

Ein cyf/Our ref: CAS-301577-G9V7  
Eich cyf/Your ref: 26/0137

Newport City Council  
Civic Centre  
Newport  
NP20 4UR

Dyddiad/Date: 05 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: RETROSPECTIVE CHANGE OF USE FROM A SINGLE DWELLING (USE CLASS C3) TO A 5-BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO), ACCOMMODATING UP TO 7 OCCUPANTS.**

**LLEOLIAD/LOCATION: 3 BALDWIN STREET NEWPORT, NP20 2LT.**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 February 2026.

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

### **Flood Risk**

The planning application proposes highly vulnerable development (residential premises). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea).

Given the nature of the proposed development, 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 Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, 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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

### **K Murphy**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

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.