

Ein cyf/Our ref: CAS-302485-L5C5
Eich cyf/Your ref: 26/0052

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 25 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Conversion of shop (A1) to a first floor flat (C3) and retention of the existing use (A1 shop) on the ground floor

LLEOLIAD/LOCATION: 32 Church Road, Newport, NP19 7EL

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 05 March 2026.

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

Flood risk

The planning application proposes highly vulnerable development (residential). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Sea and TAN 15 defended zone.

The proposal will result in a highly vulnerable use being introduced into an area of flood risk. However, this will be on the upper floors, elevated above the flood risk, and there is no change in the vulnerability use at the ground floor level. As such we do not require a Flood Consequences Assessment (FCA) to advise you on the consequences of flooding to and from the new residential property.

To assist your Authority in your decision making, we provide the following advice on the FCA by PHG Consulting Engineers, dated February 2026. The FCA confirms no alterations to the footprint of the existing development. Therefore, there would be no increase in flood risk elsewhere. The FCA contains flood data which appears to be from the Environment Agency Coastal Design Sea Levels dataset. The site is at tidal flood risk associated with the River Usk rather than the coastal tidal events. As such, we cannot confirm the data used is appropriate for this location. Therefore, we are unable to provide advice on the predicted flood levels. The FCA does not include a breach scenario assessment or justification for not providing this information.

Notwithstanding the above, as the proposed highly vulnerable use is located on the upper floors we are satisfied it is elevated above the flood risk, and the less vulnerable use is being maintained on the ground floor. Therefore, we do not consider an updated FCA is needed for this application. Therefore, we have no objection to the proposed development as submitted.

However, it is for planning authorities 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. Details of a proposed evacuation route and mitigation are included in pages 15 and 16 and Appendix D of the FCA.

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,

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.