



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 15th April 2026

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

INDEX

APPLICATION ORDER

Page Main	Page Supp	Application Number	Address	Ward
17		20242042	122a - 182 Western Road	WC

Recommendation: Conditional approval	
20242042	122a - 182 Western Road
Proposal:	Construction of four and six storey block of 46 apartments (29 x 1bed, 17 x 2bed) (Class C3) (amended plans)
Applicant:	Mr Mitchell
App type:	Operational development - full application
Status:	
Expiry Date:	16 April 2026
WJJ	WARD: Westcotes

Page Number on Main Agenda: 17

Amended Description: No

Amended Recommendation: No

Further Considerations

Pages 22 & 34 of the committee report include the Local Highway Authority's (LHA) calculation for the number of bedspaces using the beds shown on the floorplans. Using this method, they calculate that 69 spaces are needed. As 44 sheltered and secure cycle spaces are provided, the LHA concluded that the scheme has an under provision of cycle parking spaces.

The agent has written to say that they do not believe there is an under provision. They take the view that the number of bedspaces should be calculated using the Nationally Designated Space Standards (NDSS) which is also the method used in the Floorspace Schedule submitted for this application.

The Nationally Designated Space Standards (NDSS) indicates that for the size in square metres of the two-bedroom flats proposed, the right number of bedspaces is three for each flat and for the size of the one-bedroom flats proposed, the right number of bedspaces is one bedspace.

We agree that there is a logic to the method put forward by the agent and this logic is accepted by the Director of Transport (representing the Highway Authority). We will amend our assessment methodology in association with Highways in due course.

I consider using the NDSS as the basis for working out the number of bedspaces that this scheme is acceptable, and it is reasonable to calculate cycle parking requirements on that basis.

Using this model, the cycle parking should be as follows:

17 x 3 = 51 bed spaces = 25.5 cycle spaces.

29 X 1 = 29 bed spaces = 14.5 cycle spaces.

1 cycle space per 20 bed spaces = 4 cycle spaces.

Total – 44 cycle spaces are needed.

Forty-four sheltered and secure cycle spaces are provided within a dedicated cycle store on the ground floor that can be accessed from the vehicle access and car park (for cycles) and from within the building (for pedestrians). I consider that this is acceptable and this conclusion is supported by the Director of Transport.