

Application for Retrospective Build Over a Public Sewer



This form should be used if it has been discovered that a build over has been carried out over or near a public sewer that NI Water has not previously consented to and the sewer in question is not a critical sewer. Please refer to our Guidance Notes before completion your application. Please ensure completion of all sections in order to avoid delay or return of your application.

Please note that this application form is only for retrospective build over applications in which the only options appear to be build over or near the public sewer and the sewer in question is not a critical sewer the 'Application to Erect a Building Over or Near a Public Sewer' form should be used.

For build overs which have been completed post 2007, it is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016), to realign, build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

For build overs which have been completed between 1973 and 2007: Article 41 of the Water and Sewerage Services (Northern Ireland) Order, 1973 states that any person who willfully and without the consent of the Ministry, alters or interferes with any works vested in the Ministry for the purposes of this Order shall be guilty of an offence and shall be liable on conviction on indictment to imprisonment for a term not exceeding five years to a fine or to both. Build overs completed prior to 1973 will not be given retrospective consent.

1a. Applicant Details

Company Name
(If applicable)
Contact Name
Address
Town/County
Post Code
Contact Tel Number
Email Address

1b. Architect/Engineer Details *(Please complete)*

Company Name
(If applicable)
Contact Name
Address
Town/County
Post Code
Contact Tel Number
Email Address

2. Owners Details

Same as 1a Above

No of Owners

If more than 1 please supply on separate sheet

Company Name
(If applicable)
Contact Name
Address
Town/County
Post Code
Contact Tel Number
Email Address

3. Site Details

House Name(s)/House
Number(s)
Address
Town/County
Post Code
District Council Area
OS Grid Reference

(mid-point – 12 figs if available) | X=

| Y=

Date of Property Build	
Date of Extension Build (if applicable)	
Type of Development	
	<i>Extension</i>
	<i>Other (Building over existing sewers on new development sites or re-development sites is not permitted).</i>

Planning Reference <i>(please provide copy)</i>	Approval Date <i>(Please provide copy)</i>
Building Control Reference <i>(Please provide copy)</i>	Approval Date <i>(Please provide copy)</i>

Mandatory Documents for Submission with Applications	Checklist
1. Site location plan 1:1250/1:2500 map (LPS ACE map will suffice) with the site boundary clearly indicated IN RED and relative to an existing feature.	
2. Site layout plan @ 1:100 or larger, showing location of existing sewers (Existing NIW combined Sewers to be highlighted Purple , Existing Foul sewer to be highlighted IN RED and Existing Storm Sewer to be highlighted IN GREEN). All other details must be removed from the drawing, however private lateral drains should be highlighted.	
3. Longitudinal Section showing pipe size and material	
4. Foundation details for proposed building (refer to 'Typical Detail for Building Over Sewer')	
5. Manhole details showing location and depth	
6. Method Statement (including details of calculations and piling system, if applicable)	

Please Note:

NI Water may request a Structural Engineer's report. **By signing the application, you are not automatically granted retrospective approval.**

I confirm to the best of my knowledge the above information to be complete and correct.

Signed	
Date	
Name(s)	

Submitting your application and paying the application fee:

Please return your completed application form and documents for submission to developerservices@niwater.com. On receipt of your application, we will provide you with details on how to pay the application fee of **£650.00** by BACS transfer. Please **DO NOT** transfer until we have provided you with an application reference number and instructions on how to make payment.

For more information on how NI Water lawfully process personal data please refer to our Privacy Notice: <https://www.niwater.com/privacy/>