Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com
03458 770 003

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:	LA05 | 2025 | 0400 | F
Address:	Lands c. 120m southwest of No. 28 Carrowreagh Road, Dundonald, BT16 1TS
Type of Application:	Industrial
Application Classification:	Strategic
Change of Use:	No
Number of Units (if available):	1
Date Issued by Planning Portal:	27/06/2025
Date of Return:	04/07/2025
Valid/extant Planning Ref:	

Overall Planning Application Recommendation

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

Approved with Standard Planning Conditions.

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

Wastewater Service

2. Is connection to public foul sewerage system required? No

3. Receiving Wastewater Treatment Works: Not Applicable

3a. Status of receiving Wastewater Treatment Works:

Not Applicable

Northern Ireland Water is a trademark of Northern Ireland Water Limited, incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE.

Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com

Statutory Planning Consultation Response

northern ireland water
Delivering what matters

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?

Not Applicable

Northern Ireland Water is a trademark of Northern Ireland Water Limited, incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE.

Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com

Statutory Planning Consultation Response

northern ireland water
Delivering what matters

0

5a(i) Further details regarding the downstream foul capacity constraints.

Not Applicable

5a(ii) Details of downstream incapacity

5b Is a public foul sewer traversing the development site? No

Not Applicable

Northern Ireland Water is a trademark of Northern Ireland Water Limited, incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE.

Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com

Statutory Planning Consultation Response

northern ireland water
Delivering what matters

6. Is a connection to public surface system required? No

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

Northern Ireland Water is a trademark of Northern Ireland Water Limited, incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE.

Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com

Statutory Planning Consultation Response

northern ireland water
Delivering what matters

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-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 water main within 20m of the proposed development boundary however access is available via extension of the existing water supply network. The Applicant is required to submit an application to requisition a watermain extension Article 76 (External). Applications and guidance notes are available at www.niwater.com/services-for-developers

This following condition should be applied to this application;
That no development shall be commenced until a requisition for a water main extension has been made to NI Water in accordance with Article 76 of the Water and Sewerage Services (Northern Ireland) Order 2006 to serve the proposed development and no part of the development shall proceed beyond sub-floor construction until such water main extension to serve the development has been provided.

Reason: To ensure a practical solution for the delivery of a public water supply

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 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.

Northern Ireland Water is a trademark of Northern Ireland Water Limited, incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE.

Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com

Statutory Planning Consultation Response

northern ireland water
Delivering what matters

NI Water would make the following site specific additional comments:

Proposed Class B3 General Industrial building to be used for anaerobic digestate management, new access, landscaping and ancillary site works. Watermain available on Carrowreagh Road.

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.

Northern Ireland Water is a trademark of Northern Ireland Water Limited, incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE.

Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com

Statutory Planning Consultation Response

northern ireland water
Delivering what matters

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://digitalservices.niwater.com/desludge-open**

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 www.niwater.com/services-for-developers
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.

Issued on behalf of NI Water to:	Lisburn and Castlereagh City Council
Issued by:	Ronan Higgins
Email:	InfrastructurePlanning@niwater.com
Telephone Number:	03458 770 003

Northern Ireland Water is a trademark of Northern Ireland Water Limited, incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road, Belfast, BT14 6TE.