for this stage of the development took account of the cumulative effect of the ASHP within this phase?"

Are the MCS calculations or an Acoustic assessment for the ASHP available?

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

✉: ben.webster@newport.gov.uk
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From: Thomas, Samuel <sam.thomas@redrow.co.uk>

Sent: 13 March 2026 16:21

To: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>

Subject: RE: *EXTERNAL:University of Wales, College Crescent (25/0928)

Good afternoon Ben,

I hope you're well.

Please could I have an update on when this application might be determined? Do we need an EoT?
Thank you.

Kind regards,
Sam

From: Thomas, Samuel <sam.thomas@barrattredrow.co.uk>

Sent: 23 January 2026 14:31

To: 'Webster, Ben (Planning Officer)' <Ben.Webster@newport.gov.uk>

Subject: RE: *EXTERNAL:University of Wales, College Crescent (25/0928)

Good afternoon Ben,

I hope you are well. My apologies that this has taken longer than expected.

In relation to the Environmental Health consultation comments, please see attached the Data Book provided by Daikin in support of this application.

The Data Book confirms that the Daikin air source heat pumps are MCS certified and provides detailed manufacturer acoustic data, including dB(A) noise levels for standard space heating operation. This information supports the assessment of the potential noise impact of the proposed installation within its environmental context and has been prepared in accordance with the requirements of MCS 020.

On this basis, we trust that the submitted documentation will enable the Environmental Health team to fully consider the application and progress their review of the proposed. Thank you.

Kind regards,
Sam

From: Webster, Ben (Planning Officer) <Ben.Webster@newport.gov.uk>
Sent: 08 January 2026 11:38
To: Thomas, Samuel <sam.thomas@barrattredrow.co.uk>
Subject: *EXTERNAL:University of Wales, College Crescent (25/0928)

Good morning Sam,

I hope you are well.

The Environmental Health Officer is requesting further information in relation to the MCS 020 assessment of the potential noise impact of the installed ASHP.

Please could the above be made available and submitted to me so that I can reconsult the EH officer?

Any questions, please let me know.

Kind regards,
Ben.

Ben Webster
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd

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