

Ein cyf/Our ref: CAS-283309-G2Z8
Eich cyf/Your ref: 25/0496

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 07 July 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CHANGE OF USE FROM A 3 BEDROOM DWELLING (C3 USE) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE) INCLUDING THE INSERTION OF A WINDOW IN THE FIRST FLOOR FRONT ELEVATION

LLEOLIAD/LOCATION: 28 BRYNGLAS ROAD, NEWPORT, NP20 5RZ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 June 2025. We note revised plans were uploaded to your website on 1 July 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 (residential). The Flood Map for Planning indicates that Flood Zone 2 (sea) and TAN 15 Defended Zone clip the front of the property and the site appears adjacent to Flood Zone 3.

Given the limited extent of flood risk shown to be affecting the application site and there are steps up to the property/the building is elevated above pavement level we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

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,

Annabelle Evans

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.