

Ein cyf/Our Ref: CAS-287929-R2Q3
Eich cyf/Your Ref: CONNEX/25/0668

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

Dyddiad/Date: 26 September 2025

Annwyl Ms Burrows/Dear Ms Burrows

BWRIAD/PROPOSAL: MIXED USE RESIDENTIAL DWELLING AND TAXI DISPATCH OFFICE.

LLEOLIAD/LOCATION: 36 HARROW ROAD, NEWPORT, NP19 0BT.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 8 September 2025.

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

Flood Risk

The planning application proposes a mixed use of residential dwelling (highly vulnerable development) and change of use of a room to a taxi dispatch office (less vulnerable development).

The application proposes a partial 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.

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

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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.