

Flood Risk Statement

61 Bristol Street, Newport, NP19 8DL

Planning Application: 26/0616

We understand that the property is identified within Flood Zone 3 on the Natural Resources Wales Flood Map for Planning.

The proposal is for the change of use of the existing former ground-floor retail area to residential use as part of the existing property. No extension or increase in the building footprint is proposed and no external alterations are proposed.

No changes are proposed to the existing ground or finished floor levels. The former shop floor is approximately 230mm higher than the adjoining living room and kitchen floor level, and this existing level difference will remain unchanged.

The property has been known to and used by our family since 1982. To the best of our family's knowledge during that period, the property has not experienced flooding.

As the proposal uses the existing building and does not increase the footprint or lower the existing floor levels, we do not consider that the proposal will increase the existing flood risk at the property.

This statement is provided in response to the flood-risk information requested for validation of planning application 26/0616.

Shabana Kosar

Applicant

14 August 2026