

Ein cyf/Our Ref: CAS-292607-V6N9
Eich cyf/Your Ref: RCONEX/25/0417

Lydia Burrows
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 2 December 2025

Annwyl Ms Burrows/Dear Ms Burrows

BWRIAD/PROPOSAL: RETENTION OF FIRST FLOOR FLAT (C3 USE).

LLEOLIAD/LOCATION: 232 FLAT OVER CORPORATION ROAD, NEWPORT, NP19 0DZ.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, with additional information which we received on 7 November 2025.

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

Flood Risk

The planning application proposes retention of first floor flat on the first floor which is defined as highly vulnerable development in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), dated 2025. 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.

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.

However, it is for planning authorities 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. As such you may require the applicant to submit a flood consequences assessment (FCA) which covers appropriate access/evacuation routes from the proposed development (see Figure 2 in TAN15 – Technical requirements of an FCA).

Therefore, we have reviewed the following additional information submitted in support of the application:

- Flood Consequence Assessment, 232 Corporation Road, Newport, NP19 0DZ, prepared by KRS Enviro, dated October 2025.

The FCA states:

- The Site minimum ground level is 7.31metres Above Ordnance Datum (mAOD).

Figure 5 and 6 TAN15

Minimum ground floor levels in the FCA are given as 7.31m AOD.

Whilst the FCA does provide flood levels for the site, it is established that the development is at the first floor level and will remain flood free during the 0.5% (1 in 200 year) plus climate change and 0.1% (1 in 1000 year) plus climate change flood events.

Therefore, the proposed development is compliant with Figure 5 & 6 of TAN15.

Overtopping and/or breach assessment

There is no breach information contained in the FCA. This may be considered proportional to the development proposals. The LPA may wish to request this assessment given that the site is within a TAN 15 Defended Zone.

Further advice

Increase in flood risk elsewhere

There are no third-party impacts associated with the development site as the footprint of the existing building will not be altered.

Proposed access to the site

An emergency route is provided in the FCA, via Corporation Road to the northwest, along Wharf Road to the south and then along Conway Road to the southeast. The FCA states that the site is located on the edge of the floodplain hence a very short distance to travel to be outside of the floodplain. It states that water velocities are likely to be low at less than 0.3m/s due to the flood depth of 154mm.

We would disagree with the site being located on the edge of the floodplain and we have not checked the velocity. It is also unclear where the depth of 154mm relates too.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*.

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

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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.