

Ein cyf/Our ref: CAS-314567-B6C1
Eich cyf/Your ref: 26/0525

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 06 August 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use of first floor office space to self contained 1 bed flat

Lleoliad/Location: 264-272 Corporation Road, Newport, NP19 0DZ

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 22 August 2026.

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

Flood risk

The planning application proposes the change of use from an office to residential. This includes a 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 identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea) and a TAN15 Defended Zone.

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

We have reviewed the FCA undertaken by PHG Consulting Engineers, dated July 2026, reference 2838. We have no objection to the application, as submitted. Further detail is provided below.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied that it is elevated from any flood risk.

The FCA states that the flood level for the 1 in 200 year plus climate change is 9.93 m Above Ordnance Datum (AOD) under the 95th percentile (upper) allowance. Which is likely to flood the site to a depth of 2.68 m based on the finished floor level of 7.2 m AOD (assumed from LiDAR information). However, the upper floors are set above the maximum flood level.

The flood level for the 1 in 1000 year plus climate change is 10.26 m AOD under the 95th percentile (upper allowance). This will flood the site to a depth of 3.06 m based on the finished floor level of 7.2 m AOD. However, as stated above the upper floors are set above the maximum flood level.

We note the mitigation measures included in the FCA, along with a proposed evacuation route within Appendix D. Please note that NRW Flood Warning Service can be used by users of the residential and commercial units to receive warnings regarding flood risk on site.

However, it is for yourselves the planning authority 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.

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,

K Murphy

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.