

Ein cyf/Our Ref: CAS-282002-V9L0
Eich cyf/Your Ref: CONNEX/25/0417

Francesca Sanders
Newport City Council
Regeneration, Investment & Housing
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 18 June 2025

Annwyl Ms Sanders/Dear Ms Sanders

BWRIAD/PROPOSAL: RETENTION OF FIRST FLOOR FLAT (C3 USE).

LLEOLIAD/LOCATION: 232 FLAT OVER CORPORATION ROAD, NEWPORT, NP19 0DZ.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 3 June 2025.

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

Flood Risk

The planning application proposes retention of first floor 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](#) (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. As such we do not require an FCA to advise you on the consequences of flooding to and from the new residential property.

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. As such you may require the applicant to submit a flood consequences assessment (FCA) which covers appropriate access/evacuation routes from the proposed development (see Figure 2 in TAN15 – Technical requirements of an FCA).

The applicant may also find this beneficial for awareness raising, informing emergency plans, and the provision of flood resilient design and resistance measures. 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 also provide advice on preparing for a flood which may be useful for the developer or occupant of the proposal.

If an FCA is submitted, we can provide you with advice on its findings to inform your decision making.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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.