

**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: 26/00744/CONDIT

Highway Reference Number: 2026/0744/04/H

Application Address: Unit 2 Midland Distribution Centre Markfield Road Groby Leicester
Leicestershire LE6 0FS

Application Type: Variation of Condition (s73)

Description of Application: Application to vary condition 2 of planning permission 20/01284/FUL. To revise the internal road layout, access and parking arrangements, building position and design to suit new tenant

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr Thomas Alan Crossley

County Councillor: Groby & Ratby ED - Cllr Ozzy O'Shea

Parish: Groby

Road Classification: Class A

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 Condition 2 (Approved Plans).

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) is in the receipt of an application for the variation of Condition 2 (Approved Plans) attached to planning permission 20/01284/FUL. The site is located at Unit 2, Midland Distribution Centre, Markfield Road, Groby, Leicester, LE6 0FS.

20/01284/FUL sought the demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (Use Class B2) with ancillary offices and welfare floorspace, parking together and new access. The LPA granted planning permission on 23 December 2023.

Condition 2

For the avoidance of doubt, Condition 2 has been replicated below:

'The development hereby permitted shall only be carried out in accordance with the following amended plans:

- ATC 1110.01a Site Plan showing Land Ownership
- ATC 1120.01b Existing Site Location Plan
- ATC 1120.02b Existing Location Plan showing land contours
- ATC 1120.3b Topographical Survey
- ATC 1120.05p Proposed Block Plan
- ATC 1120.07k Proposed Block Plan showing Landscaping
- ATC 1120.08j Improvements to Public Footpath
- ATC 1004.07c Westermans Workshop and Offices Proposed Ground Floor Plan
- ATC 1004.08c Westermans Workshop and Offices Proposed First Floor Plan
- ATC 1004.09 Westermans Workshop and Offices Proposed Elevations
- ATC 1015.03 Keltruck Workshop and Offices Existing Ground Floor
- ATC 1015.06 Keltruck Workshop and Offices Existing Elevations
- ATC 1015.04a Keltruck Workshop and Offices Proposed Ground Floor
- ATC 1015.05a Keltruck Workshop and Offices Proposed First Floor
- ATC 1015.07 Keltruck Workshop and Offices Proposed Elevations

Reason: To ensure the development is carried out in accordance with the agreed, amended details.'

Highways Comments:

The LHA has reviewed the submitted documents and is satisfied that the revised location of the Keltruck Limited building will not impact on the highway and the level of parking provision remains acceptable.

Therefore, the LHA raise no objections to the Variation of Condition 2 (Approved Plans) attached to 20/01284/FUL.

Date Received
1 September 2026

Case Officer
Emma Peacock

Reviewer
BD

Date issued
16 September 2026