

From: *REDACTED*

Sent: 14 April 2026 15:51

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

Subject: Planning application 26/0212 objection

I wish to object to this application.

The proposed hotel is not suitably located within an established late-night economy area. The surrounding streets are well known for nightlife activity, including venues operating into the early hours, resulting in high levels of noise and footfall.

Introducing a noise-sensitive development such as a hotel in this location is likely to create conflict. There is a real risk that future occupants may raise complaints, which could place pressure on long-established businesses that contribute to the area's economy and character.

This proposal also raises concerns in relation to the Agent of Change principle, where new developments should mitigate the impact of existing uses. It is unclear how this will be effectively achieved.

Furthermore, the development risks undermining the established character of the area, which is centred around entertainment and nightlife. This location is not well suited to hotel accommodation expecting a quieter environment.

For these reasons, I respectfully object to the application.