

From: NCC - Planning <Planning@newport.gov.uk>
Sent: 20 October 2026 15:25:41 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: FW: Planning Consultation Request for case ref: 26/0774

From: Sule, Daniel (Flood Risk Officer) <Daniel.Sule@newport.gov.uk>
Sent: 20 October 2026 14:35
To: NCC - Planning <Planning@newport.gov.uk>
Cc: Turner, Joanne (Team Manager - Assets and Planning) <Joanne.Turner@newport.gov.uk>; Jones, Steven (Senior Engineer) <Steven.Jones@newport.gov.uk>; Paluko, Gafar (Graduate Technical Assistant) <Gafar.Paluko@newport.gov.uk>
Subject: Re: Planning Consultation Request for case ref: 26/0774

Annwyl/Dear Planning,

Thank you for your email.

Please see below

REF: 26/0774

Site: 175A Commercial Street Newport NP20 1JN

Proposal: CONVERSION OF EXISTING STUDY TO BEDROOM TO CREATE 7NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO)

The application has been reviewed against the submitted information . The application site lies within Flood Zone 1 as defined by the Natural Resources Wales (NRW) Flood Map for Planning and is therefore within the lowest category of flood risk in respect of fluvial, tidal and surface water flooding. Although areas of the adjacent highways are identified within surface water Flood Zone 2 and Flood Zone 3 for SEA an FCA will not have to be submitted. . Given the site's location within Flood Zone 1, the development is acceptable in flood risk terms.

Recommendation: No Objection

Cofion Cynnes/Kind Regards

Swyddog Pergyl Llifogydd / Flood Risk Officer

Asedau a Cynllunio / Assets & Planning

Seilwaith / Infrastructure

Cyngor Dinas Casnewydd / Newport City Council



From: planning@newport.gov.uk <planning@newport.gov.uk>

Sent: Tuesday, October 20, 2026 11:54

To: Turner, Joanne (Team Manager - Assets and Planning) <Joanne.Turner@newport.gov.uk>; Jones, Steven (Senior Engineer) <Steven.Jones@newport.gov.uk>; Sule, Daniel (Flood Risk Officer) <Daniel.Sule@newport.gov.uk>

Subject: Planning Consultation Request for case ref: 26/0774

Dear Head Of City Services

Please find attached correspondence from Newport Council with regards to planning application:

App Number: 26/0774

Address: 175A Commercial Street Newport NP20 1JN

Proposal: CONVERSION OF EXISTING STUDY TO BEDROOM TO CREATE 7NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO)

submitted on 6 October 2026.

View details of 26/0774 at Newport Council - Planning Online:

<https://publicaccess.newport.gov.uk/online-applications/plan/26/0774>

Your sincerely
Development Management