

Ein cyf/Our Ref: CAS-293250-K3J7
Eich cyf/Your Ref: RCONEX/25/0476

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

Dyddiad/Date: 5 December 2025

Annwyl Ms Quinn/Dear Ms Quinn

BWRIAD/PROPOSAL: EXTENSION TO EXISTING BUILDING WITH AN OPEN CANOPY AND THE ERECTION OF A SINGLE STOREY PORTAL FRAME BUILDING FOR THE PROVISION OF WAREHOUSE STORAGE (USE CLASS B8).

LLEOLIAD/LOCATION: CELTIC KILNCARE LTD, LANGLAND WAY, NEWPORT, NP19 4PT.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, with additional information which we received on 17 November 2025.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice.

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes extension of an existing building with an open canopy and single storey building for provision of warehouse storage (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 TAN15 Defended Zone.

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the following additional information submitted in support of the application:

- Flood Consequences Assessment, Celtic House, Langland Way, prepared by Bear Consulting Ltd, dated November 2025.

Our advice to you is that the additional information demonstrates that the risks and consequences of flooding could be managed to an acceptable level, provided the above detailed FCA and enclosed Finished Floor Levels (FFL's) are included as an approved document on the decision notice if planning permission is granted. Further detail is provided below.

The FCA states:

- Ground levels across the site range from 7.32m to 8.40m AOD, generally falling away from the existing building.
- Given the relationship to the existing buildings, the proposed units are considered to be extensions to the existing site use rather than new stand-alone developments.
- The FFL of all 4 of the proposed units shall be set as 8.370 mAOD to match the existing building FFL.

Figure 5 TAN15

During a 0.5% (1 in 200 year) plus climate change allowance with breach flood event the predicted flood levels are 8.178m AOD. Based on a proposed Finished Floor Level (FFL) of 8.37m AOD the proposed development is predicted to be flood free in this event.

Therefore, the proposed development is compliant with Figure 5 of TAN15.

Figure 6 TAN15

During a 0.1% (1 in 1000 year) plus climate change allowance with breach flood event the predicted flood levels are 8.438m AOD. Based on a proposed Finished Floor Level (FFL) of 8.37m AOD the proposed development is predicted to be flood to a depth of 68mm which is within the tolerable limits as prescribed in TAN15.

Therefore, the proposed development is compliant with Figure 6 of TAN15.

The FCA continues to state that all proposed building units on the site are considered extensions to the existing site use. We continue to advise that the proposed units are stand-alone units and should be designed to be flood free in this event as per TAN 15. Given that they are not constrained to adjoining existing units' levels, there may be scope to set the units higher. We would deem the proposals an extension to the existing site *use* rather than an extension to the *units* on site. We continue to advise that this is for you as the competent authority to determine.

The FCA now contains the breach assessment including the parameters used within this assessment, the flood levels for all events assessed (we have used the breach flood levels as these are the considered the Design Event). It explains that the River Usk risk is combined in the Coastal model, and we are satisfied that no further information is required.

Further advice

Access/Egress

The LPA should review any emergency plans/proposed routes to ensure that they are acceptable. Details of these are found in Sections 6 and 7 in the FCA.

Increase in flood risk elsewhere

We agree that flood compensation is not required given the scale of the development and tidal nature of the flood source.

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.