

Ein cyf/Our Ref: CAS-306147-W1X8
Eich cyf/Your Ref: CONNEX/26/0237

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

Dyddiad/Date: 7 May 2027

Annwyl Ms Quinn/Dear Ms Quinn

Bwriad/Proposal: Change of use from existing windscreen centre to international supermarket.

Lleoliad/Location: 17 - 21 Wharf Road, Newport, NP19 8ET.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 17 April 2026.

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

Flood Risk

The planning application proposes change of use from a windscreen centre (less vulnerable development) to an international supermarket (less vulnerable development). The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN 15 Defended Zone.

Based on the plans submitted no residential development is planned as part of this application.

We have not reviewed the submitted Flood Consequence Assessment (FCA) as we consider the proposal to be low risk. However, it is for the planning authority to determine whether the risks and consequences of flooding are acceptable. Therefore if you require technical advice on the submitted FCA to arrive at this judgement, please notify us and allow us additional time to undertake the review.

European Protected Species – Bats

No ecological information has been submitted in support of this application. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

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

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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.