

Ein cyf/Our Ref: CAS-280263-Z6Z9  
Eich cyf/Your Ref: CONNEX/25/0306

Vicky Quinn  
Newport City Council  
Regeneration, Investment & Housing  
Civic Centre  
Newport  
NP20 4UR

Dyddiad/Date: 9 June 2025

Annwyl Ms Quinn/Dear Ms Quinn

**BWRIAD/PROPOSAL: RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF PROPERTY FROM RESIDENTIAL DWELLING TO 3NO. BEDROOM HMO.**

**LLEOLIAD/LOCATION: 33 WALMER ROAD, NEWPORT, NP19 8NU.**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 7 May 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, change of use of existing residential property into 3no. bed HMO. Our [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea.

The plans show that the HMO bedrooms are located on the first floor. As such we do not require an FCA to advise you on the consequences of flooding. We provide advice on our website [Natural Resources Wales / Preparing for a flood](#) which may be useful for the developer or occupants of the property.

### **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.

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

Ffôn/Tel: 03000 653074

E-bost/E-mail: [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)

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.