

Pre-Development Enquiry:

Multi Unit and Commercial Developments



Delivering what matters

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

Please complete all sections on the application form in order to avoid delay/return of your application. Please refer to our guidance notes before completing your application.

This form should be used when requesting information about the capacity and availability of our existing water and wastewater infrastructure which could service your proposed development.

The Pre-Development Enquiry is required to determine if there is sufficient capacity within the water and wastewater network to accept the development. NI Water will inform the developer if there is capacity within the water and wastewater network to accept the new development and advise on next steps. If a constraint is identified within the existing system, NI Water will advise (where applicable) of any requirement for the developer to apply for a Water and/or Wastewater Impact Assessment. [The PDE Response will be valid for a period of 18 months.](#)

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 applicant 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 coordinates) of the approximate mid-point of the site is required.**
- Planning references of all extant and live planning applications (details to be entered in Planning Permission Box below)

1. Applicant's Details

Company Name: _____
Contact Name: _____
Address: _____
Town: _____ Tel: _____
County: _____ Mobile: _____
Postcode: _____ Email: _____

2. Developer Details

* (Please supply details of all owners – if more than 1 developer please supply details on a separate sheet.)

Company Name: _____
Contact Name: _____
Registered Address: _____
Town: _____ Tel: _____
County: _____ Mobile: _____
Postcode: _____ Email: _____

3. Site Details

Site Name / House Number: _____
Address: _____
Town: _____
County: _____ District Council Area: _____
Postcode (if available): _____

OS Grid Ref: _____
(Mid-point) (12 fig) e.g. Belfast City Hall (X=333835, Y=373984)

Proposed Site Use	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>					
	Industrial	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>					
Please provide a brief description of proposed site use:									
Anticipated first occupation date (if applicable):									
Anticipated date of final occupation (if applicable):									
Details/ Number of properties to be served/ Phasing (occupancies/year)									
Year 1		Year 2		Year 3		Year 4		Year 5	

Response due:

Date rec:

Customer Ref:

Payment Rec Amount:

Office Use:

Planning Permission Does the site have current/extant planning permission?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes, please provide planning reference number: (include a copy of the planning permission) .			Approval Date: <i>(please provide copy)</i>	
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 (CLEUD).				
Is the site subject to a current planning application?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes, please provide planning reference number:			Submission Date:	

Existing Land Use Is the site a brownfield or greenfield site?	Brownfield	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
For brownfield site please provide existing connection details:				
Existing Public Connections: Does the site have an existing connection to the public water main supply?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Does the site have an existing connection to the public combined sewer?	Yes	<input type="checkbox"/>	Existing discharge (l/s): <i>(please provide calculations)</i>	No <input type="checkbox"/>
Does the site have an existing connection to the public foul sewer?	Yes	<input type="checkbox"/>	Existing discharge (l/s): <i>(please provide calculations)</i>	No <input type="checkbox"/>
Does the site have an existing connection to the public surface water sewer?	Yes	<input type="checkbox"/>	Existing discharge (l/s): <i>(please provide calculations)</i>	No <input type="checkbox"/>

Proposed Development Details:

	Residential		Commercial			Industrial		
Development area (hectares)	(ha)		(ha)			(ha)		
Residential Dwellings	No.	Max No of Storeys						
Number of Units & forecasted employees			No.	Max No of Storeys	Forecasted Employees	No.	Max No of Storeys	Forecasted Employees
Datum at Lowest point on site (mAoD) <i>* Please indicate on Site Layout Plan</i>	(mAoD)		(mAoD)			(mAoD)		
Datum at highest point on site (or top of building level) (mAoD) <i>* Please indicate on Site Layout Plan</i>	(mAoD)		(mAoD)			(mAoD)		
Details of preferred point of connection: <i>* Please indicate and mark on Site Layout Plan</i>			Water:			Water:		
			Wastewater:			Wastewater:		

4. Wastewater Details (please refer to PDE Guidance Notes)

Proposed discharge rate (l/s):	Foul Water (to include volumetric Trade Effluent if applicable)	Surface Water (Full Design Rate)	Surface Water (Greenfield Attenuation Rate)
	(l/s)	(l/s)	(l/s)
Calculations used to determine proposed discharge rate (l/s):	(l/s)	(l/s)	(l/s)

5. Trade Effluent

Trade Effluent Requirements:	Yes <i>*(if yes, please complete proposed demand profile table below)</i>	<input type="checkbox"/>	No	<input type="checkbox"/>
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***Proposed Demand Profile (flow in litres per second (l/s)):**

Business type and description	Storage Capacity	Average	Peak	24 Hour Demand(m ³)	Description of Trade Effluent

Trade Effluent (Further guidance can be found here: <https://www.niwater.com/trade-effluent/>)

6. Water Supply Requirements (please refer to PDE Guidance Notes)

Development Type	Residential	Commercial**				Industrial**			
Water Supply Flow Rate (l/s):	As per residential dwelling details	Anticipated Peak Flow Rate (l/s)		Anticipated Continuous Flow Rate (l/s)		Anticipated Peak Flow Rate (l/s)		Anticipated Continuous Flow Rate (l/s)	
Proposed Size of Connection Required (mm):									
On Site Storage Proposals: <i>*If Yes, please provide accompanying details</i>		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
On Site Pumping Proposals: <i>*If Yes, please provide accompanying details</i>		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Fire Protection Requirements: <i>*Please provide accompanying details</i>	Rate of flow required (l/s)?								
	The size of the fire supply (internal pipe diameter) (mm)?								
	Whether the fire supply is to have security of supply (i.e. a dual feed)								
	Proposed Connection point (if different from above)								

**For commercial or industrial properties/developments please complete the Water Loading Units table below:

****Water Loading Units Table:**

Appliances	Number per unit / property		Loading units	Load (official use only)
	Existing	Proposed		
WC Flushing cistern			2	
Wash basin in a house			1.5	
Wash basin elsewhere			3	
Bath (tap size 20mm)			10	
Bath (tap size >20mm)			22	
Shower			3	
Sink (tap size 15mm)			3	
Sink (tap size >15mm)			5	
Spray Tap			0.5	
Bidet			1.5	
Communal / commercial appliance			10	
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)			3	
Total load (official use only)				

Documents for Submission with Application:

- Copy of live Planning permission
- Certificate of Existing Lawful use or Development (where planning approval date is more than 5 years old).
- Site Location Plan 1:1250 / 1:2500 map (LPSACE map will suffice) with the site boundary clearly indicated in red and relative to an existing feature. Any other land owned by the applicant 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.
- A copy of the Site Layout Plan, Scale 1:500 if available (with any existing connections highlighted/ marked). This should also indicate high and low points within the development.
- Phasing Plan for the development
- Water Loading Units (Commercial and Industrial properties/developments only)
- Foul & Surface Water discharge rate calculations

Checklist:

<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/>		

Signed: _____
 Name (Block Capitals): _____
 Company: _____
 Position in Company: _____
 Date: _____

Submission of application form and payment of 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 **£340.00 + VAT** by BACS transfer. Please **DO NOT** transfer payment until we have provided you with an application reference number and instructions on how to make payment.

Applications should only be submitted by email.

Tel: 03458 770 003
Email: developerservices@niwater.com

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