Northern Ireland Water
Developer Services
188 Larne Road Link
Ballykeel, Ballymena
BT42 3HA
www.niwater.com
Tel: 03457 440088

Statutory Planning Consultation Response

northern ireland water
Delivering what matters

This consultation response is valid for 18 months from date of return

Planning Application Reference:	LA08	2018	1023	F	
Address:	Site adjacent to and South of, No.11 and 12 Harford Street, Portadown, BT62 3AA				
Type of Application:	Housing Development				
Application Classification:	Multi-Unit			Change of Use:	No
Number of Units (if available):	9				
Date Issued by Planning Portal:	10/09/2022				
Date of Return:	23/09/2022				
Valid/extant Planning Ref:	N/2007/0626/F & LA08/2018/1150/F				

Overall Planning Application Recommendation

Based on the responses stated below, NI Water recommends that this planning application is:

Approved with Standard Planning Conditions and response specific conditions.

1. Is comment necessary in relation to Water and Sewerage Services? Yes

Wastewater Service

2. Is connection to public foul sewerage system required? Yes

3. Receiving Wastewater Treatment Works: Ballynacorr WwTW

3a. Status of receiving Wastewater Treatment Works:

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WwTW-01: There is available capacity at the Waste Water Treatment Works.

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4. Is the proposed development in close proximity of a Wastewater Treatment Works or Wastewater Pumping Station?

Not Applicable

5. Is a public foul sewer in close proximity and available to serve this proposal?

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FS-01: There is a public foul sewer within 20m of the proposed development boundary which can adequately service these proposals.

An application to NI Water is required to obtain approval to connect.
Applications and guidance notes are available at www.niwater.com at the following link - https://www.niwater.com/services-for-developers/single-unit-developments/wastewater-services/new-sewer-connection/

The above information will only be valid for a maximum period of 18 months from the date of this consultation response. Should Planning Approval not be granted within this period, a re-consultation will be required to review public sewerage availability and to confirm NI Water's recommendation of this development proposal.

5a Is a public foul sewer traversing the development site? Yes

NIW public sewer/s traversing the proposed development site. No construction to be made, trees planted or other obstruction made within 3 metres (or 1.5 times the depth; whichever is greater) of sewers. A diversion may be necessary. The applicant is advised to obtain a records map from NIW and establish the exact location of the infrastructure within the site, and how it may affect the proposal. Further Consultation with NIW Developer Services developerservices@niwater.com is required at an early design stage. Further information, guidance notes and applications can be downloaded from NIW website at https://www.niwater.com/services-for-developers/homeowners/close-proximity/sewer/.
REASON: To prevent disturbance / damage to existing sewers and in the interest of public safety.

6 Is a connection to public surface system required?

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6a. Is a public surface water sewer in close proximity and available to serve this proposal?

SS-05: For the reasons detailed below NI Water recommend that this application for planning approval should be conditioned with a site specific condition.

There is no public surface water sewer within 20m of the proposed development boundary however access is available via extension of the existing public surface water network, or via direct discharge to a designated watercourse, at an agreed discharge rate. Any discharges into a NIW surface water sewer will be restricted to a rate which does not exceed Greenfield Runoff of 10 litres/second/hectare, unless otherwise agreed in writing.
If the applicant wishes to requisition a sewer extension, external to the site (Article 154) applications and guidance documents can be found at www.niwater.com at the following link - https://www.niwater.com/services-for-developers_multi-unit-developments_wastewater-services_sewer-requisition/

This following condition should be applied to this application;
That no development shall proceed beyond sub-floor construction until a suitable dedicated surface water solution has been agreed upon. The applicant may requisition NI Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.

Reason: To ensure a practical solution to the disposal of surface water from this site.

The above information will only be valid for a maximum period of 18 months from the date of this consultation response. Should Planning Approval not be granted within this period, a re-consultation will be required to review public sewerage availability and to confirm NI Water's recommendation of this development proposal.

6b. Is a public surface water sewer traversing the development site? Yes

NIW public sewer/s traversing the proposed development site. No construction to be made, trees planted or other obstruction made within 3 metres (or 1.5 times the depth; whichever is greater) of sewers. A diversion may be necessary. The applicant is advised to obtain a records map from NIW and establish the exact location of the infrastructure within the site, and how it may affect the proposal. Further Consultation with NIW Developer Services developerservices@niwater.com is required at an early design stage. Further information, guidance notes and applications can be downloaded from NIW website at https://www.niwater.com/services-for-developers/homeowners/close-proximity/sewer/.
REASON: To prevent disturbance / damage to existing sewers and in the interest of public safety.

Water Supply Service

7. Is connection to public water supply required? Yes

7a. Is a public water supply in close proximity and available to serve this proposal?

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WS-01: There is a public water main within 20m of the proposed development boundary which can adequately service these proposals.

An application to NI Water is required to obtain approval to connect.
Applications and guidance notes can be found at www.niwater.com at the following link - https://www.niwater.com/services-for-developers/multi-unit-developments/water-services/new-water-connections/

The above information will only be valid for a maximum period of 18 months from the date of this consultation response. Should Planning Approval not be granted within this period, a re-consultation will be required to review public water supply availability and to confirm NI Water's recommendation of this development proposal.

7b. Is a public water supply traversing the development site? No

Not Applicable

Site Specific Comments

Trade Effluent:	Not applicable.
Grease Trap Installation:	Not applicable.
Oil/Petrol Chemical Interceptor Installation:	Not applicable.

NI Water would make the following site specific additional comments:

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Standard Planning Conditions

Planning Authority should refer to the following Standard Planning Conditions:

No development shall be commenced until a Sewer Adoption Agreement has been authorised by NI Water to permit a connection to the public sewer in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 and Sewerage Services Act (Northern Ireland) 2016 **REASON: To prevent pollution and to ensure public safety. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 2006 and the Sewerage Services Act (Northern Ireland 2016.**
A formal water / sewer connection application must be made for all developments [prior to occupation], including those where it is proposed to re-use existing connections. **REASON: To prevent pollution and to ensure public safety. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 2006 and the Sewerage Services Act (Northern Ireland 2016.**
All services within the development should be laid underground. **REASON: In the interests of visual amenity.**
Development shall not be occupied until the foul water drainage works on-site and off-site have been submitted to and approved by the relevant authority and constructed by the developer in line with approved design. **REASON: In the interest of public health.**
Development shall not be occupied until the surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority. **REASON: To safeguard the site and adjacent land against flooding and standing water.**
Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). **Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.**

Additional Informatives

To ensure compliance with the Water and Sewerage Service (NI) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016), consultation with NI Water is essential at an early design stage with regard to the following matters;

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Foul and Surface Sewerage Requirements:	Where the sewers within the proposal serves two or more properties the developer must enter into an Agreement for Adoption of Sewers under Article 161 of the above Order. Sewers must be designed to meet the criteria as set out in the current Sewers for Adoption Northern Ireland specification. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised by NI Water.
Water Supply Requirements:	If your proposal is for more than 1 property it may be eligible for the provision of a public watermain. Single property if accessed directly from a public road / area. For multiple properties each must have an individual supply direct from the proposed public watermain under Article 76 of the above order.
Septic Tank Emptying:	For single properties where there is no sewer NI Water provide an annual septic tank desludge/emptying service. Further information is available by contacting Waterline on 03457 448800 or waterline@niwater.com . Desludge/emptying request is also available via NIW Self Service Portal at **https://selfservice.niwater.com/DesludgeOpen**

The following may also apply:

Upon receipt of this statutory consultation and to discuss any areas of concern, the applicant is advised to contact Waterline on 03457 440088 or waterline@niwater.com. Alternatively, guidance notes and application forms are available to download from NI Water website at https://www.niwater.com
If during the course of developing the site the developer uncovers a pipe not previously evident, NI Water should be contacted immediately via Waterline 03457 440088. NI Water will carry out an investigation, and, provide guidance and direction in respect of any necessary measures to deal with this issue.

Overall Planning Application Recommendation

Based on the responses stated below, NI Water recommends that this planning application is:

Approved with Standard Planning Conditions and response specific conditions.

Issued on behalf of NI Water to:	Armagh City, Banbridge and Craigavon Borough Council
Issued by:	Lisa Marie Magee
Email:	InfrastructurePlanning@niwater.com
Telephone Number:	03457 440088

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