

Ein cyf/Our ref: CAS-280217-H9R5  
Eich cyf/Your ref: 25/0319

Newport City Council  
Civic Centre  
Newport  
NP20 4UR

Dyddiad/Date: 08 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: CHANGE OF USE FROM USE CLASS A (RETAIL, LEISURE AND HOSPITALITY) TO USE CLASSES A1, A2, A3, B1, D1 AND D2, FACILITATING RETAIL, ASSEMBLY & LEISURE, HOSPITALITY, NON-RESIDENTIAL, FOOD & DRINK, FINANCIAL AND PROFESSIONAL SERVICES**

**LLEOLIAD/LOCATION: KINGSWAY CENTRE, JOHN FROST SQUARE, NEWPORT, NP20 1ED**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 06 May 2025.

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

### **Flood Risk**

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

Given the nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding, and coastal erosion (2025), which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website [Natural Resources Wales / Preparing for a flood](#) which may be useful for the developer or occupant of the proposal.

### **Protected Sites**

The application site is located within 200m of the River Usk Special Area of Conservation (SAC). From the information provided, we consider the proposal may affect the SAC and have identified pollution as a potential impact pathway to features of the site.

However, we consider the above pathway will not result in an adverse effect if the developer adheres to standard pollution prevention guidelines. Further information on standard pollution prevention guidelines is provided under the 'Advice for the developer' section below.

The application site is located within 200m of the River Usk (Lower Usk Site of Special Scientific Interest (SSSI)). We consider the proposals have the potential to impact upon the SSSI. Providing the impact pathway referenced above for the SAC is adequately addressed, we consider the features of the SSSI will also be adequately safeguarded

### **Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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.

### **Advice for the Developer**

All works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#). During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

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.