

Building Over or Near a Public Sewer

Northern Ireland Water has a network of public sewers, some of which may have been laid within the boundaries of properties. As the sewerage undertaker, Northern Ireland Water is responsible for the maintenance of this pipework. You must get our agreement to carry out any building work over the top of or within 3 metres of a public sewer to ensure that no damage is caused to it or restrictions made to the way we use and maintain the sewer.

You should be aware that it is an offence to build over or near a sewer unless you have permission from Northern Ireland Water.

You will need to satisfy the local Building Control that your proposals will not have an adverse effect on the proposed building. Whilst Northern Ireland Water may grant approval to build over or near a sewer, Building Control ultimately must take account of the views expressed by Northern Ireland Water, and must approve or reject your application to erect a building over or near public sewers, and take account of the associated risks and requirements.

How To Apply:

Our standard application form is also available to download.

- **Buildover Agreement Form – BOS2-A236**
- **Buildover Agreement Guidance Notes – BOS1-A236**