

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 26/00731/FUL

Highway Reference Number: 2026/0731/04/H

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

Application Type: Full

Description of Application: Conversion of existing post office building to 13 bedroom luxury HMO (House in Multiple Occupation). Variation of previous application for 12 bedrooms ref. 26/00045/FUL

GENERAL DETAILS

Planning Case Officer: Alex Jelley

Applicant: Mr Oliver McLoughlin

County Councillor: St Marys ED - Cllr Stuart Bray

Parish:

Road Classification: Class C

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 Policy TR6(4) of the National Planning Policy Framework (2026), 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 the proposed conversion of existing post office to a 13-bedroom luxury HMO (House in Multiple Occupation) at the Old Post Office building on Station Road, Hinckley, Leicestershire, LE10 1AW.

The LHA previously advised approval subject to a cycle parking condition on application 26/00045/FUL on 4 February 2026. The LPA granted planning permission of that application on 26th June 2026. The Applicant has now submitted application 26/00731/FUL to increase the number of bedrooms from 12 to 13.

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

- Application Form
- Site Location Plan, drawing number 25-69-PT2-PL01

- Design & Access Statement, ref 25-69 PT1- DAS Rev. A
- Existing Floor Plans, drawing number 25-69-PT2-PL03
- Existing Building Elevations, drawing number 25-69-PT2-PL05
- Proposed Floor Plans, drawing number 25-69-PT2-PL02-D
- Parking Plan (public car parks), drawing number 25-69-PT2-PL06
- Proposed Cycle Storage, drawing number 25-69-PT2-PL07-A

Note – The LHA have included hyperlinks to relevant sections of the Leicestershire Highway Design Guide ([LHDG](https://www.leicestershirehighwaydesignguide.uk/highway-development-management)) within this report. These are identified in bold, underlined and in blue text. The LHDG is available for reference at the following link:

<https://www.leicestershirehighwaydesignguide.uk/highway-development-management>.

Site Access

The site is located on Station Road which 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. The 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 is satisfied that the proposed development of a 13-bedroom HMO would not result in an increase in two-way trips to the site. The LHA also note that the development is considered to be 'car-free'.

Internal Layout

The proposed HMO will comprise of 13 bedrooms, including main entrance, common room and laundry on the ground floor. There is also bike storage provided for 13 cycles, which will allow direct access to an external exit.

In accordance with [Table 27](#) of the LHDG 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. The LHA is therefore satisfied with the proposed 13 cycle parking spaces.

Transport Sustainability

The site is located within Hinckley town centre and within walking distance of all necessary amenities, with 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 away and 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 providing easy access to surrounding areas. Should residents have a vehicle, there is sufficient parking in Hinckley town centre in various locations.

Therefore, the LHA considers the site to be in a sustainable location in transport terms. The LHA is satisfied for the LPA to include this transport context in its wider sustainability considerations for the site.

Conditions

The development hereby permitted shall not be occupied until such time as secure cycle parking for 13 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 (2026).

Date Received
25 August 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
15 September 2026