

Ein cyf/Our ref: CAS-318732-J8D3
Eich cyf/Your ref: 26/0608

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 24 September 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Use of warehouse unit for indoor padel leisure centre use

Lleoliad/Location: Unit 5 Tregwilym Industrial Estate, Rogerstone, Newport, South Wales NP10 9DQ

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 10 September 2026.

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

Flood risk

The planning application proposes less vulnerable development, namely an indoor Padel centre under use class D2. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers).

The application proposes a change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN 15), dated 2025. As such 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 TAN 15 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

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](#).

Landfill

According to our records the proposed development site is partially located within the Rogerstone Steel Works historic landfill. We advise you to consult with your authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation or remedial work.

The developers should be made aware of the existence of the landfill site so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should be noted that Waste Management Paper 27 states, "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas."

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.