

Ein cyf/Our ref: CAS-300175-C4S0
Eich cyf/Your ref: 26/0054

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 02 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: PROPOSED DETACHED GARAGE AND DETACHED GARDEN ROOM.

LLEOLIAD/LOCATION: White Gates Outfall Lane, St Brides, Wentlooge, Newport, NP10 8SS.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 09 February 2026.

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

Flood Risk

The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea) and the Technical Advice Note 15 (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. 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.

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.

Protected Sites

The site is located partially within the Gwent Level – St Brides Site of Special Scientific Interest (SSSI).

We have considered the information submitted in support of the above planning application. Based on the information submitted, we consider that the proposed development is not likely to damage the notified features of the Gwent Levels – St Brides SSSI.

Modifications to the proposed development may affect our view, and should merit a further consultation with us.

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 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.