

Ein cyf/Our ref: CAS-295560-K1Z1
Eich cyf/Your ref: 25/0999

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 17 December 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CONVERSION OF FIRST FLOOR ROOF SPACE TO STAFF ACCOMMODATION INCLUDING 4NO. BEDROOMS IN CONJUNCTION WITH USE OF SITE AS MEDITATION CENTRE AND CONSTRUCTION OF 5NO. DORMER WINDOWS IN FRONT ROOF SLOPE AND INSTALLATION OF ROOF LIGHTS IN REAR ROOF SLOPE.

LLEOLIAD/LOCATION: Blue Cross Rehoming Centre, Willenhall Street, Newport, NP19 0GE.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 16 December 2025.

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

Flood Risk

The planning application proposes the conversion of first floor to staff accommodation. This includes bedrooms on first floor which is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025.

The Flood Map for Planning identifies the application site to be at risk of flooding and partially within Flood Zone 2 and 3 Sea and partially within the TAN15 Defended Zone.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied it is elevated from any flood risk. A less vulnerable use is being maintained on the ground floor. As such we do not require an FCA to advise you on the consequences of flooding to and from the new residential property.

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. As such you may require the applicant to submit a flood consequences assessment (FCA) which covers appropriate access/evacuation routes from the proposed development (see Figure 2 in TAN15 – Technical requirements of an FCA).

The applicant may also find this beneficial for awareness raising, informing emergency plans, and the provision of flood resilient design and resistance measures. Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience. We also provide advice on preparing for a flood which may be useful for the developer or occupant of the proposal.

If an FCA is submitted, we can provide you with advice on its findings to inform your decision making.

Protected Sites

We note the site is within 250 metres of the River Usk Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC as the proposed works are internal works only and there is no potential pathway to the protected site.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

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 on 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.

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 do not hesitate to contact us.

Yn gywir / Yours faithfully,

Eleanor Sullivan

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.