

From: NCC - Planning <Planning@newport.gov.uk>
Sent: 25 August 2026 13:13:48 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: 26/0538 - 108A Alexandra Road NEWPORT (Minor) - NRW Response
NRW:01218096

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 25 August 2026 12:46
To: NCC - Planning <planning@newport.gov.uk>
Subject: 26/0538 - 108A Alexandra Road NEWPORT (Minor) - NRW Response NRW:01218096

Dear Jacob

Re: 26/053 for change of use to a 4no. bedroom HMO at 108A Alexandra Road
Newport South Wales NP20 2JG

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW)
about the above, which we received on 20 August 2026.

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

The Flood Map for Planning identifies the application site to be at risk of flooding and
within Flood Zone 2 and 3 (Sea). The planning application proposes highly vulnerable
development (residential). We note the existing use of the property is also highly
vulnerable development (residential). Recognising the particular nature of this
application, NRW has no objection to the proposals. We acknowledge the 'flood
consequences assessment' (FCA) submitted, however, as this contains no technical
data we have not reviewed it and confirm we do not require a FCA to be submitted.

Based on the assumption that the proposal is for conversion of a house to a HMO with
no bedrooms on the ground floor we advise as follows.

The proposal may result in a potential intensification of use and may create more
pressure on emergency services should evacuation be required. It is for your planning
Authority to determine whether the risks and consequences of flooding are acceptable.
Therefore you should be satisfied that the proposal has fully considered access
requirements, including evacuation routes used in an emergency flood event. As such
you may require the applicant to submit a FCA which covers appropriate
access/evacuation routes from the proposed development (see Figure 2 in TAN15 –
Technical requirements of an FCA). 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.

If you have concerns regarding matters that we cannot advise you on, such as emergency plans, procedures and measures to address structural damage that may result from flooding, you should consider consulting other professional advisors on the acceptability of the developer's proposals. Please note, we do not normally comment on or approve the adequacy of flood emergency response and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

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 contact me.

Kind Regards

Annabelle Evans

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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.