

Aldous, Catherine (Senior Planning Officer)

From: NCC - Planning
Sent: 08 May 2026 11:33
To: Aldous, Catherine (Senior Planning Officer)
Subject: FW: 26/0303 - Concept House NEWPORT (Minor) - NRW Response NRW:01217860

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 08 May 2026 11:31
To: NCC - Planning <Planning@newport.gov.uk>
Subject: 26/0303 - Concept House NEWPORT (Minor) - NRW Response NRW:01217860

Re: 26/0303 - renovation of 2 no. roof sections to include the replacement of glazed elements with insulated metal profile sheeting at Concept House, Cardiff Road, Newport NP10 8QQ

Dear Catherine

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 30/04/2026.

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

The planning application proposes less vulnerable development (renovation of 2 no. roof sections to include the replacement of glazed elements with insulated metal profile sheeting). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers) and TAN15 Defended Zone.

Given the 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.

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.

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 please do not hesitate to 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.