Department for Infrastructure
An Roinn Bonneagair
www.infrastructure-ni.gov.uk

Dfl Rivers Directorate Planning Advisory Unit

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The Island
Lisburn
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44 Seagoe Industrial Estate
Craigavon
Co. Armagh
BT63 5QE
Tel: 028 3839 9118

Your Ref: LA05/2025/0400/F
Our Ref: IN1-25-9846

Date: 9th October 2025

Dear Sir/Madam,

Re: Proposed Class B3 General Industrial building to be used for anaerobic digestate management, new access, landscaping and ancillary site works at lands c. 120m southwest of No. 28 Carrowreagh Road, Dundonald, BT16 1TS.

In response to your consultation dated 27th June 2025, with reason for consultation given as 'Please comment on DA submitted', Rivers Directorate comments in accordance with the Local Development Plan 2032 Plan Strategy (LDP) are as follows:

Rivers Directorate acknowledges receipt of the Drainage Assessment from Marrac Design dated May 2025

There are no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order 1973 within this site. The site may be affected by undesignated watercourses of which we have no record.

FLD1 - Development in Fluvial (River) Flood Plains – The Flood Maps (NI) indicates that the development **does not** lie within the 1 in 100 year fluvial flood plain including the most up to date allowance for climate change.

FLD2 - Protection of Flood Defence and Drainage Infrastructure – Not applicable to this site.

FLD3 - Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains – Rivers Directorate have reviewed the Drainage Assessment by Marrac Design, and our comments are as follows:

Rivers Directorate, while not being responsible for the preparation of the Drainage Assessment, accepts its logic and has no reason to disagree with its conclusions. Consequently, Rivers Directorate cannot sustain a reason to object to the proposed development from a drainage or flood risk perspective.

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The Drainage Assessment has provided a detailed drainage design that demonstrates that the issue of out of sewer flooding will be managed by attenuating the 1 in 100 year event including allowances for climate change within the proposed drainage network and safely disposed of at limited rate supported by relevant correspondence from Rivers Directorate. If this was achieved it would satisfy the requirement under LDP 2032, FLD 3 to provide adequate measures to mitigate the flood risk from the development to elsewhere. Rivers Directorate advises the Planning Authority that the applicant will be responsible for the design, construction and maintenance of the drainage network, and managing the flood risk associated with this network. There will be no further input by a statutory authority. Rivers Directorate advises that compliance with the drainage assessment is included in any planning decision notice.

It should be brought to the attention of the applicant that the responsibility for justifying the Drainage Assessment and implementation of the proposed flood risk measures (as laid out in the assessment) rests with the developer and his/her professional advisors (refer to Section 16 of Local Development Plan 2032).

FLD4 - Artificial Modification of Watercourses – Not applicable to this site based on the information provided.

FLD5 - Development in Proximity to Reservoirs – Not applicable to this site.

Under the terms of Schedule 6 of the Drainage (Northern Ireland) Order 1973 the applicant must submit to Rivers Directorate, for its consent for any proposal to carry out works which might affect a watercourse such as culverting, bridging, diversion, building adjacent to, breaking down/damaging of embankments or discharge of storm water etc. Failure to obtain such consent prior to carrying out such proposals is an offence under the aforementioned Order which may lead to prosecution or statutory action as provided for.

Please note that use of the map provided, and/or flood levels referenced above, is subject to the Terms and Conditions of Flood Maps (NI) and the associated guidance available at the Department for Infrastructure's website: https://www.infrastructure-ni.gov.uk/topics/rivers-and-flooding/flood-maps-ni

Planning Informatives

In addition to the foregoing points DfI Rivers Directorate would recommend that planning informatives as follows should be included in any planning decisions.

Informative Numbers E01, E02, E03, E06.

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Please quote our reference number above on any future correspondence.

Karen Dawson
Planning Advisory Unit

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