

Ein cyf/Our ref: CAS-304191-C8Q5
Eich cyf/Your ref: 26/0226

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 09 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PRIOR NOTIFICATION OF DEMOLITION OF THE FORMER ENGINEERS OFFICE AND ADJOINING FLAT-ROOFED BUILDING

LLEOLIAD/LOCATION: 10 EAST WAY ROAD ALEXANDRA DOCKS NEWPORT NP20 2NP

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 25 March 2026.

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

Protected Sites

The application is located within 25m from the Usk Special Area of Conservation (SAC).

From the information provided, we consider that providing the developer adheres to standard industry-wide best practice measures (which would be applied onsite independently of the HRA process) the proposal would not result in a likely significant or adverse effect.

Potential indirect effects on designated sites, including dust, noise, vibration and pollution via surface water pathways, have been appropriately identified and are mitigated through the submitted Demolition Environmental Management Plan, including pollution prevention, runoff control, dust suppression and monitoring measures.

Wider biodiversity impacts are limited due to the industrial context, with a precautionary approach proposed for protected species. Subject to full implementation of the submitted mitigation, no adverse effects on the River Usk SAC, the Lower Usk SSSI, or wider biodiversity interests are anticipated.

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 of 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.

Flood Risk

We note that the prior notification proposes the demolition of former engineers' office and flat-roofed building. The flood map for planning (FMfP) identifies the building to be at risk of flooding withing flood zone 3 (Sea).

Given the source of flooding is tidal an assessment of the impacts elsewhere would not be required.

Protected Species

No ecological information has been submitted in support of this application. We note that there are records of bats 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.

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.