

Ein cyf/Our Ref: CAS-289829-L2L5
Eich cyf/Your Ref: CONNEX/25/0669

Vicky Quinn
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 21 October 2025

Annwyl Ms Quinn/Dear Ms Quinn

BWRIAD/PROPOSAL: CHANGE OF USE FROM WINDSCREEN CENTRE TO INTERNATIONAL SUPERMARKET.

LLEOLIAD/LOCATION: 17 - 21 WHARF ROAD, NEWPORT, NP19 8ET.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 7 October 2025.

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

Flood Risk

The planning application proposes change of use from a windscreen centre (less vulnerable development) to an international supermarket (less vulnerable development). 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.

Based on the plans submitted no residential development is planned as part of this application.

We have reviewed the following information submitted in support of the application:

- Flood Consequence Assessment, 17-21 Wharf Road, Newport, NP19 8ET, Reference: KRS.0766.001.R.001.C, prepared by KRS Enviro, dated October 2025.

The Flood Consequence Assessment (FCA) states:

- The site minimum ground level is 7.54 metres Above Ordnance Datum (mAOD).
- The finished floor levels will be set at the existing finished floor levels and it is considered impractical to raise the finished floor levels further.

Our advice to you is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no

objection to the application as submitted. Further detail is provided below.

Figure 5 TAN15

During a 0.5% (1 in 200 year) plus climate change allowance (2100) flood event the development is predicted to flood to be flood free. This is compliant with Figure 5 of TAN15

Figure 6 TAN15

During a 0.1% (1 in 1000 year) plus climate change allowance (2100) flood event the development is predicted to flood to a depth of 154mm. this is within the tolerable limits as prescribed within TAN15 and therefore compliant with Figure 6 TAN15.

Further advice

Access/Egress

A flood warning and evacuation plan for the site is also suggested, safe access and egress routes can be maintained for vehicles and/or by foot via Wharf Road to the north, across Chepstow Road and then via Victoria Avenue to the north.

Increase in flood risk elsewhere

The building is existing, and no land raising will occur within the site therefore, the proposed development will not impede the movement of floodwater across the site. We are satisfied there are no third-party impacts.

European Protected Species – Bats

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016.

Please consult us again if any survey undertaken finds that bats are present at the site, and you require further advice from us.

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.