

Ein cyf/Our ref: CAS-302592-T4V1
Eich cyf/Your ref: 26/0154

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 07 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Alterations to existing warehouse building including external changes to create new dock level HGV access and associated ground works, creation of new goods doors, trade counter customer entrance, new internal security gates, palisade fencing and associated tree planting and landscape. Internal alterations to facilitate vehicle tyre warehouse storage including selective demolition, creation of trade counter unit with staff welfare facilities and ancillary offices

LLEOLIAD/LOCATION: Atlas Elektronik Uk Ltd, Meadows Road, Newport, NP19 4SS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 06 March 2026.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding surface water drainage. If this information is not provided, we may object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, a condition regarding protected sites should be attached to any planning permission granted. Without the inclusion of this condition we would object to this planning application.

We note a Pre-Application Consultation Report was published on your website on 16/03/2026. Natural Resources Wales was not a consultee at this stage.

Internal Drainage District

The application site is situated within NRW's Internal Drainage District (IDD) Boundary. We note the application form and supporting information do not detail how surface water is to be managed during construction and operational stages of development. We seek confirmation of the existing surface water drainage arrangements; details of how surface water is to be managed for the construction phase of development; and what, if any, alterations are proposed to surface water drainage arrangements for the operational stage of development.

Protected Sites

Several drains around the site are linked to the Gwent Levels Nash and Goldcliff Site of Special Scientific Interest (SSSI). To protect the SSSI during construction works we request a Construction Environmental Management Plan be submitted. This may be secured via a condition to any planning permission granted.

Condition

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include the below:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan. GPP5 Works and maintenance in or near water is relevant for this development.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment.

Flood Risk

The planning application proposes less vulnerable development (alterations to existing warehouse building including external changes to create new dock level HGV access and associated ground works, creation of new goods doors, trade counter customer entrance, new internal security gates, palisade fencing and associated tree planting and landscape). 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.

Land Contamination and Controlled Waters

We consider that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

Informative/ advice to applicant:

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in [Land contamination risk management \(LCRM\)](#)
2. Refer to '[Development of land affected by contamination: A guide for developers](#)' (WLGA, 2023) for the type of information that we require in order assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our [groundwater protection](#) advice on www.gov.uk

Informative/ advice to applicant:

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the [CL:AIRE Definition of Waste: Development Industry Code of Practice](#). This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Annabelle Evans

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.