

**From:** Sule, Daniel (Flood Risk Officer)  
**Sent:** Friday, December 12, 2025 10:17  
**To:** Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>  
**Subject:** Re: Planning Consultation Request for case ref: 25/0325

Annwyl/Dear Louise,

Thank you for you for email and patience.

My apologies for the delay.

Regarding the Flood Consequence Assessments for Poole Cottage, Magor please see the comments below.

As the location is in Flood Zone 3 from Surface Water and Small Watercourses and the location of the development, there are reservations about the suitability of the development. The TAN15 states below. Therefore we recommend that more information on the above is required before a decision on the development proposal.

*Allocations for redevelopment in zone 3 should be avoided and may only be made in exceptional circumstances where it is essential to the strategy of an LDP or where it addresses national security or energy security needs, or public health or it mitigates the impacts of climate change. Planning authorities must not allocate sites for highly vulnerable redevelopment unless there is a clear commitment that flood mitigation measures will be provided to protect those sites.*

We require clarification on the purpose of the development - section 2.3 stated the change of use from day centre to residential assisted living flats, the potential access issues and vulnerabilities to the occupants raise the risk during flood events.

There are reservations regarding section 5.1 page 12 Flood Risk Mitigation, consideration of the measures exceedance routes and the floor levels of the development will need to be reassessed as the measures for the development are insufficient given the location, topography and flood risk to the development and potential vulnerabilities to the occupants that shall reside there.

Furthermore, there must be clarification of a safe place of refuge and evacuation procedures for the occupants of the property during flood events . Consideration of alert/warning protocols and actions during flood events must be assessed as occupants and personnel will need to be understood by all parties.

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

