

Ein cyf/Our ref: CAS-299853-Q7L6
Eich cyf/Your ref: 25/0983

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 02 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CHANGE OF USE OF EXISTING INDUSTRIAL BUILDING (USE CLASS B2) TO DATA CENTRE (USE CLASS B8) INCLUDING RECLADDING OF EXTERNAL ELEVATIONS, INSTALLATION OF ASSOCIATED PLANT AND EQUIPMENT, AND ANCILLARY WORKS.

LLEOLIAD/LOCATION: LIBERTY STEEL, CORPORATION ROAD, NEWPORT, NP19 4XE.

Thank you for re consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 05 February 2026.

We have concerns with the application as submitted in regard to flood risk. Further details are provided below.

Flood Risk

Further to our previous response (reference CAS-294225-R9L8, dated 17/12/2025), we have reviewed the additional supporting information (email dated 4th February 2026 from David Homan, Egniol Consulting). This email states that flood levels have been obtained from the nearby Enso Energy Battery Energy Storage System (BESS) site, which received planning permission in 2024. The supporting email also states that due to the proximity of the site (350m southwest) the flood level data would be similar. We advise that using flood level information that is not site specific, does not provide an accurate representation of flood risk.

Notwithstanding the fact that site specific flood level information has not been provided, we acknowledge that this is a change of use application from a less vulnerable use to a less vulnerable use. We therefore offer the following comments.

The FCA states that the proposed finished first floor level is likely to be above 1 in 200 year plus climate change flood level given the elevated nature. We note the ground floor car park will be formed at the existing level, expected to be circa 8m Above Ordnance

Datum (AOD) and the flood depth could be 2.75m during the 1 in 200 year plus climate change event.

There is no assessment of the 1 in 1000 year plus climate change event and the velocities /flood hazard rating are not provided.

We welcome the recommendations within the FCA which state that flood resilient construction techniques will be utilised. You must be satisfied that any flood resilience measures proposed as part of the development are appropriate so that it remains flood-free and safe over its lifetime. Please note we are only able to advise on how certain resilience measures, such as changes to site layouts or finished floor levels, will affect the risk of flooding. Advice on measures aimed to manage surface water at the site level should be sought from your Lead Local Flood Authority.

Protected Sites

The development site is located 80m from the River Usk Site of Special Scientific Interest (SSSI) and River Usk Special Area of Conservation (SAC)

We have considered the Habitat Regulations Assessment (HRA) Screening Report (by Egniol Planning Ltd, dated November 2025) submitted in support of the above application and note it concludes that there are no identified impact pathways that could give rise to likely significant effects on the River Usk SAC or any other European site, either alone or in combination with other plans or projects

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC. Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Protected Species

No ecological information has been submitted in support of this application. However, we note that there are records of great crested newts and otters in the vicinity of the site. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

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.

Advice for the Developer

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

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

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.