

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/04/2026 4:06 PM from

Application Summary

Address:	51-52 High Street Newport NP20 1GA
Proposal:	CHANGE OF USE FROM OFFICE TO AN APART HOTEL (SUI GENERIS) AND ASSOCIATED WORKS
Case Officer:	Marnie Ostler

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	48/50 Cambrian road Newport

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Formal Objection " Noise Impact & Inadequate Soundproofing

Dear Sir/Madam,

I write to formally object to the above planning application for the proposed change of use to an apart hotel at 51-52 High Street, Newport.

As the operator of Blind Tiger, located at 48-50 Cambrian Road, immediately adjacent and connected within the same central nightlife area, I have serious concerns regarding the impact of noise and the suitability of the proposed development in relation to sound insulation and mitigation measures.

1. Established Night-Time Economy & Noise Environment

The surrounding area, including Cambrian Road and High Street, is a well-established and active late-night economy zone, with multiple licensed premises operating into the early hours. These businesses generate predictable levels of music noise, customer dispersal noise, and general activity, which are intrinsic to the character and function of the city centre.

The introduction of an apart hotel into this environment is fundamentally incompatible

without exceptional and demonstrably effective soundproofing measures.

2. Inadequate Detail on Soundproofing Measures

There appears to be insufficient detail and assurance within the application regarding:

- â€¢ The acoustic performance standards of the building
- â€¢ Measures to mitigate low-frequency bass transmission, which is particularly difficult to control
- â€¢ Protection against structure-borne vibration and noise transfer, especially given proximity to adjoining buildings
- â€¢ Treatment of windows, ventilation systems, and building fabric, all of which are critical weak points in noise insulation

Without robust, independently verified acoustic design, it is highly likely that future occupants will experience significant disturbance, particularly during peak trading hours.

3. Risk of Future Complaints & Licensing Conflict

Experience across the industry clearly shows that placing residential-style accommodation in close proximity to established venues often leads to:

- â€¢ Increased noise complaints
- â€¢ Pressure on existing licensed premises
- â€¢ Potential licensing reviews or restrictions imposed on long-standing businesses

This creates an unfair and unreasonable burden on established venues that have operated lawfully within the area for years.

4. Unsuitable Location for Noise-Sensitive Use

An apart hotel introduces a noise-sensitive use into a location that is demonstrably unsuitable. Even with mitigation, it is unrealistic to expect that occupants will not be affected by:

- â€¢ Music breakout from nearby venues
- â€¢ Customer arrival and dispersal
- â€¢ General late-night city centre activity

The responsibility should not fall on existing businesses to adapt further when they are already operating within the expected parameters of a designated nightlife area.

5. Need for Comprehensive Acoustic Assessment

If the application is to be considered at all, it must be supported by:

- â€¢ A full, independent acoustic impact assessment
- â€¢ Clear demonstration that internal noise levels will meet acceptable standards at all times
- â€¢ Evidence of enhanced sound insulation exceeding standard building regulations
- â€¢ Consideration of cumulative noise impact, not just individual sources

At present, this has not been adequately addressed.

Conclusion

In its current form, this application fails to sufficiently demonstrate that the proposed development can coexist with the established night-time economy without causing:

- â€¢ Harm to future occupants
 - â€¢ Ongoing complaints
-

â€¢ Adverse impact on existing licensed premises

For these reasons, I strongly object to this application.

Yours faithfully,
redacted
On behalf of Blind Tiger
48-50 Cambrian Road
Newport
NP20 4AB

Where did you
hear about this
application?

Not specified

Kind regards