

From: Sule, Daniel (Flood Risk Officer)
Sent: 16 September 2026 09:19
To: NCC - Planning planning@newport.gov.uk
Subject: Re: Planning Consultation Request for case ref: 26/0706

Bore da/Good Morning,

Thank you for your email.

Please see below

Response

Annwyl/Dear Planning,

Thank you for the request.

RE: Planning application 26/0706 - Elm Tree Caerlicken
Lane Langstone Newport NP18 2JZ

The Application has been reviewed in support of the demolition of the existing dwelling and the erection of a replacement dwelling, together with associated access ,parking ,landscaping and associated works at Elm Tree, Caerlicken
Lane Langstone Newport NP18 2JZ

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.

The proposal includes residential accommodation and is classified as More 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