

Ein cyf/Our Ref: CAS-277029-M6F8
Eich cyf/Your Ref: CONNEX/25/0139

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

Dyddiad/Date: 7 April 2025

Annwyl Ms Quinn/Dear Ms Quinn

BWRIAD/PROPOSAL: RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF PROPERTY FROM RESIDENTIAL DWELLING TO 4NO. BEDROOM HMO.

LLEOLIAD/LOCATION: 33 WALMER ROAD, NEWPORT, NP19 8NU.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 18 March 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, change of use of existing residential property into 4no. bed HMO. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in TAN15. Our [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea.

Although highly vulnerable use already exists in the building, the application presents an increased risk because the potential intensification of the residential use may create additional pressure on emergency services should evacuation during a flood event be required.

We note that the proposed development involves change of use to HMO.

The proposed layout of the HMO results in a communal bathroom on the first floor which residents of the ground floor appear to have access to should a flood event occur at this location.

Therefore, subject to your Authority satisfying itself the proposed refuge on the first floor is acceptable in flood risk management terms, we have no objection. We advise you consider with other professional advisors as necessary, whether the proposed space is fit for purpose in terms of refuge and/or evacuation. We are not the appropriate body to comment on or approve 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.

Recognising the particular nature of this application this application presents an opportunity to raise awareness of the flood risk and incorporate flood resistance/resilience measures and make provisions for flood warning and emergency access/egress. To aid your decision making, you may wish to ask the applicant to submit an FCA. Alternatively, the Applicant may decide to undertake an FCA for their own benefit for example, awareness raising, inform an evacuation plan, provision of flood resistance and/or resilience measures.

The criteria for the FCA, which should normally be undertaken by a suitably qualified person carrying an appropriate professional indemnity, are given in Section 7 and Appendix 1 of TAN15. The FCA should be appropriate to the scale and nature of the development being proposed.

We may hold relevant flood risk data that can be used to assist with this assessment. Any requests for this data should be sent to our datadistribution@cyfoethnaturiolcymru.gov.uk email account.

If the building and/or access/egress routes are shown to flood during events up to and including a predicted 0.1% (plus an allowance for climate change) flood event, the FCA should propose suitable and appropriate mitigation measures to reduce the effects and consequences of flooding.

Flood resistance/resilience measures that could be incorporated into the development include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. Appropriate measures and advice is set out in the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which is available at <https://www.gov.uk/government/publications/improving-the-flood-resistance-of-domestic-and-small-business-properties-interim-guidance> and information from CIRIA (www.ciria.org/flooding). Additional guidance can be found <https://www.gov.uk/prepare-for-flooding/future-flooding>

Please be aware that "Flood Resistance" measures i.e., prevention of floodwaters entering a building, are only recommended in situations where the flood depths do not exceed 600mm.

For further advice, please refer to our [website](#)

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 approve 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.

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

Andrew Hurst

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Ffôn/Tel: 03000 653074
E-bost/E-mail: 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.