

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/04/2026 10:33 AM

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:	40 Cambrian road Newport

Comments Details

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

Reasons for comment:

Comments: Subject: Objection to Planning Application 26/0212 - Apart Hotel Proposal

Dear Sir/Madam,

I write on behalf of Rootys, 40 Cambrian Road, to formally object to Planning Application 26/0212 for the proposed apart hotel development at 51-52 High Street.

Cumulative Impact of Night-Time Economy

Rootys operates within a cluster of late-night venues that collectively generate significant footfall and activity.

At peak times, particularly during weekends and events, the area experiences:

- Large volumes of customers moving between venues
- Elevated noise levels
- Active management by door staff and venue teams

This is a long-established pattern and forms part of the city centre's nightlife infrastructure.

Introduction of Noise-Sensitive Use

An apart hotel introduces a use that is highly sensitive to noise into an area where

noise is unavoidable.

This creates a predictable conflict that will likely lead to:

- â€¢ Complaints from guests
- â€¢ Pressure on enforcement authorities
- â€¢ Potential restrictions on existing businesses

Planning Balance and Fairness

Existing venues have invested in compliance, staffing, and safety measures to operate responsibly within the licensing framework.

It would be unreasonable for these businesses to face additional constraints as a result of a new development that is not suited to the location.

Conclusion

The proposal fails to appropriately consider the surrounding environment and the established night-time economy.

We respectfully request that Planning Application 26/0212 be refused.

Yours faithfully,
REDACTED
For and on behalf of Rootys

Where did you hear about this application?	Not specified
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Kind regards