

Ein cyf/Our Ref: CAS-282913-L1L6
Eich cyf/Your Ref: CONNEX/25/0476

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

Dyddiad/Date: 4 July 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, which we received on 17 June 2025.

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

Flood Risk

The planning application proposes extension of an existing building and erection of a steel portal frame building (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 TAN 15 Defended Zone.

We note that the submitted application form states additional internal floorspace is 638sqm which is assumed to be from the proposed single storey portal frame building.

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.

We are unable to give you technical advice on the acceptability of flooding consequences as no Flood Consequences Assessment (FCA) has been submitted. The advice in paragraph 10.24 of TAN15 is clear 'In zones 2, 3 and TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal. Before granting planning permission, decision makers should be satisfied the scheme is justifiable in accordance with the principles set out in section 8, where they are not satisfied, planning permission should be refused.' Therefore, in accordance with paragraph 15.4, we advise you to use your powers to request further information.

TAN15 advises that the FCA should be proportionate to the nature and scale of the proposal. Developers should refer to all relevant sections of the TAN to determine the scope of the FCA that is required for this particular proposal. Further guidance is also available on our [website](#).

Furthermore, should you be minded to go against our advice, you should inform us at the earliest opportunity prior to granting consent and allow sufficient time for us to make further representations.

Please note, if an FCA is not submitted or any subsequent FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we are likely to **object** to the application.

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

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.