

DRAGON PADEL NEWPORT

Unit 5, Tregwilym Industrial Estate, Rogerstone, Newport, South Wales, NP10 9DQ

Friday 25th September 2026

Planning Application Reference: 26/0608

Jacob Cooke
Planning Case Officer
Newport City Council

Dear Mr Cooke,

Re: Letter of Support for Planning Application 26/0608 — Proposed Change of Use, Unit 5 Tregwilym Industrial Estate, Rogerstone, Newport, NP10 9DQ

We are writing in support of our planning application referenced above, which seeks a change of use for Unit 5, Tregwilym Industrial Estate, to allow the operation of Dragon Padel Newport, an indoor padel facility. This letter sets out who we are, why we have chosen this site, and how we intend to address the key planning considerations relevant to this proposal.

What is Padel?

Padel is a racket sport combining elements of tennis and squash. It is played in doubles or singles on an enclosed court roughly a third of the size of a tennis court, with glass and mesh walls that players use to keep the ball in play, in a similar way to squash. Unlike squash and tennis, padel is centric to a calm, social environment, conducive to the equipment it uses. Padel uses solid, stringless paddles rather than strung rackets, and a ball like a depressurised tennis ball. The courts comprise of a few layers. The glass walls are 12mm thick toughened safety glass, a welded wire mesh on the sides, and synthetic turf carpet.

Padel is one of the fastest-growing sports in the UK and Europe, and is especially popular in Spain, Mexico and Argentina. It is not yet an Olympic sport, but it is widely regarded within the sport as a strong candidate for future inclusion, potentially at the 2032 Brisbane Games, reflecting its rapid international growth.

Who We Are

Dragon Padel is a local business founded by local people, with the aim of making a genuine difference to health and activity levels in our community. We work in partnership with established suppliers and installers of padel courts operating across the UK and internationally, and our team brings years of experience in sport at an international level.

Our founding goal is to help local people build a healthier, more active lifestyle without paying a premium for it. We have already begun engaging with local sports clubs (such as Allt-Yr-Yn, Stow Park Tennis clubs, plus Steve Ward from Newport Live), to explore how we can host sessions and build relationships that benefit their members as well as our own. We are extremely keen to build our local community through local businesses for all our goods and services supplied or needed.

While padel itself has only been established in the UK for around two years, our team collectively brings more than five years of hands-on experience in the sport and the wider sports business sector.

The Venue

We had searched extensively across Newport for a suitable site, monitoring commercial letting opportunities daily and maintaining close contact with local estate agents for a period of the last 18 months. Unit 5, Tregwilym Industrial Estate is the site we believe offers the only fit for our proposal and for the city.

Our core requirement has been a unit with a minimum eaves clearance of 8 metres, which padel courts require. In addition to the square footage needed to provide a serious positive community impact by building a club. This requirement combination is rarely available outside of former industrial buildings, which is why a site of this type is best suited to this use.

Units we have explored but would not make sense financially or because of size and height constraint include some of the below which are more centric to the city centre:

- Newport Business Centre, Corporation Road, Newport NP19 4RF – cannot satisfy the height, or parking requirements in the local vicinity.
- Friars Walk and Kingsway have been heavily monitored but again, there has not been any viable units advertised to satisfy the square footage or eaves height. In addition to their retail focussed anchors.
- Our largest other consideration has currently been Queens Way, as a recent development it has been centric around become a distribution network involving large transportation and built for warehousing and distributing.

We would become Newport's sole padel specialist venue, meaning we can reduce any players commute to a centre by at least 30 minutes/25 miles round trip as the current closest centre is Padium, Cardiff Bay. Our exciting propose providing an increased leisure offer within an accessible location.

Noise

The unit has large profile steel sheet cladding already and for us to further mitigate any potential leakage. We will then supplement this with market leading acoustic curtains frequently used in sports halls to reduce noise made by Padel Acoustics. They are double layered brushed, 300gr/m2, fire retardant curtains for A-class sound absorption (see appendix for imagery). These curtains have been deployed in clubs such as Padium London, WAP Derby, Home Padel and many more UK clubs showing their true quality.

Biodiversity

We are committed to enhancing the biodiversity value of the site, including the planting of native wildflower areas, alongside delivering a high-quality facility for the community both inside and outside.

Access

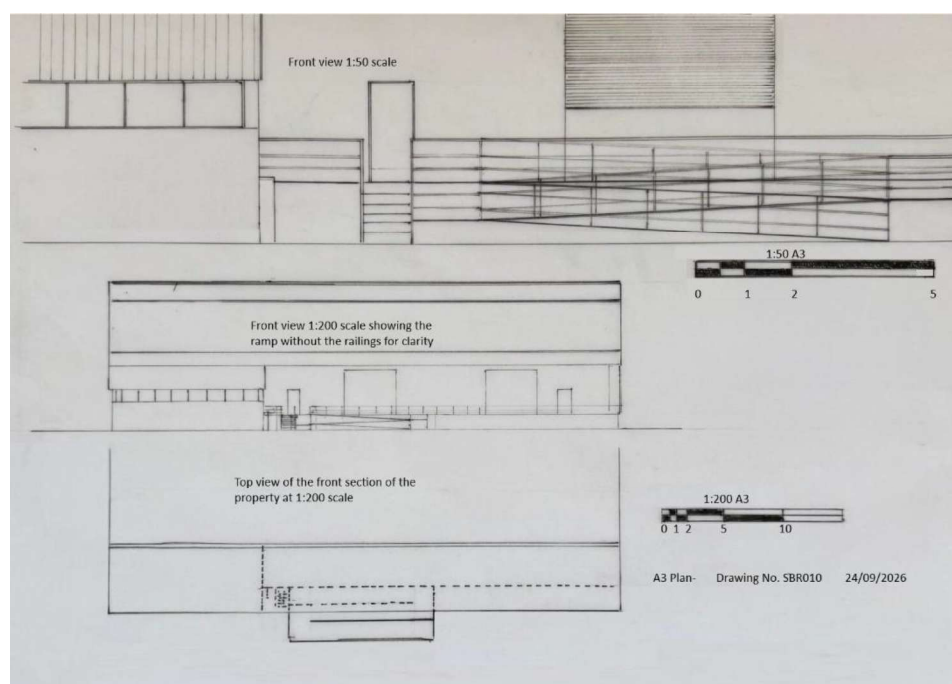
We are committed to ensuring the facility is accessible and welcoming to all members of our community, and will provide a ramp access to the main entrance.

Proposed Facility

The images below are indicative renders based on our club design for the proposed space, followed by a render of another Dragon Padel-affiliated club design.



Our club render

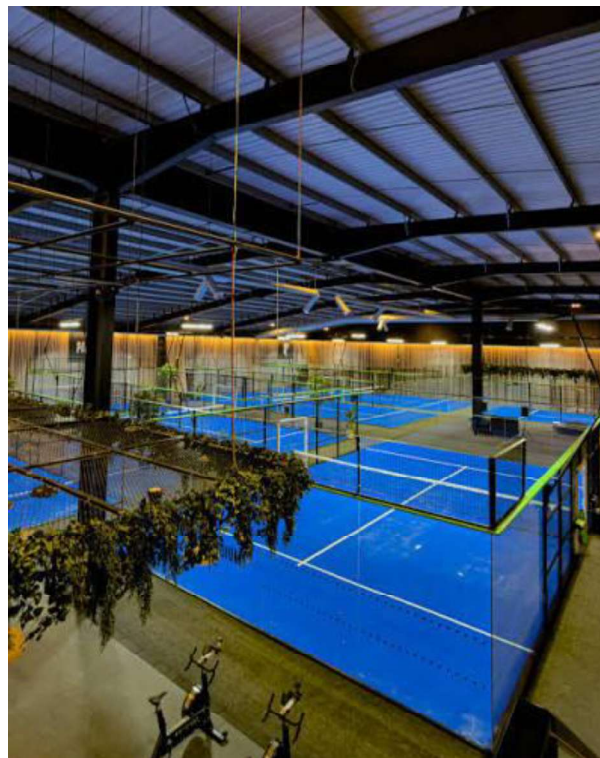


Accessibility drawing



Accessibility render for Dragon Padel Rogerstone

Other club design in Cardiff



Conclusion

We believe this proposal will bring a well-run, community-focused sporting facility to Newport, making use of a site that is well suited to this purpose while creating local opportunities for health, activity and social connection. We trust you will be happy to support what will be a fantastic opportunity for the community and city.

Yours sincerely,

A handwritten signature in black ink that reads "Joe Cotterill". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Joe Cotterill, Director of Dragon Padel

Appendix

Item a – padel acoustic curtains

