

Newport City Council Planning Services

*CIVIC CENTRE
NEWPORT
NP20 4UR*

Date: 3rd August 2026

Ref: FCA-Letter-26044-01

Flood Consequence Assessment (FCA) Letter Report - Maindee Library

The following letter addresses the potential flood risks associated with the proposed internal and external renovation works at Maindee Library, 79 Chepstow Road, Newport, NP19 8BY. The planning scheme seeks to reconfigure the internal layout and introduce a seating area at the front of the building, which will feature planters, benches, and low walls.

A review of the Natural Resources Wales (NRW) online flood maps for planning indicates that the site is located within Tidal Flood Risk **Zone 3**. However, the site is also protected under the Newport Strategic Flood Consequence Assessment, which classifies the area as a TAN 15 Defended Area. Due to this designation, a proportionate Flood Consequence Assessment (FCA) is required.

Regarding other potential flood sources, Surface Water Flood Zones 2 and 3 are present in the immediate vicinity but do not encroach upon the property. While the site also falls within an area at theoretical risk of reservoir flooding, there are no historical records of such an event occurring. Although sewer flooding poses a general risk in a dense urban area like this, any potential event is likely to be minor and contained within the highway network.

Under TAN 15 guidelines, the library is classified as a '**Less Vulnerable**' development, a status that will be retained throughout and after the renovation works. Development within Flood Zone 3 is permitted for 'Less Vulnerable' uses, provided it contributes to the local Development Plan Strategy or the regeneration of the area. The proposed improvements to this public service facility clearly satisfy both of these criteria.

The flood risk both on and off the site will remain completely unchanged. The proposed redevelopment includes no amendments to finished floor levels, no changes to the vulnerability classification, and no building expansions that would displace floodwaters. Fully preventing floodwater ingress in this location is not practical; instead, the focus should be on flood resilience. We recommend incorporating materials and systems that allow for the rapid reinstatement of the

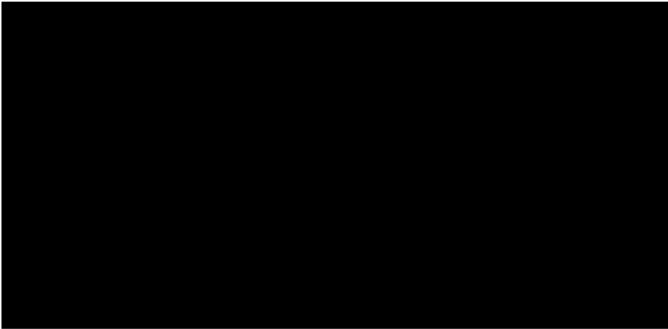
building post-flooding. These include solid floors, floor-fixed furniture, solid metal fixtures, and the avoidance of wood where possible.

This approach complies with TAN 15, Section 10.24, which states that an FCA must be proportionate to the nature and scale of the development, and must justify the scheme in accordance with the principles set out in Section 8. Section 8 requires that flood risk be managed appropriately. Because the proposed works will reuse the existing exceedance routes, drainage systems, and structural footprint, the existing risk profile remains exactly the same whether the renovations proceed or not.

Consequently, undertaking full flood modelling is neither appropriate nor necessary, as the results would have no bearing on the development's actual risk or the decision process. This letter confirms that the level of risk is acceptable for the continued 'Less Vulnerable' classification under TAN 15.

I therefore recommend that the redevelopment be granted planning permission in light of its full compliance with the relevant TAN 15 criteria.

Kind Regards



Flood Map for Planning - Detail
Tidal flood risk

Legend

--- Flood Defence Locations

TAN15 Defended Zones

▨ Rivers

▧ Sea

▩ Rivers and Sea

Sea

■ Flood Zone 3

■ Flood Zone 2



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Scale at A3: 1:5,000

Date: 03/08/2026

0.2 0.1 0 0.2
km
British National Grid

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Flood Map for Planning - Detail
River

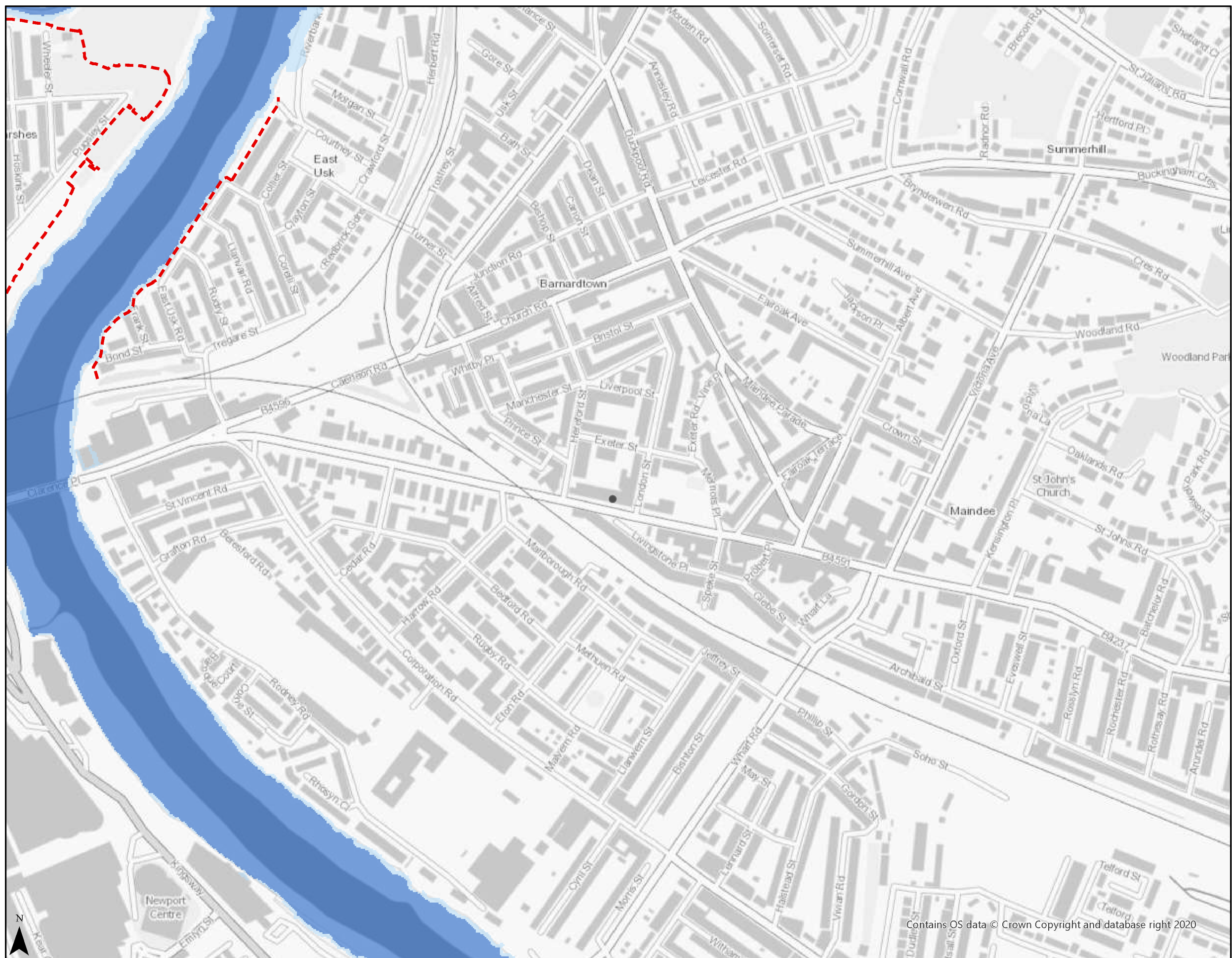
Legend

 Flood Defence Locations

Rivers

 Flood Zone 3

 Flood Zone 2



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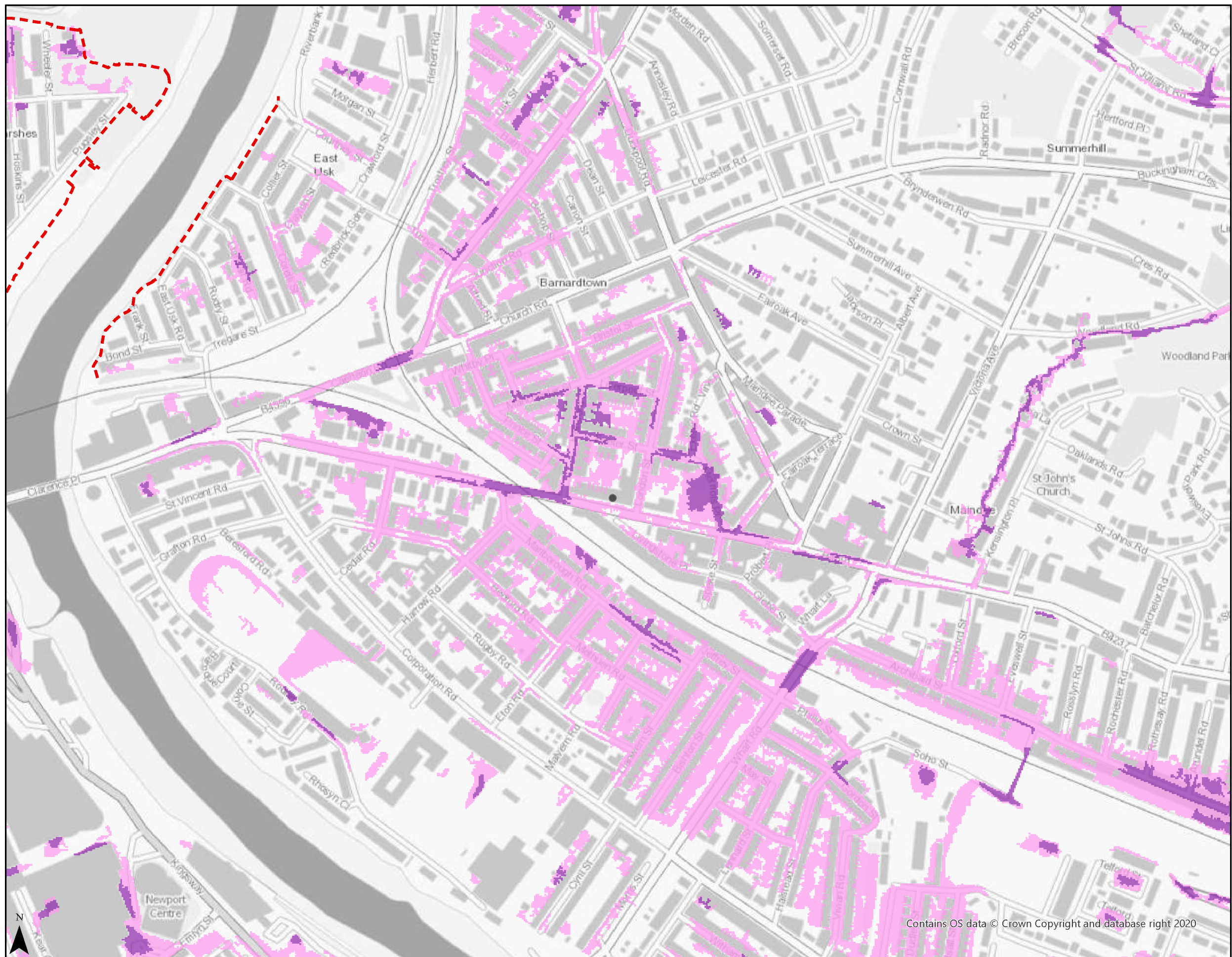
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Flood Map for Planning - Detail
Surface Water

Legend

- Flood Defence Locations
- Surface Water and Small Watercourses
- Flood Zone 3
- Flood Zone 2



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Flood Map for Planning - Detail
Recorded extent

Legend

-  Recorded Flood Extents
-  Shoreline Management Plan policies
- Coastal Erosion Risk with No Active Intervention scenario
 -  Short-term (2005-2025)
 -  Medium-term (2005-2055)
 -  Long-term (2005-2105)



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Flood Map for Planning - Detail
Reservoir

Legend

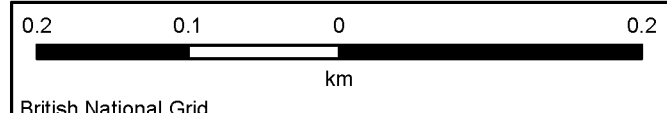
- Coastal Erosion Risk with Shoreline Management Plan policies implemented scenario
-  Short-term (2005-2025)
 -  Medium-term (2005-2055)
 -  Long-term (2005-2105)
 -  Flood Risk from Reservoirs
 -  Main Rivers



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