

Ein cyf/Our ref: CAS- 313250-L2G2
Eich cyf/Your ref: 26/0480

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 16 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Prior notification for a replacement general purpose storage building and workshop

Lleoliad/Location: Moorcroft, West Nash Road, Nash, Newport, NP18 2BZ

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 08 July 2026.

Protected sites

The proposed buildings are approximately 77m from the Newport Wetlands site of special scientific interest (SSSI)/ National Nature Reserve (NNR), 90m from the Gwent Levels Nash and Goldcliff SSSI, and 12m away from a drainage ditch which is hydrologically connected to the SSSIs. Given that the development is situated within an existing agricultural yard and comprises replacement agricultural buildings for the storage of bedding, fodder and agricultural machinery, we are satisfied that the proposal is unlikely to have a significant adverse effect on protected sites and presents a low environmental risk.

We advise the applicant should ensure that any runoff discharged to a watercourse is clean and uncontaminated and that standard pollution prevention measures must be implemented to avoid contamination to a watercourse.

Land drainage consent

The application site is situated within NRW's Internal Drainage District (IDD) Boundary. Any works (such as discharge into the IDD network) may require a formal Land Drainage Consent (LDC) from the IDD in accordance with Section 23 of the Land Drainage Act 1991. We refer you to our website for further details: [Natural Resources Wales / Apply for land drainage consent](#)

Flood risk

The prior notification proposes less vulnerable development (a replacement general purpose storage building and workshop). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers and Sea) and TAN15 Defended Zone.

Given the scale and nature of the proposed development we consider the proposals 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, dated 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.

Protected species

Our records show there may be protected species in the vicinity of the site. We advise liaison with your Authority's ecologist to discuss and agree the scope of any surveys 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 to the developer

We advise the applicant adheres to the following during all stages of the development.

1. Pollution Prevention – best practice regarding pollution prevention outlined in the [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance](#).
2. Reporting a pollution incident – should development activities cause an impact off site, that is, a chemical spill, pollution to a watercourse etc, NRW should be contacted as soon as possible with details of the incident by calling 03000653000 or via the online reporting system at [Natural Resources Wales / Report an environmental incident](#).

3. Waste Management – ensure all waste generated by this development (both during demolition and construction) is removed from site by a registered waste carrier and transported to a licensed waste transfer/disposal site. Records of all waste movements in the form of transfer notes should be kept and retained for a minimum of 5 years as evidence of appropriate waste management. This is part of the waste duty of care requirements associated with waste operations. Further guidance can be found at [Natural Resources Wales / Waste duty of care](#).

If you have any queries about 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.