

Ein cyf/Our ref: CAS-310321-F6P0

Eich cyf/Your ref: 26/0406

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 24 June 2026

Annwyl Syr/Madam/Dear Sir/Madam,

**Bwriad/Proposal: PROPOSED CHANGE OF USE FROM INDUSTRIAL UNIT
(B1/B2/B8) TO GYMNASTICS CENTRE (D2) AND ASSOCIATED WORKS**

Lleoliad/Location: Units 1-5 Block A, Boss Park, Stephenson Street, Newport,

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

Recognising the particular nature of the application, 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 2 and 3 Sea.

The planning application proposes a change of use from an industrial unit to a gymnastics centre. Both the existing and proposed uses are classed as less vulnerable development in TAN15. As such 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 TAN15 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.

We have not reviewed the Flood Consequences Assessment, by Hydrogeo, dated April 2026, referenced HYG752 R 260410 CB Orb submitted in support of the application as we consider the proposal to be low risk. However, we are aware from a previous application on this site that it is potentially at risk of flooding in the 0.5% (1in 200 year) plus an allowance for climate change flood event. Therefore, if you require technical advice on the submitted FCA to understand the flood risk to this development, please notify us and we can provide further advice on the risks and consequences of flooding.

It is for the planning authority to determine whether the risks and consequences of flooding are acceptable.

Control of Major Accidents and Hazards (COMAH)

The proposed development site lies within 250m of a COMAH establishment. The operator of the COMAH site (Energys Ltd) should be made aware of this proposed development as should the Health and Safety Executive (HSE).

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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Claire McCorkindale

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.