

30 October 2025

Newport City Council

Planning Department

Dear Sir/Madam,

RE: 25/0831 - Planning Application – 130 Corporation Road, Newport

I wish to confirm that I do not believe a Flood Consequence Assessment (FCA) is necessary in relation to the planning application for **130 Corporation Road, Newport**, as the proposal concerns **a change of use only** and does **not involve any operational development or physical alterations** to the building or site that would affect flood risk.

The existing building footprint, ground levels, and drainage arrangements will remain unchanged. Therefore, the nature of the proposed development does not increase flood vulnerability or alter the existing flood risk characteristics of the property.

Kind regards,

Paul Watkin

PDW Building Designs