

Ein cyf/Our ref: CAS-267631-C9K7
Eich cyf/Your ref: 24/0862

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 19 November 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Proposed new shop front, conversion of first floor offices and roof spaces to create 5no. flats, conversion of part ground floor to provide a class A3 unit, car park alterations and associated works.

LLEOLIAD/LOCATION: 170 - 172 Commercial Road, Newport, NP20 2PL.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 01 November 2024.

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

Flood Risk

The planning application proposes highly vulnerable development. Our Flood Risk Map confirms the site to be within Zone B of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Sea.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the supporting FCA undertaken by Vale Consultancy dated July 2024 referenced 19861 – FCA – 01 for the proposed new shopfront, conversion of the first floor offices and roof-space to create 8 flats and renovation of existing car park, external shop loading area, security boundary fencing and walls. The FCA shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection, to the application as submitted.

Currently the site is occupied with commercial use on the ground floor with a service yard to the north and car parking to the south of the building. The first floor of the building was formerly used as office spaces. There is a change in vulnerability associated with the proposed application given the introduction of residential units on the first floor.

The FCA states the following ground levels:

- Existing building are in the region of 8.50 – 8.80m AOD with levels generally rising from east to west.
- Existing service area are in the region of 8.45 – 8.80m AOD with levels generally rising to the south / southwest.
- Existing car park are in the region of 8.20 – 8.50m AOD

A Finished Floor Level (FFL) of 8.56 m AOD is indicated on the topography for the ground floor of the building and it has been assumed that the first floor will be located 2.3 m above this ground floor level as such to meet building regulations. Therefore, the minimum FFL of the first floor residential development is assumed to be in the region 10.86 m AOD.

A Finished Floor Level (FFL) has been indicated from the topographic survey for the service area and is recorded as 8.58 m AOD.

The consultant provided the following flood levels, based on the River Usk tidal model with the climate change projection:

- 1 in 200 year plus climate change event (2124) : 9.56m AOD (70P)
- 1 in 1000 year plus climate change (2124) : 10.04m AOD (70P)

We would normally require that the highest confidence interval is applied to the flood levels (95P) but given that this a change of use application, albeit with the introduction of a highly vulnerable component, we are satisfied that the lower confidence interval (70P) flood levels can be used in the risk assessment. Using these lower flood levels the following flood depths would be experienced on site while comparing the ground floor levels:

- 1 in 200 year plus climate change : building flood depth 1m / service yard flood depth 0.98m / car park flood depth 1.36m
- 1 in 1000 year plus climate change : building flood depth 1.48m / service yard flood depth 1.46m / car park flood depth 1.84m

With the comparison, the site will experience flooding in both extreme flood events over the lifetime of development and fail the requirements of A1.14 and suggested limits of A1.15 of TAN 15.

The HVD on the first floor will be raised to a minimum of 10.86m AOD which provides a freeboard of 0.52m AOD above the 1 in 1000 plus climate change event (with the upper confidence of 95% 2124) design flood level and will therefore remain flood free in both events. The flood risk associated with the lower level components of the development remains the same as existing flood risk.

Due to the nature of the proposed development, it is not possible to alter floor levels, but the FCA does suggest that internal alternations are introduced, where practically possible, to limit the impact of flooding. It is also recommended that the site owner undertake a Flood Evacuation Management Plan (FEMP) and that occupiers sign up to early flood warnings for the surrounding area to allow for early evacuation. In the event of the site flooding before site users have an opportunity to evacuate via the route specified - the occupants should seek refuge on the upper floors as and where possible until flood waters have receded, and

it is safe to evacuate the site. We would recommend that any plans of the site are reviewed by the Emergency Planners within the LPA.

Given that there is no increase in impermeable surface area with the conversion of the existing building, the FCA concludes that it will not increase flood risk elsewhere. There will be no displacement of flood water / storage as a result of the proposed works. We are satisfied with this conclusion and require no further assessment in relation to A1.12 of TAN 15.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Protected Species

We note the bat report submitted in support of the above application (Bat Survey, prepared by Ecological Services Ltd, has identified bats were not using the application site. We therefore have no adverse comments to make on the application as submitted.

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,

Rhian Isaac

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.