

Newport City Council  
Civic Centre  
Newport  
NP20 4UR

Dyddiad/Date: 12 June 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: CHANGE OF USE FROM A 4 BEDROOM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE).**

**LLEOLIAD/LOCATION: 35 Liscombe Street, Newport, NP19 0HQ**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 03 June 2025.

**Recognising the particular nature of this application, we have no objection to the proposals and provide the following advice.**

### **Flood Risk**

The planning application proposes highly vulnerable development (a four bedroom house in multiple occupation (HMO)). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zones 2 and 3 (Sea), Flood Zone 2 (Rivers) and TAN15 Defended Zone.

We note that the HMO bedrooms are to be located on the first floor. 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.

Your Authority should be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations and for emergency planning purposes.

Although a Flood Consequences Assessment (FCA) has been submitted in support of the application, the copy on your website is unclear and difficult to read. Should you wish us to review the FCA, please provide a clear legible copy.

### **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

**Claire McCorkindale**

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.