

From: Sule, Daniel (Flood Risk Officer) <Daniel.Sule@newport.gov.uk>
Sent: 19 October 2026 07:00
To: NCC - Planning <Planning@newport.gov.uk>
Subject: Re: Planning Consultation Request for case ref: 26/0690

Annwyl/Dear Planning,

Thank you for your email.

Please see below

REF: 26/0690

Site: Sherbrook Station Road Llanwern Newport NP18 2DW

Proposal: CONVERSION OF EXISTING DWELLING INTO 6 FLATS

The application has been reviewed against the submitted information . The site is located adjacent to Flood Zones 3 associated with rivers, sea and surface water flood risk.

In accordance with the requirements of TAN 15, a site specific Flood Consequences Assessment (FCA) should be submitted to demonstrate that the proposed development can be safely accommodated for its lifetime without increasing flood risk elsewhere and can remain operational during a flood event. In the absence of an FCA, the Lead Local Flood Authority is unable to fully assess the flood risk implications of the proposal.

Recommendation: Insufficient Information submission of a site specific Flood Consequences Assessment required.

Cofion Cynnes/Kind Regards

Swyddog Pergyl Llifogydd / Flood Risk Officer

Asedau a Cynllunio / Assets & Planning

Seilwaith / Infrastructure

Cyngor Dinas Casnewydd / Newport City Council

