

From: *REDACTED*

Sent: 31 March 2026 14:55

To: NCC - Planning <Planning@newport.gov.uk>

Subject: Formal objection to planning application 26/0212 - 51-52 high street Newport

Dear Sir/Madam,

I write on behalf of a nearby licensed premises operating within Newport City Centre's established night-time economy to formally object to Planning Application 26/0212 for the proposed change of use from office to an apart hotel (sui generis) at 51–52 High Street, Newport.

This objection is based on significant concerns regarding noise, public safety, and the long-term impact on existing lawful businesses operating within this area.

1. Established Night-Time Economy – Incompatible Use

The application site is located within a core late-night area of Newport, where multiple venues operate into the early hours, with dispersal regularly occurring between 03:00 and 05:00.

This activity includes:

- High footfall at closing times
- Customer dispersal noise
- Taxi and vehicle movement
- Ongoing management of patrons by SIA security and staff

These are normal, lawful, and expected characteristics of the area.

Introducing an apart hotel, effectively a form of short-stay residential accommodation into this environment is wholly incompatible and will inevitably lead to conflict.

2. Direct Threat to Existing Licensed Premises

This proposal presents a very real risk to surrounding venues, including my own operation.

In practice, developments of this nature lead to:

- Noise complaints from guests unfamiliar with the area
- Increased scrutiny from Environmental Health
- Pressure to reduce hours or impose additional conditions on existing licences

Our venue operates with:

- Professional SIA door staff
- Strict search and drugs policies
- Active participation in Pubwatch and DISC
- Regular liaison with Gwent Police and licensing officers

Despite these controls, noise from customer dispersal cannot be eliminated, only managed.

It would be fundamentally unfair and contrary to planning principles for existing, compliant businesses to be penalised as a result of a new, incompatible development.

3. Failure of the Agent of Change Principle

The applicant has not demonstrated how they will adequately mitigate the significant impact of the surrounding night-time economy.

Given the nature of the area, mitigation would require:

- Exceptional acoustic insulation
- Mechanical ventilation preventing window opening
- Clear operational management of guest expectations

Even with such measures, complaints are highly likely.

The burden must sit entirely with the applicant, and in this case, there is insufficient evidence that this has been properly addressed.

4. Public Safety and Operational Concerns

An apart hotel will introduce guests who are:

- Unfamiliar with the area
- Potentially vulnerable during late-night hours
- Likely to come into contact with high volumes of people during dispersal

From an operational standpoint, this creates:

- Increased risk of conflict between guests and patrons

- Additional strain on venue staff managing dispersal
- Increased reliance on police presence to manage situations

This is not an appropriate environment for this type of accommodation.

5. Undermining the City's Night-Time Economy

Newport's night-time economy is a key part of its identity and local economy.

Approving this application would:

- Set a damaging precedent for further residential encroachment
- Gradually erode the viability of late-night venues
- Undermine investment in the sector

Planning policy should support and protect established economic uses - not introduce developments that place them at risk.

Conclusion

This proposal represents a clear and avoidable conflict between residential-style accommodation and an established late-night entertainment area.

The impacts are foreseeable, significant, and cannot be realistically mitigated.

For these reasons, I strongly urge the Local Planning Authority to refuse Planning Application 26/0212.

Yours faithfully,

REDACTED

54 Cambrian Road, Newport, NP20 4AB