

Date: 13 October 2025
Application: 252355



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Householder Consultation

Application Number: 252355

Applicant: Raymond Barclay

Site Address: 3 Adams Way, Earley, Wokingham, RG6 5UT

Parish: Earley

Grid Reference: Easting - 473995, Northing - 170766

Type of Development: Other Householder

Proposal: Householder application for the proposed installation of an Air Source Heat Pump (ASHP) to the side of the property, following demolition of an existing single storey structure.

Case Officer: Nikita George

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252355. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/planning).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **3 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252355
Address:	3 Adams Way, Earley, Wokingham, RG6 5UT.		
Proposal:	Householder application for the proposed installation of an Air Source Heat Pump (ASHP) to the side of the property, following demolition of an existing single storey structure.		
Type of Development:	Other Householder		
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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has no objection in principle to the installation of a domestic Air Source Heat Pump (ASHP). A full MCS 020 noise assessment has been submitted and reviewed.

The assessment indicates that the proposed ASHP installation meets the MCS 020 external boundary noise criterion and therefore is not expected to cause an unacceptable impact on neighbouring residential amenity, subject to the installation being carried out exactly as assessed.

Environmental Health therefore raises no objection subject to standard conditions. A full MCS 020(a) Manual Sound Calculator Assessment was provided for -3 Adams Way, Earley, RG6 5UT.

Heat Pump Model: Cosy9

Sound Power Level used: 57 dB(A)

Assessment location: Assessment windows of No. 2 Adams Way (first floor, front elevation)

Distance to ASHP: 5.5 metres

Reflecting surfaces: 3 including floor

Line of sight: Fully seen
Barrier: None
Resulting Sound Pressure Level: 40.2 dB(A)
MCS 020 Limit: 42 dB(A)

This means the proposed installation meets noise criteria when installed exactly as modelled.

The MCS 020 methodology is the nationally recognised standard for assessing noise from domestic ASHPs.

The submitted assessment:

- Uses an appropriate sound power level (LwA) of 57 dB(A)
- Demonstrates a calculated sound pressure level at the nearest noise-sensitive position of 40.2 dB(A)
- Confirms compliance with the noise limit of 42 dB(A)

Therefore, the installation satisfies the technical requirement for external noise emissions.

Wokingham's amenity policies require that development does not harm neighbouring living conditions through noise or disturbance.

Given the MCS-compliant result and provided the ASHP is installed in the same position and configuration used in the assessment, the proposal:

- Is not expected to result in harmful noise levels
- Is compatible with local residential amenity
- Meets the Council's policy objectives relating to noise

Environmental Health therefore considers the submitted evidence satisfactory. Environmental Health has no objection subject to conditions ensuring compliance is maintained during and after installation.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Condition 1 : Installation in Accordance with Assessment

The Air Source Heat Pump shall be installed exactly in the location, orientation, and configuration assessed within the submitted MCS 020(a) noise assessment dated 26/09/2025.

No relocation, reorientation, change of model, or installation of additional external plant shall occur without prior written approval from the Local Planning Authority.

Condition 2: Noise Limit Compliance

The ASHP shall operate such that the sound pressure level at the nearest noise-sensitive boundary does not exceed 42 dB(A), in accordance with MCS

020 requirements.

The plant shall be maintained in accordance with the manufacturer's recommendations to ensure ongoing compliance.

Condition 3: Quiet Mode -if applicable

If the installed unit includes a night-time or quiet operation mode, it shall be enabled between the hours of 23:00 and 07:00, unless otherwise agreed in writing with the Local Planning Authority.

Condition 4: Acoustic Integrity

No part of the ASHP shall be altered, removed, or replaced with equipment of higher sound power level without prior consent of the Local Planning Authority.

The submitted MCS 020 noise assessment demonstrates clear compliance with the national noise limit of 42 dB(A).

Provided the installation adheres exactly to the assessed configuration, the ASHP is not expected to cause noise nuisance and is therefore acceptable with respect to residential amenity.

Environmental Health therefore raises no objection, subject to the conditions listed above.

Date:	21/11/2025	Signed:	O.Obi
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