

Ein cyf/Our ref: CAS-317076-L9L0
Eich cyf/Your ref: 26/0645

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 08 September 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: PRIOR NOTIFICATION FOR A REPLACEMENT GENERAL PURPOSE STORAGE BUILDING AND WORKSHOP

Lleoliad/Location: Moorcroft West Nash Road Nash Newport South Wales NP18 2BZ

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 20 August 2026.

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

Protected sites

The proposed buildings are approximately 77m from the Newport Wetlands site of special scientific interest (SSSI)/ National Nature Reserve (NNR), 90m from the Gwent Levels Nash and Goldcliff SSSI, and 12m away from a drainage ditch which is hydrologically connected to the SSSIs.

Given that the development is situated within an existing agricultural yard and comprises replacement agricultural buildings for the storage of bedding, fodder and agricultural machinery, we are satisfied that the proposal is unlikely to damage the notified features of the SSSIs and presents a low environmental risk.

We advise the applicant should ensure that any runoff discharged to a watercourse is clean and uncontaminated and that standard pollution prevention measures must be implemented to avoid contamination to a watercourse.

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

Flood risk

The prior approval application proposes less vulnerable development (a replacement general purpose storage building and workshop). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers and Sea) and TAN15 Defended Zone.

Given the scale and nature of the proposed development 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 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.

Internal Drainage District (IDD)

The application site is situated within NRW's Internal Drainage District (IDD) Boundary. Any works (such as discharge into the IDD network) may require a formal Land Drainage Consent (LDC) from the IDD in accordance with Section 23 of the Land Drainage Act 1991. We refer you to our website for further details: [Natural Resources Wales / Apply for land drainage consent](#)

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

Works near watercourse, or construction or demolition sites

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

Pollution prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

Agriculture

The facilities must comply with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater. Further information is available: [Natural Resources Wales / Good farming practice](#).

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

Yn gywir / Yours faithfully,

Owen Jones

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.