

Ein cyf/Our Ref: CAS-307762-J8G4
Eich cyf/Your Ref: CONNEX/26/0267

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

Dyddiad/Date: 14 May 2026

Annwyl Mr Hawkins/Dear Mr Hawkins

Bwriad/Proposal: Change of use to A1/A2 and internal works to reinstate 2no. separate units.

Lleoliad/Location: 30 - 32 Clarence Place, Newport, South Wales, NP19 0AG.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 8 April 2026.

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

Flood Risk

The planning application proposes change of use of 1 retail unit into two separate units (less vulnerable development) The [Flood Map for Planning](#) (FMfP) identifies the application site to be at risk of flooding within Flood Zone 3 – Sea and TAN15 Defended Zone.

The application maintains 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.

We have not reviewed the submitted F as we consider the proposal to be low risk. However, it is for the planning authority to determine whether the risks and consequences of flooding are acceptable. Therefore if you require technical advice on the submitted FCA to arrive at this judgement, please notify us and allow us additional time to undertake the

review.

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

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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.