

# Newport City Council

Newport City Council  
Regeneration Investment & Housing  
Civic Centre  
Godfrey Road  
Newport NP20 4UR



01633 656656  
planning@newport.gov.uk  
www.newport.gov.uk

## Application for Planning Permission

### Town and Country Planning Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

The Old Dairy

Address Line 1

Rudry Street

Address Line 2

Town/city

Newport

Postcode

NP19 7AN

Description of site location (must be completed if postcode is not known)

Easting (x)

331489

Northing (y)

188733

Description

First floor only of this property

#### Applicant Details

## Name/Company

Title

Mrs

First name

cerys

Surname

erskine

Company Name

Fitness Fusion Ltd

## Address

Address line 1

740 Corporation Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

United Kingdom

Postcode

NP19 4AF

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

1162.50

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

The proposed development involves the change of use of the top floor of The Old Dairy, Rudry Street, Newport. The space will be utilised by two distinct businesses specialising in online fitness coaching, nutrition coaching and 1-2-1 personal training. The primary purpose of the development is to provide office space for these businesses to conduct their online coaching operations, with additional facilities for in-person consultations and one-to-one personal training sessions.

The development will also include the conversion of additional office spaces into specialised rooms, including a sports massage room and a podcast studio. These facilities will be used primarily to enhance the services offered by the businesses to their clients. Additionally, the podcast studio and personal training studio will be made available for rental to external parties, such as local photographers and content creators, thereby supporting the wider community of professionals in Newport.

Overall, the development aims to create a versatile and multifunctional workspace that serves both the internal needs of the businesses and offers additional resources to local professionals.

The premises is currently empty and undergoing development work therefore is not in use.

Has the work or change of use already started?

Yes

No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/03/2024

Has the work or change of use been completed?

Yes

No

## Existing Use

Please describe the current use of the site

The site is currently not in active use as it is undergoing development work. Prior to this, the space was unoccupied, and no businesses or activities were operating from the top floor of The Old Dairy, Rudry Street, Newport. The development work currently in progress is focused on renovating and repurposing the space to suit the needs of the proposed businesses.

Representative from Newport Council (Lauren Arnold) visited the property on 14th August to view.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Unknown - I do not have that information. We signed a lease on 1st March 2024 with the intention of completing relevant renovation work inside the site.

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following?**

Land which is known or suspected to be contaminated for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

**Application advice**

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

**Materials**

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Lighting

**Existing materials and finishes:**

LED lighting on the gym floor - purple

**Proposed materials and finishes:**

Spot lights in the ceiling throughout the office spaces

**Type:**

Walls

**Existing materials and finishes:**

Partition walls for creating the sports massage room and podcast studio.

**Proposed materials and finishes:**

Plasterboard used & plaster - will be painted white

**Type:**

Other

**Other (please specify):**

Flooring

**Existing materials and finishes:**

The proposed development includes the installation of specialised gym flooring in the personal training studio. This flooring is essential for several reasons: **Noise Reduction:** Gym flooring is specifically designed to absorb sound and reduce noise, which is particularly important in a multi-use building. This will help to minimise the impact of activities such as weightlifting and the use of fitness machines, ensuring that noise does not disturb other occupants or neighbouring properties. **Equipment Safety:** The flooring is engineered to support the heavy weight of gym equipment and free weights. It provides a stable and secure surface, reducing the risk of damage to the underlying structure and ensuring a safe environment for users. The shock-absorbing properties of the flooring also help to prevent injuries by providing a cushioned surface for high-impact activities. Overall, the installation of gym flooring is a crucial component of the development, serving both functional and safety purposes.

**Proposed materials and finishes:**

Gym floor - 20ml

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

FF1 - Flood risk report

FF2 - Floor plans

FF3 - Gym floor plans

FF4 - Site plan

## **Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes  
 No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

The proposed development includes provisions for the proper storage and collection of waste, including recyclable materials. Dedicated areas within the premises have been allocated for the storage of waste bins, which will be used to separate general waste from recyclable materials.

We will be contracting with local waste management companies to ensure regular and responsible collection of both general and recyclable waste. The arrangements will comply with local regulations to minimise environmental impact and ensure efficient waste disposal and recycling practices.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
- No

If you have answered Yes to the question above please add details in the following table:

**Use Class:**

D1 - Non-residential institutions

**Existing gross internal floorspace (square metres):**

1162.5

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

1162.5

**Total gross internal floorspace proposed (including change of use) (square metres):**

1162.5

**Net additional gross internal floorspace following development (square metres):**

0

| Totals | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|--------|--|---|---|--|
|        | 1162.5   | 1162.5  | 1162.5  | 0  |

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

**Use Class:**

D1 - Non-residential institutions

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

06:00

**End Time:**

21:00

**Saturday:**

**Start Time:**

06:00

**End Time:**

21:00

**Sunday / Bank Holiday:**

**Start Time:**

08:00

**End Time:**

20:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

Spoken to some of the neighbours and advised of what we're doing - a lot of positive feedback.

The key issues we assume will arise are due to:

Noise:

We will not have loud music due to it not being a commercial gym, rather it is office space with a PT studio for our 1-2-1 clients. 1-2-1 PT sessions will be limited therefore not all day, every single day. The space will be used for both businesses to conduct their online coaching businesses and therefore cannot have loud music. We also have a massage room therefore again, need to be mindful with music levels due to this. We have insulation in one of the rooms due to us wanting to use this as a podcast studio. We also have flooring in the PT studio which absorbs noise from use of weights.

Parking:

We have several parking spaces specifically for the office / studio - this includes some around the back of the property off the road, and spaces designated in front of the property. There is also an NCP car park around the corner which clients can use if needed. As it's a 1-2-1 PT studio, there will not be masses of traffic to and from the property.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?

- Yes  
 No

If Yes, please provide details of the name, relationship and role:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

### Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

1 Gloster PI, Newport NP19 7EG

**Address Line 2:**

**Town/City:**

Newport

**Postcode:**

NP19 7EG

**Date notice served (DD/MM/YYYY):**

01/03/2024

**Person Family Name:**

Person Role

- The Applicant  
 The Agent

Title

Mrs

First Name

cerys

Surname

erskine

Declaration Date

15/08/2024

Declaration made

## Agricultural Holding Certificate

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

cerys

Surname

erskine

Declaration Date

15/08/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Cerys Erskine

Date

19/08/2024

