

Pre-Development Enquiry Single Unit

GUIDANCE NOTES

Single Unit Pre-Development Enquiry (PDE) application **needs to be submitted as soon as is practicable and prior to any formal planning submission.**

Please ensure you complete all sections, in order to avoid delay or return of your application. Please refer to the guidance details below before completing your application form.

This form should only be used where you are proposing to construct a single house that requires a connection to NI Water's Water/Wastewater infrastructure. A single unit PDE is not required for houses that require a water connection only.

The Pre-Development Enquiry Response will advise on the following:

- Status of receiving Wastewater Treatment Works.
- Current availability of water and sewerage infrastructure to accommodate proposed flows – foul, storm and water.
- Proximity to Existing Assets within the site boundary (& referral to required assessment of protective measures).
- Further requirement (as applicable) to apply for a Single Unit Impact Assessment.
- Further requirement (as applicable) to apply for an Odour Assessment.
- Further requirements (as applicable) to apply for a realignment of existing NIW Infrastructure.
- Copy of NI Water Mapping records relevant to the site (Please note Disclaimer).

Single Unit Pre-Development Enquiry (SU-PDE) applications can be made to NIW to obtain information about the availability and capacity of water and sewerage infrastructure to service future development. NIW will advise if the existing infrastructure can accommodate the proposed development and provide detail on the anticipated points of connection. During a PDE assessment, NIW may identify potential capacity or odour issues which requires further analysis. As a result a further detailed assessment may be requested by NIW. This is known as a Single Unit Impact Assessment.

Note: NIW is committed to delivering new economic and housing growth, sustainably. In some cases, where our existing infrastructure is overloaded, NIW may have to refuse/defer new connections in order to protect the environment and our customers from flooding. **The applicant will be notified of specific development constraints as part of the PDE process.**

All applications MUST include the following:

- A Site Location Plan 1:2500 map (LPS ACE map will suffice) with the site boundary clearly indicated in red and relative to an existing feature. Any other land owned by the application should be shown with a **blue line around its boundaries** and if a public right of way exists within or adjoining the site, it should be outlined in **green**. **The 12-figure OS Grid Reference (x,y co-ordinates) of the approximate mid-point of the site is also required to allow the location to be assessed quickly and to avoid confusion when viewing on our map server.**
- Planning references to all extant and live planning applications.
- **Extant Planning - if your site has extant planning and the approval date is more than 5-years, you must provide a Certificate of Lawful Existing Use or Development to confirm that the planning is extant.**

Application timescales

Upon receipt of a fully completed application form and application fee, Northern Ireland Water will process applications for Single Unit Pre-Development Enquiry within 28 working days.

Please return completed form(s) by email to:

Email: developerservices@niwater.com

Developer Services – Servicing Team
Northern Ireland Water
Westland House
40 Old Westland Road
Belfast
BT14 6TE
Tel: 03458 770 003