

Date: 2 December 2024
Application: 242999



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
Compliance

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Dear ,

Variation/Removal of Condition Consultation

Application Number: 242999

Site Address: Acrefield, Charvil Lane, Sonning, Wokingham, RG4 6TH

Proposal: Application to vary condition 2 of planning consent 230151 for the proposed erection of 2no dwellings following demolition of existing dwelling consent. Condition 2 refers to the approved plans and the variation is for the installation of Air Source heat pumps to the dwellings.

Grid Reference: Easting - 476187, Northing - 476187

I enclose details of the above application and would be grateful to receive your observations within **21 days** of the date of this letter. The documents associated with this are available to view on the [Council's planning application search page](#) within 24 hours.

Please email your response to planning.enquiries@wokingham.gov.uk quoting the reference number 242999 in all communications.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	242999
Address:	Acrefield, Charvil Lane, Sonning, Wokingham, RG4 6TH		
Proposal:	Application to vary condition 2 of planning consent 230151 for the proposed erection of 2no dwellings following demolition of existing dwelling consent. Condition 2 refers to the approved plans and the variation is for the installation of Air Source heat pumps to the dwellings.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The primary EH concern at this stage is the implementation of 2 x air source heat pumps, ASHP can be noisy, and their installation location should be considered carefully. In this case the installation sites seem to be reasonable, however the MCS assessments provided are incomplete. The first stage, including the site description and how measured and the location they measured to from the installation site, is missing, on both partial assessments provided.

MCS.

The Government, through DEFRA has prescribed a scheme to inform the installation of ASHP and other micro generation units called the Microgeneration Certified Scheme. [Microgeneration Certification Scheme \(MCS\) transfer to MCS Service Company - GOV.UK \(www.gov.uk\)](http://www.gov.uk/microgeneration-certification-scheme)

Following the Microgeneration Certified Scheme (MCS) assessment procedure this will allow the registered installer of an ASHP to make a calculation according to a formula prescribed in this Government sponsored scheme to inform the best type of install. We can look at the assessment to guide us as to whether there is a likely nuisance from the equipment.

We would ask for a formal noise assessment if the MSC isn't done properly according to the prescribed method or if guidelines aren't met and the installation fails as being too noisy and likely to be intrusive, or where the ASHP is to be installed very close to neighbouring

properties or is of a large design, or there is more than one noise source with potential to output a significant amount of tonal noise that may cause a nuisance to neighbours.

If a noise assessment is required, although there is an initial cost to the proposer, having a professional acoustic consultant involved has benefits as they are able to recommend mitigation measures including acoustic barriers that will mean there is a significantly reduced risk of there being complaints after the install is completed.

If an installation clearly meets the MSC guidelines we would generally have no objection and not require anything else.

The person responsible for these 2 x partial MCS assessments should seek confirmation from the MCS organisation on how to complete an assessment form and present it, the local authority does not provide this training.

Conditions & Reasons (if required)			
Date:	20/01/2024	Signed:	C Christofis