

**Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.**

Response provided under the delegated authority of the Director of Environment & Transport.

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**APPLICATION DETAILS**

Planning Application Number: 26/00045/FUL

Highway Reference Number: 2026/0045/04/H

Application Address: Post Office Station Road Hinckley Leicestershire LE10 1AW

Application Type: Full

Description of Application: Conversion of existing post office to a 12-bedroom luxury HMO (House in Multiple Occupation)

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**GENERAL DETAILS**

Planning Case Officer: Faizal Jasat

Applicant: Mr Oliver McLoughlin

County Councillor: St Marys ED - Cllr Stuart Bray

Parish:

Road Classification: Class C

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**Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:**

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

**Advice to Local Planning Authority**

**Background**

The Local Highway Authority (LHA) have been consulted by the Local Planning Authority (LPA) on proposed Conversion of existing post office to a 12-bedroom luxury HMO (House in Multiple Occupation) at the Old Post Office building on Station Road Hinckley Leicestershire LE10 1AW.

The LHA has reviewed the following submitted documents as part of this response:

- *Application form*
- *Design & Access Statement – 25-69-PT1-DAS*
- *Proposed floor plans – 25-69-PT2-PL02*
- *Proposed elevations – 25-69-PT2-PL04*
- *Existing elevations – 25-69-PT2-PL05*
- *Parking plan (public car parks) – 25-69-PT2-PL06*

## **Site Access**

Based on the *Design & Access Statement – 25-69-PT1-DAS* Station Road is currently Use Class E, but this application seeks to change it to a Class C.

The LHA notes Station Road is an adopted, unclassified road subject to a 30pmh speed limit imposed by Street Lighting at the access point changing into a 20mph zone at the designated terminal point.

There is no existing or proposed vehicular access and therefore access is to be pedestrian only.

The Applicant proposes the installation of a new front door, as well as the rear entrance door which will have a lockable timber gate which allow pedestrian access.

The LHA note that this access is achieved via two external doors, the back leading onto Lancaster Road and the front onto Station Road. The back door is a fire escape and will be used for refuse disposal and cycle storage.

## **Highway Safety**

The LHA note that there has been one Personal Injury Collision (PIC) recorded in a study area including Station Road, Lancaster Road, Regents Street and Market Place.

This PIC was classified as 'slight' in severity, therefore LHA has considered the circumstances and is satisfied that the development proposal would not exacerbate the likelihood of further such incidents occurring.

## **Trip Generation**

The LHA are satisfied that the proposed development of a 12-bedroom HMO would not result in a significant increase in two-way trips to the site. The LHA also note that the development is considered to be 'car-free'.

## **Internal Layout**

The LHA notes the proposed HMO will comprise of 12 bedrooms spread over three floors, including main entrance, common room and laundry on the ground floor. There is also bike storage provided for 10 cycles, which will allow direct access to an external exit.

In accordance with Table 27 of the Leicestershire Highway Design Guide (LHDG), available at <https://www.leicestershirehighwaydesignguide.uk/>, the minimum provision for Cycle Parking (C4) should be under cover and secure and provided as one parking space per resident. This also applies to 'suis generis' HMOs with more than six residents. An additional two cycle parking spaces should therefore be provided but will be conditioned.

## **Transport Sustainability**

The site is within easy walking distance of all necessary amenities, there is a train and bus station within a 5-minute walk, thus reducing reliance on private vehicles.

Hinckley Railway Station is less than half a kilometre walk away, along Station Road which offers direct connections to the surrounding areas including Leicester, Birmingham, Nuneaton and Rugby.

The number 158 Arriva Bus runs from Leicester to Hinckley and Nuneaton, the closest stop being on The Crescent in Hinckley providing easy access to surrounding areas.

Should residents have a vehicle, there is sufficient parking in Hinckley town centre in various locations. It is possible to arrange a yearly fee for spaces with local operators, if a tenant requires.

### **Conditions**

1. The development hereby permitted shall not be occupied until such time as secure and under cover cycle parking for 12 cycles shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

**Date Received**  
**22 January 2026**

**Case Officer**  
**Emily Holmes**

**Reviewer**  
**DG**

**Date issued**  
**4 February 2026**