

**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.

APPLICATION DETAILS

Planning Application Number: 25/00272/CONDIT

Highway Reference Number: 2025/0272/04/H

Application Address: MP Engineering UK Ltd 2 Maizefield Hinckley Leicestershire LE10 1YF

Application Type: Variation of Condition (s73)

Description of Application: Variation of condition 2 and 4 of planning permission 22/00036/FUL.
Amendment to design and scale of industrial building.

GENERAL DETAILS

Planning Case Officer: Ashleigh Gade

Applicant: Michael Poole

County Councillor: Cllr Michael Mullaney

Parish:

Road Classification: Adopted Unclassified

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

No objection

No objection to the variation of conditions 2 and 4 attached to 22/00036/FUL.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted on application 25/00272/CONDIT for the variation of conditions 2 (Approved Plans) and 4 (Parking and Turning) attached to 22/00036/FUL.

22/00036/FUL sought the construction of a two-storey industrial building with associated parking. The application was subsequently approved by the Local Planning Authority (LPA) on 5 September 2022.

Condition 2

Condition 2 has been replicated below for clarity.

'The development hereby permitted relates to the following approved plans only received 17 January 2022:

- Location and Block Plan drawing ref 21/141/05
- Proposed Plans 21/141/04B.

Reason: To ensure the development accords with the approved details.'

Condition 4

Condition 4 has been replicated below for clarity.

'The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Hayward Architects drawing number 21/141/04B. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in accordance with Policy DM17 of the Site Allocations and Development Management Policies DPD 2016 and the National Planning Policy Framework (2021).'

Highways Comments:

The LHA have reviewed the following documents as part of these observations:

- Application Form;
- Proposed Storage Building, drawing number 25-501 200; and
- Proposed Storage Building, drawing number 25-501 100.

The LHA note the proposed building will reduce in size from 27m by 21m to 25m by 20m. The LHA also notes that drawing 'Proposed Storage Building', drawing number 25-501 100 demonstrates 33 off-street parking spaces, whilst the plan approved as part of 22/00036/FUL demonstrated 38 spaces. Whilst this is a reduction of five spaces, the LHA have taken into consideration the smaller scale proposals, and that there appears to be further space within the site for additional parking.

For the above reasons, the LHA would not object to the variation of conditions 2 and 4 attached to 22/00036/FUL.

Date Received
1 April 2025

Case Officer
Neal Chantrill

Reviewer
BD

Date issued
22 April 2025