

Ein cyf/Our ref: CAS-310588-D0M4
Eich cyf/Your ref: 26/0394

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 06 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

**Bwriad/Proposal: CHANGE OF USE FROM RETAIL TO A3 HOT FOOD TAKEAWAY
WITH AND INSTALLATION OF EXTERNAL EXTRACTION FLUE TO REAR
(RESUBMISSION OF 24/1048)**

Lleoliad/Location: 12 Clarence Place, Newport, South Wales, NP19 0AE

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 08 June 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 (commercial). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 Sea and a TAN15 Defended Zone.

The application proposes change of use to a less vulnerable use as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15), 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 TAN15 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.

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

Yn gywir / Yours faithfully,

Heather McDowell

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.