Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-293258-V8W0
Eich cyf/Your ref: 25/0959

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 20 November 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CHANGE OF USE TO INCLUDE A1 SHOPS, A2 FINANCIAL & PROFESSIONAL SERVICES, B1 BUSINESS AND D1 NON-RESIDENTIAL INSTITUTIONS

LLEOLIAD/LOCATION: 159-161 CHEPSTOW ROAD, NEWPORT, NP19 8GE

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

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

Flood Risk

The planning application proposes the retention of less vulnerable development (employment, commercial, and retail). The Flood Map for Planning identifies the application site to be at risk of flooding and is within Flood Zone 2 and 3 (Sea), and the TAN 15 Defended Zone.

Given the nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposal 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 (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,

Sarah Lund
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.