

From: Sule, Daniel (Flood Risk Officer)
Sent: 15 September 2026 09:18
To: NCC - Planning <planning@newport.gov.uk>
Subject: Re: Planning Re-Consultation Request for case ref: 26/0422

Bore da/Good Morning,

Thank you for your email.

Please see below

Response

Annwyl/Dear Planning,

Thank you for the request.

RE: Planning application 26/0422 414-416 Chepstow Road

The Application has been reviewed in support of the proposed changes to shop front and associated works at 414–416 Chepstow Road, Newport.

The application site lies within Flood Zone 1 as defined by the Natural Resources Wales (NRW) Flood Map for Planning and is therefore within the lowest category of flood risk in respect of fluvial, tidal and surface water flooding. Although areas of the adjacent public highway are identified within surface water Flood Zones 2 and 3, an FCA will not have to be submitted.

The proposed development includes commercial accommodation and is classified as Less Vulnerable Development in accordance with TAN15. Given the site's location within Flood Zone 1, the development is acceptable in flood risk terms.

It is therefore considered that flood risk does not present an objection to the proposal.

Cofion Cynnes/Kind Regards

Daniel Sule

Swyddog Pergyl Llifogydd / Flood Risk Officer

Asedau a Cynllunio / Assets & Planning

Seilwaith / Infrastructure

Cyngor Dinas Casnewydd / Newport City Council