

## **Fact Sheet- City Living**

### **Highway and Car Parking:**

Consideration should be given to whether the development can operate as car free development? This will depend on a number of factors, the proximity to facilities within the City, accessibility to public transport, cycle routes etc. and the level of parking control in the area. Where a development is proposed to be car free the residents will not be eligible for on-street parking permits.

- Where a car free development is not considered to be appropriate or cannot be achieved, then a suitable vehicle access and parking will need to be provided. The vehicular access will need to be safe and provide an adequate level of inter-visibility between a driver using the access to the site, road users and pedestrians.
- You will need to demonstrate how the building is to be serviced in respect of deliveries etc. This will also include making sure the waste bins can be accessed and emptied. Domestic sized bins need to be stored within 25m of the public highway and 10m for the larger communal bins.
- You will need to consider the provision of secure and covered cycle parking and storage. You must ensure there is a suitable access to the cycle storage.
- Whilst it seems obvious, there will also need to consider pedestrian access between the site and the public highway.
- Detailed advice about highway requirements can be found in the 6C's Design Guide, which can be viewed at this link or from the Council's web site:  
<http://www.leics.gov.uk/htd>
- The initial contact about any proposed development should be made to the Planning Department.

### **Building Regulations:**

Building Regulations set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. They also include requirements for fire safety, sound insulation standards and to ensure that fuel and power is conserved and facilities are provided for people, including those with disabilities, to access and move around inside buildings.

Whilst planning permission may not be required you it is very likely that Building Regulation approval will be needed and are advised to contact Derby City Council' Building Consultancy Team, who will be pleased to advise you on your building project.

Please note that Building Regulations approval is a separate matter from obtaining any necessary planning permission for your work.