

Ein cyf/Our ref: CAS-291742-Y4H3
Eich cyf/Your ref: 25/0914

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 24 November 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: NEW DWELLING TO REPLACE EXISTING

LLEOLIAD/LOCATION: WILLOW MEAD, WELLFIELD ROAD, MARSHFIELD, CARDIFF, CF3 2UB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 28 October 2025.

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

Flood Risk

The planning application proposes highly vulnerable development (residential, replacement dwelling). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Sea) and TAN15 Defended Zone.

We note the proposal is a replacement dwelling in approximately the same location as the existing dwelling with a similar building footprint. Having regard to this, (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 and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

The applicant may wish to undertake a Flood Consequences Assessment for their own benefit to establish the predicted flood risk to the site and its access / egress routes.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, 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.

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.

Advice for the Developer

Pollution Prevention

It is recommended that all works are carried out in accordance with relevant pollution prevention guidelines, particularly GPP5 Works and Maintenance in or near water, found here: [gpp-5-works-and-maintenance-in-or-near-water.pdf](#)

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Gemma Beynon

Arweinydd Tim Cynllunio Datblygu / Development Planning Team Leader
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.