

Ein cyf/Our Ref: CAS-302137-B6M2
Eich cyf/Your Ref: RCONEX/25/0417

Lydia Burrows
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 17 March 2026

Annwyl Ms Burrows/Dear Ms Burrows

BWRIAD/PROPOSAL: RETENTION OF FIRST FLOOR FLAT (C3 USE).

LLEOLIAD/LOCATION: 232 FLAT OVER CORPORATION ROAD, NEWPORT, NP19 0DZ.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, with additional information which we received on 2 March 2026.

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

Flood Risk

The planning application proposes retention of first floor flat on the first floor which is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN 15 Defended Zone.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied it is elevated from any flood risk. A less vulnerable use is being maintained on the ground floor.

However, it is for planning authorities to determine whether the risks and consequences of flooding are acceptable. Therefore you should be satisfied that the proposal has fully considered access requirements, including evacuation routes used in an emergency flood event. As such you may require the applicant to submit a flood consequences assessment (FCA) which covers appropriate access/evacuation routes from the proposed development (see Figure 2 in TAN15 – Technical requirements of an FCA).

Therefore, we have reviewed the following additional information submitted in support of the application:

- Flood Consequence Assessment, 232 Corporation Road, Newport, NP19 0DZ, prepared by KRS Enviro, dated February 2026.

The FCA states:

- The Site minimum ground level is 7.31metres Above Ordnance Datum (mAOD).

Figure 5 and 6 TAN15

Minimum ground floor levels in the FCA are given as 7.31m AOD.

Whilst the FCA does provide flood levels for the site, it is established that the development is at the first floor level and will remain flood free during the 0.5% (1 in 200 year) plus climate change and 0.1% (1 in 1000 year) plus climate change flood events.

Therefore, the proposed development is compliant with Figure 5 & 6 of TAN15.

Overtopping and/or breach assessment

The FCA states “separate breach assessment is not considered proportionate given the nature and scale of development and the absence of any ground level residential accommodation.”

We feel that this justification is reasonable given the nature and scale of the development.

Further advice

Increase in flood risk elsewhere

There are no third-party impacts associated with the development site as the footprint of the existing building will not be altered.

Proposed access to the site

An emergency route is provided in the FCA, via Corporation Road to the northwest, along Wharf Road to the south and then along Conway Road to the southeast. We would expect the LPA to be consulted and review any emergency plans for the development site.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*.

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

Yn gywir/Yours faithfully

Andrew Hurst

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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.