

Our Ref: CAS-308854-K0K4

Your Ref: 26/0216

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 19 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Proposed change of use from office (B1) to events venue and associated works.

Lleoliad/Location: Land Adjacent To Unit 3, Esperanto Way, Newport.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 18 May 2026.

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

Flood Risk

The planning application proposes less vulnerable development (events venue). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 Sea.

The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. As such we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of TAN15 which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website [Natural Resources Wales / Preparing for a flood](#) which may be useful for the developer or occupant of the proposal.

Protected Sites

The site is directly adjacent to the River Usk Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

River Usk SAC

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC as the proposal only relates to a change of use with no external alterations. The operational use of the building as an events venue is also limited to use inside the building with no external use proposed.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development.

Should you conclude that the proposal is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives.

You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

River Usk (Lower Usk) SSSI

We have considered the information in support of the above planning application. Based on the information submitted, we consider that the proposed development is not likely to damage the notified features of the River Usk (Lower Usk) SSSI.

Modifications to the proposed development may affect our view, and should merit a further consultation with us.

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 about 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.