

From: Cerys Erskine

Sent: 03 December 2024 18:12

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: Re: 24/0694 - The Old Dairy, Rudry Street

Hi Vicky, regarding your email I have reviewed the application form initially submitted and confirm there is a discrepancy as the measurements changed when we had an architect come in and draw up the new plans. Apologies for this - I will update the application online.

Sequential assessment:

There are several reasons we have chosen this property including:

1. **Proximity to the City Centre:** While not directly within the defined City Centre, the property is close enough to benefit from the amenities and connectivity offered by the City Centre without some of the associated challenges, such as high foot traffic congestion and lack of parking. It is also within a short walking distance of the city's bus station making it easy for people to access using public transport.
2. **Location of the property:** There are already several facilities within the city centre, e.g. the council's large Station Gym and Pure gym. There are also other private training facilities located on the other side of Newport such as near Spytty and near Somerton. However, there is nothing similar covering this side of the City. We are also aware that previously, the area was served by Bodymasters Gymnasium on the corner at Clarence Plane and given this is no longer a gym, there is room for us as a private personal training facility.
3. **Accessibility & parking:** The property is in close proximity to a multi-storey car park, ensuring convenient access for clients and staff who may travel by car. Additionally, the location is not on or near a main road, which reduces the challenges of heavy traffic and increases safety for clients accessing the site, particularly for early morning or late evening appointments. We have off street parking for some cars located at the front and at the back of the property.
4. **Safety & client convenience:** The site's location in a residential area provides a safer and more welcoming environment for clients compared to busier commercial areas. This is particularly important for a personal training

studio, where client comfort and security are essential to the success of the business.

5. **Suitability for dual use:** The property offers ample space for both a personal training studio and office use. This is vital for our business operations, as a significant portion of our work involves online fitness coaching. This dual functionality would be difficult to achieve in smaller units often found in City Centre or District Centre locations.
6. **Sustainability & community benefit:** The location of the property promotes sustainability by reducing the need for clients to travel longer distances to access personal training services. By situating the studio within a residential area, we are meeting local demand and encouraging physical activity within the community. within a short walking distance of the city's bus station making it easy for people to access using public transport.
7. **Economic & regenerative impact:** By utilising a property outside defined centres, we contribute to the economic activity of the surrounding area without detracting from the vitality of the City Centre or other defined centres. This aligns with the broader goals of the Local Development Plan to ensure sustainable and balanced development across Newport.
8. **Affordability:** Affordability was a significant consideration in selecting this property. The rental costs of properties within defined centres, particularly in the City Centre, are often significantly higher and not viable for a small business like ours. This property aligns with our financial means, enabling us to establish and sustainably grow our business while providing an affordable service to our clients.
9. **Lack of suitable alternative sites:** Through our investigations, we have found a lack of alternative sites within the defined areas that meet the specific needs of our business. Specifically:
 - **City Centre:** Available units are either too large, located within flood zones, or unsuitable for conversion into a private personal training studio due to layout constraints.
 - **Caerleon Road District Centre:** Limited availability of properties that offer the required size and functionality for both studio and office use.
 - **Corporation Road District Centre and Clarence Place Local Centre:** Properties tend to be retail-focused or unsuitable for conversion to meet the privacy and noise considerations of a fitness studio

In summary, we believe the proposed site represents the most suitable and sustainable option for our business needs, considering its safety, accessibility, functionality, and proximity to the City Centre.

Noise/ disturbance

A key factor in why we chose this property is due us being able to minimise noise disturbance to neighbours.

1. The actual PT studio is located within the building and not directly next to any neighbours as we are using the two rooms as offices which are directly next to the street therefore minimising disruption with noise to the neighbours. It is also a private PT studio with offices therefore, music was not deemed to be a significant issue as music levels will be controlled and we will be using a portable speaker as opposed to having a sound system installed.
2. We have chosen gym flooring and materials which absorb sound.
3. Proposed opening times are Monday - Friday 6am - 8pm and Saturday & Sunday 7am - 7pm (however this will be subject to whether 1-2-1 sessions are booked at these times, whilst we would like to have these timings as an option, it doesn't necessarily mean that the property will be occupied every day, at all times.)
4. We intend to replace the current door and shutter with a composite door which again will minimise noise when entering and exiting the building.

In the past the building was an active dairy factory and a window factory which would have produced a significant level of noise. Directly next to the property is a scaffolding site where they're coming and going, loading up vans early in the morning and late in the evening in which we are not anticipating as much noise as this and their activities. Our goal is to have a friendly relationship with the neighbours and keep everyone happy - we're providing a positive space for the city and encouraging health and fitness. There were no comments provided when the notice went out and all neighbours we've spoken to seem excited by the proposal.

Additional information:

At present there will be two personal trainers working at the property, working with 1-2-1 clients at the Private PT studio. We do intend to hire more PT's however, we will have a maximum capacity of 4-5 therefore at any given time, there will be no more than 10 people on site.

Regarding the mezzanine, we do not intend to use this part of the property for the PT studio, office space or podcast studio. It is currently being used as storage in line with the current business use. Can you advise whether we still need to have plans drawn up for this part of the property please?

Kind regards,

Cerys

On Tue, 3 Dec 2024 at 15:25, Quinn, Vicky (Senior Planning Officer)
<Vicky.Quinn@newport.gov.uk> wrote:

Dear Mrs Erskine,

I am contacting you with regard to the above planning application and to request amended/additional information from you. There appears to be some discrepancies with the information provided. In particular the forms refer to the site as having an area of 1162m² and the floor space being the same. I have measured the red edge on the site location plan and these figures appear to be inaccurate (floor area calculated by me as being approximately 170m²). You will need to re-submit the forms providing accurate figures. I also note that the floor plan shows steps up to a mezzanine level. We require a floor plan of this area the floor area of the mezzanine needs to be included in the relevant part of the forms.

Sequential assessment

Policy SP19 of the Council's Local Development Plan requires uses best located within defined centres such as this to be subject to an assessment of sequentially preferable sites. As the site is not within a defined centre, please can you submit information to address this policy. In doing so you will need to show what alternative sites in the City Centre, Caerleon Road District Centre, Corporation Road District Centre and Clarence Place local centre were considered and why they were discounted.

Noise/ disturbance

The property is located in close proximity to residential properties. In order for the Council to assess the potential impact of the proposals in terms of residential amenity please can you confirm the opening hours that are sought. I note that some information is provided within the forms relating to the gym flooring. Please can you advise of any measures that will be in place to prevent noise disturbance from the playing of music.

Any additional information that you are able to provide in support of the application, such as the number of personal trainers, anticipated number of people on site, any availability of of-street parking provision etc is requested.

Please can you provide this information within 14 days.

Regards

Vicky Quinn

Senior Planning Officer / Uwch Swyddog Cynllunio

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