

Ein cyf/Our Ref: CAS-289204-K0C8  
Eich cyf/Your Ref: CONNEX/25/0749

Lydia Burrows  
Newport City Council  
Regeneration, Investment & Housing  
Civic Centre  
Newport  
NP20 4UR

Dyddiad/Date: 16 October 2025

Annwyl Ms Burrows/Dear Ms Burrows

**BWRIAD/PROPOSAL: CHANGE OF USE FROM DWELLING TO FORM PART OF THE ADJOINING IQRA COMMUNITY CENTRE.**

**LLEOLIAD/LOCATION: 274 CORPORATION ROAD, NEWPORT, SOUTH WALES, NP19 0DZ.**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 26 September 2025.

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

### **Flood Risk**

The planning application proposes change of use from a dwelling (highly vulnerable development) to form part of adjoining community centre (less vulnerable development). The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN 15 Defended Zone.

The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such 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 TAN15 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.

### **European Protected Species – Bats**

No ecological information has been submitted in support of this application. We recommend you seek the advice of your Authority's internal ecological adviser about the

requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

### **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 on the above, please do not hesitate to contact us.

Yn gywir/Yours faithfully

### **Andrew Hurst**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

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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.