

Statutory Planning Consultation Response

Planning Application Reference:	LA09	2021	1686	O
Address:	Lands approx. 30m NE of 22 Littlebridge Road, Drummullan			
Type of Application:	Housing Development			
Application Classification:	Multi-Unit	Change of Use:	No	
Number of Units (if available):	5			
Date Issued by Planning Portal:	22/12/2021			
Date of Return:	13/01/2022			

Overall Planning Application Recommendation

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

Refusal. Subject to successful discussions and outcomes regarding issues highlighted in the responses below, NI Water may reconsider its recommendation.

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: Drummullan WwTW WW0020643

3a. Status of receiving Wastewater Treatment Works:

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

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.

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

WwTW-04: For the reasons detailed below NI Water recommend that this application for planning approval should be Refused.

The proposed development may experience nuisance due to its proximity to the operations of the existing Wastewater Treatment Works. Before NI Water would be prepared to recommend approval of this application confirmation that the requirements of Planning Policy Strategy PPS11, particularly Policy WM5, can be satisfied.

As the site is located wholly or partially within the Wastewater Treatment Work's 400m odour consultation zone boundary an Odour Encroachment Assessment is required to determine the compatibility of these proposals with the existing operation of the Wastewater Treatment Works. Depending on circumstances this may also require the procurement of an Odour Dispersion Model to NI Water specification.

The developer will be required to fund the capital and operating costs of any mitigation measures e.g. odour abatement works, that might be required to ensure the development proposal remains compatible with the existing operation of the Wastewater Treatment Works.

The Applicant is advised to consult directly with NI Water (InfrastructurePlanning@niwater.com) to commence the odour assessment procedure. Upon completion of this process and subject to re-consultation, NI Water may reconsider its recommendation.

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

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.

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?

No

Not Applicable

6. Is a connection to public surface system required?

No



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

Not Applicable

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

No

Not Applicable

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?

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.
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.



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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:

"Due to the proposed development site falling within the Odour Encroachment Boundary, submission of an Application for an Odour Assessment to NI Water (NIW) will be required by the applicant," which NIW shall be refusing this planning proposal (see number 4). The applicant shall be using a soakaway for the surface water (storm) and therefore, no reply is required by NI Water. Please note, a Predevelopment Enquiry (PDE) is advised to be completed prior to a planning application. NI Water have no record of this (PDE) being completed.

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.



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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;

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:

Refusal. Subject to successful discussions and outcomes regarding issues highlighted in the responses below, NI Water may reconsider its recommendation.

Issued on behalf of NI Water to:

Mid Ulster District Council

Issued by:

Robert O'Hare

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