

Ein cyf/Our ref: CAS-285196-V0J6
Eich cyf/Your ref: 25/0530

Jacob Cooke
Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 04 August 2025

Annwyl Jacob/Dear Jacob,

BWRIAD/PROPOSAL: REDEVELOPMENT OF VACANT SITE TO PROVIDE A COMMERCIAL UNIT ON THE GROUND FLOOR AND 4 NO. STUDIO FLATS WITHIN THE FIRST AND SECOND FLOORS (RESUBMISSION OF 24/0373)

LLEOLIAD/LOCATION: SITE OF FORMER 153 COMMERCIAL ROAD, NEWPORT, SOUTH WALES

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 July 2025.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes highly vulnerable development (residential) and less vulnerable development (commercial). The Flood Map for Planning identifies the application site to be at risk of flooding and is entirely within Flood Zone 2 and 3 (Sea).

We refer you to Section 10 of Technical Advice Note (TAN) 15: Development, flooding and coastal erosion (2025) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

We have reviewed the FCA by Nene Valley Transport Planning (April 18, 2024). Our advice to you is the FCA demonstrates the risks and consequences of flooding could be managed to an acceptable level. Further detail is provided below.

Section 3.6 of the FCA confirms the site is situated at a level of 10.25 metres (m) above ordnance datum (AOD) and the proposed finished floor level (FFL) of the proposed development will be set at a minimum of 10.40m AOD.

Section 4.10 of the FCA confirms a 100 year lifetime of development was applied and the estimated extreme flood levels are:

- 0.5% (1 in 200 year) annual probability tidal flood event plus climate change (95th percentile): 9.58m AOD;
- 0.1% (1 in 1000 year) annual probability tidal flood event plus climate change (95th percentile): 9.92m AOD.

The site levels provided demonstrate the site is predicted to be flood free during the above flood events. This is compliant with Figure 5 and Figure 6 of TAN 15. Your Authority may wish to include the FCA as an approved document on the decision notice to secure the proposed FFL of the proposed development to further mitigate potential future flooding at the site.

Further Advice

We understand this planning application is a re-submission of planning application 24/0373 for the 'redevelopment of vacant site to provide a shop unit and 5 no. Flats at ground, first and second floors.' The FCA has been updated to reflect the amended proposal. The FCA considers TAN 15 (2004) and has not been updated in-line with TAN 15 (2025). If your Authority is minded seek an updated FCA from the applicant which considers TAN 15 (2025) we would be happy to provide further advice. However, we consider an updated FCA which considers TAN 15 (2025) would not change our technical advice above.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Sarah Lund

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.