

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build.E)

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24th July 2026.

Planning and City Regeneration,
Newport City Council
Civic Centre,
Newport.

CHANGE OF USE FROM VACANT HAIRDRESSING / BEAUTY SALON (A1)
TO D1 CHILDREN'S DAY NURSERY (D1) AT –
100, SOMERTON ROAD, NEWPORT, NP19 0JX.
RESUBMISSION OF REFUSED APPLICATION – 25/0864

SUPPORT STATEMENT 26/0112-

Dear Vicky,

Thank you for your recent email dated 21st July 2026. I agree the extension of time until 7th August 2026. You confirm that the application will be going to committee on 5th August 2026. Can you please add the details below to the background information for consideration?

FLOOD RISK-

Other applications presenting a significantly greater flood risk have been approved within the same geographical flood-risk area. The following three examples demonstrate that comparable, and in some cases more severe, flood-risk circumstances have previously been accepted.

1. Application 25/0497 – 22 Chepstow Road: 8-bed supported care accommodation

This proposal includes staff sleeping on the ground floor, while vulnerable residents would occupy the upper floors. The property is close to the potential breach point on Chepstow Road, with any flood surge expected to occur directly in front of the building. The required means of escape falls short of the standards usually accepted, and the proposal is understood to be NRW non-compliant.

2. Application 24/0756 – 21 Kelvedon Street: social housing flats

The site is proposed to be raised and the car park will flood by up to 590mm. However, the

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surrounding areas will experience flooding of up to approximately twice that depth, creating wider flood-risk and access concerns beyond the raised site itself.

3. Application 26/0123 – Former Robert Price Transport Yard, Corporation Road: 14 proposed flats

Although the site would be significantly raised, the evacuation route would still require people to pass through floodwater above the standards usually permitted by Newport City Council. This proposal is also understood to be NRW non-compliant.

CONCLUSION-

The proposed nursery has a small risk from flood. Any issues on site can be easily managed. There are trained staff on site, no people sleep at the property. The route to a safe area is obvious, close by and will be easily managed.

The proposed benefits from permitting this small-scale nursery comfortably outweigh the minor, manageable risks.

I trust that the contents of this letter can be included within the Officer Report that goes to committee.

Thanks,

Kerlin Dorrington

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