

Ein cyf/Our ref: CAS-303255-H3F0  
Eich cyf/Your ref: 25/0725

Newport City Council  
Civic Centre  
Newport  
NP20 4UR

Date: 07 April 2026

Dear Sir/Madam,

**PROPOSAL: Renovation of ground floor commercial unit (Use Class A3) and creation of 1 no. ground floor studio flat and 2 no. first floor 1 bedroom flats and associated works.**

**LOCATION: Land And Buildings Encompassing 114 To 116 Alexandra Road, Newport.**

Thank you for consulting Natural Resources Wales (NRW) about the above, which we received on 16 March 2026.

**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 3 Sea.

Further to our previous response (Ref: CAS-289828-C5S2, dated: 30<sup>th</sup> October 2025), it is noted that the updated plans now show proposed flats to be located on the first floor only, which is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025.

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.

As per our previous response (Ref: CAS-289828-C5S2, dated: 30<sup>th</sup> October 2025), we provide the following technical feedback with regards to the submitted Flood Consequence Assessment (FCA) undertaken by Flume Consulting Engineers, dated September 2025, Version 1.

## Technical Advice

Our advice to you is that the FCA demonstrates that the risks and consequences of flooding could be managed to an acceptable level, provided the above FCA (and finished floor levels set out within this document) are included as an approved document on the decision notice if planning permission is granted. Further details are provided below.

The submitted FCA states that all habitable and sleeping accommodation will be set at finished floor levels at or above 9.485 mAOD.

Detailed flood risk assessment tables within the FCA state that the flood level for the 0.5% (1 in 200 year) plus climate change allowance is 9.470 mAOD (this event is incorrectly labelled as the 0.1% (1 in 1000 year) event plus climate change allowance within the FCA). This is below the proposed finished floor level of 9.485 mAOD and therefore compliant with Figure 5 of TAN 15 (2025).

The FCA has used an hydraulic tidal model updated by NRW in 2025 for the River Usk, which runs defended and undefended scenarios as part of the model. Despite the site being located outside the TAN 15 Defended Zone, the flood defences influencing the River Usk model may impact upon the hydrology of the area. As a precautionary approach, we have reviewed the defended scenario detailed within the FCA; this scenario shows higher flooding than the undefended scenario, potentially due to the nature of tidal flooding which results in tidal surges.

Further to the above, during the defended 0.1% (1 in 1000 year) event plus climate change allowance, the site flood level is 9.817 mAOD. This equates to a flood depth of 0.906m. This is above the tolerable limits of Figure 6 in TAN 15 (2025). Under this scenario, the site falls within the 'Danger for Most' classification, with a hazard score of 1.576. This is a matter for your authority to consider and 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.

Given the source of flooding and the scale of the level change on site, we are satisfied that there will be no impact with regards to flood risk elsewhere.

## **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,

**Eleanor Sullivan**

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.