

Ein cyf/Our ref: CAS-309086-D2T4
Eich cyf/Your ref: CONNEX/26/0356

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

Dyddiad/Date: 02 June 2026

Annwyl Ms Quinn/Dear Ms Quinn

Bwriad/Proposal: Change of use from a 3 bedroom dwelling (C3 use) to a 4 bedroom house in multiple occupation (C4 use) (Resubmission of planning reference: 25/0496).

Lleoliad/Location: 28 Brynglas Road, Newport, NP20 5RZ.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 20 May 2026.

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

Flood Risk

The planning application proposes highly vulnerable development, change of use of a dwelling house to a house in multiple occupation. Our [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding and partially within the TAN15 Defended Zone, Flood Zone 2 & 3 – Sea.

We note that there are steps leading up to the property and that the building is elevated above pavement level. Given the limited extent of flood risk and location of flood risk shown to be affecting the application site (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 to these areas.

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

Yn gywir/Yours faithfully,

Andrew Hurst

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.