

Ein cyf/Our ref: CAS-301982-H2C0
Eich cyf/Your ref: 26/0131

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 17 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: PRIOR NOTIFICATION FOR THE ERECTION OF STEEL
FRAME AGRICULTURAL BUILDING TO HOUSE FARM MACHINERY AND HAY**

LLEOLIAD/LOCATION: LOWER CLIFTON COURT, NEWPORT, NP18 2PH.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 27 February 2026.

We have no objection to the prior notification application and have the following advice.

Protected Sites

The red line boundary of the application site is located within the Gwent Levels – St. Brides Site of Special Scientific Interest (SSSI). Please see our website for further information in regards to development within a SSSI and the need for consent [Natural Resources Wales / Sites of special scientific interest \(SSSI\): responsibilities of owners and occupiers](#).

Protected Species

No ecological information has been submitted in support of this application. We note that there are records of European protected species in the vicinity of the site. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

Flood Risk

The planning application proposes a less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood 3 (Sea) and TAN15 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. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

Pollution of Controlled Waters

We note that it is not the Applicant's intention to increase stock numbers, and that the development is intended to improve the to house farm machinery and hay.

Any slurry/manure produced should be stored and used in compliance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 (CoAPR).

If applicable, under CoAPR it is a requirement to notify NRW of new or substantially altered slurry stores at least 14 days before construction begins. Further information on what we require is available on our website at [Natural Resources Wales / Silage and slurry storage](#).

Further information is available at [Natural Resources Wales / How to use manures and slurries appropriately](#) and the [Code of Good Agricultural Practice guidance](#).

Land Drainage

Please note that the application site is in close proximity to Internal Drainage District (IDD) maintained watercourses. Provided no run-off enters the watercourses we have no objection to the proposed development. Please note, any proposed surface water run-off into these reens requires a formal Land Drainage Consent, in accordance with Section 23 of the Land Drainage Act 1991. Further information, including application forms, are available on our website.

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.

Advice for the Developer

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or

near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

K Murphy

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.