

Ein cyf/Our Ref: CAS-303639-W5Q2
Eich cyf/Your Ref: CONNEX/26/0205

Marnie Ostler
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 1 April 2026

Annwyl Ms Ostler/Dear Ms Ostler

BWRIAD/PROPOSAL: LOWERING OF KERB, CONSTRUCTION OF HARD STANDING TO ACCOMMODATE 2 NOS. PARKING SPACES AND CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE.

LLEOLIAD/LOCATION: 30 ST. MELLONS ROAD, MARSHFIELD, CARDIFF, CF3 2TX.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 19 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, lowering of kerb and related works at an existing residential property. The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN 15 Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*.

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 do not hesitate to contact us.

Yn gywir/Yours faithfully

Andrew Hurst

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

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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.