

Ein cyf/Our Ref: CAS-305187-T0R4
Eich cyf/Your Ref: CONNEX/26/0174

Grant Hawkins
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 21 April 2026

Annwyl Mr Hawkins/Dear Mr Hawkins

Bwriad/Proposal: Change of use of ground floor from B1 to D1 and first floor from B1 to 7no. bedroom HMO (Part Retrospective) (Resubmission).

Lleoliad/Location: Ty Derwen, Church Road, Newport, South Wales, NP19 7EJ.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 2 April 2026.

We note that application CONNEX/26/0174 is a resubmission of a previous application which was subsequently refused permission CONNEX/25/0428. You will be aware that in our response to application CONNEX/25/0428, dated 2 July 2025, we raised no objection with regards to flood risk and provided comments on the submitted Flood Consequences Assessment (FCA).

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

Flood Risk

The planning application proposes retention of change of use of ground floor from B1 to D1 (less vulnerable development) and first floor to a House of Multiple Occupation (HMO) 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](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN 15 Defended Zone.

As the highly vulnerable element of the scheme is located above ground level, we are satisfied it is elevated from any flood risk. A less vulnerable use is being maintained on the ground floor.

However, it is for planning authorities 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.

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 following information submitted in support of the application:

- Flood Consequences Assessment Addendum and Clarification, Ty Derwen, Church Road, Newport, prepared by Flume Engineers, dated 23/01/2026.

We note that the FCA submitted in support of application CONNEX/25/0428 has not been submitted in support of this current application.

The addendum does not provide any additional flood risk information. It does state that “the determination of acceptability is not a matter for Natural Resources Wales alone, but for the Local Planning Authority to consider in the context of site-specific circumstances, redevelopment constraints and the wider planning balance.” Comments made in the report appear to be for the LPA to aid their decision making.

If any FCA was submitted in support of this application then we would likely maintain a no objection response based on the current proposed scheme.

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

Yn gywir/Yours faithfully

Andrew Hurst

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Ffôn/Tel: 03000 653074
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.