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Sent: 15 September 2026 11:03:00 UTC+01:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Subject: 26/0608 - Unit 5 Tregwilym Industrial Estate Rogerstone Newport South

USE OF WAREHOUSE UNIT FOR INDOOR PADEL LEISURE USE

The applicant seeks to change the use of the existing warehouse to indoor padel use and the property is accessed via an existing access road.

In accordance with the Newport City Council Parking Standards the proposed use generates a parking demand of 1 commercial vehicle space and 1 space per 2 facility users. Whilst specific data has not been provided in relation to number of facility users, when taking into consideration the number of courts proposed, the 34 parking spaces are deemed sufficient.

The access arrangements are existing however it's noted that there does not seem to be a dedicated pedestrian access point to this part of the site from the adopted footway. A pedestrian link is available to the units to the north of the site however this is outside of the redline boundary and it's unclear if users of the proposed facility will be able to utilise this arrangement. If no dedicated pedestrian route is available to link into the adopted footway the applicant will need to submit proposals for consideration in the interest of highway safety and the ensuring safe access for pedestrians.

Regards

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