

Application to Erect a Building Over or Near a Public Sewer

This form should be used if having considered all the alternatives the only option appears to be to build over or near the public sewer and the sewer in question is not a critical sewer. **You must always consider the Realignment of the Public Sewer in the first instance.**

Please note that permission to build over a public sewer will NOT be granted for a new / proposed building.

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 NI Water unless with the prior consent by NI Water.

Failure to complete all sections may result in the delay / return of your application.

1. Applicant's Details

Company Name (if applicable)

Contact Name

Address

Town

Tel

County

Mobile

Postcode

Email

2. Owner's Details

(Same as 1. above) (No. of owners)

(If different from (1) – please supply details of all owners – if more than 1 owner please supply details on a separate sheet.)

Company Name (if applicable)

Contact Name

Registered Address

Town

Tel

County

Mobile

Postcode

Email

3. Site Details

House Name(s) / House Number(s)

Number of buildings that are in the same location and on the same public sewer line to be included in this application

Address

Town

Council Area

County

OS Grid Ref
(mid point) (**12** fig) (if available)

Postcode

Contractor's Name

Contractor's Tel

Type of Development

New building *(will only be considered for building **near** to a public sewer)*

Extension

Other

(Building over existing sewers on new development sites or re-development sites is not permitted)

Planning Reference
(if applicable)

Approval date
(please provide copy)

Building Control Reference
(if applicable)

Approval date
(please provide copy)

4. Is there a mortgage / loan on the property?

Yes (complete details below)

No

(If applying for more than one building / property on the one public sewer line, please include details for each on a separate sheet including the associated property address.)

Multiple properties with different owners/lenders must have a separate application.

Property Address

Lender / Mortgage Provider Name

Lender / Mortgage Provider Address

Town

Tel

County

Postcode

Email

5. Home Insurance Details (must include buildings cover)

(If applying for more than one building / property on the one public sewer line please include details for each on a separate sheet, including the associated property address)

Property Address

Policy No.

Insurance Provider Name

Insurance Provider Address

Mandatory Documents for Submission with Application

Checklist

- 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.
- Site layout plan @ 1:100 or larger, showing location of existing sewer and manholes, showing any structure within the protected strip of the public sewer and clearly identifying changes in ground level. All other details must be removed from the drawing.
- Longitudinal Section showing pipe size and material
- Foundation details for proposed building (refer to 'Typical Detail for Building Over Sewer')
- Manhole details showing location and depth (if applicable)
- Method Statement (*including details of calculations and piling system, if applicable*)
- Reasoning why the Realignment of the Public Sewer is not feasible

PLEASE NOTE

NI Water may request a Structural Engineer's report.

If a Building Over or Near a Public Sewer Agreement is issued

- additional fees for inspection and approval of the works will be due to NI Water
- you will be required to get the Lender / Mortgage Provider to endorse the Agreement. Furthermore the owner/s will be liable for payment of any fees the Lender / Mortgage Provider may charge, and any fees and outlays incurred by NI Water's external solicitors.
- The owner must notify the Home Insurance provider of their intentions in respect of these proposals

By signing this application, you are not automatically granted approval and no works should start until approval has been granted.

(to be signed by all owners. If additional signatures are required please include on a separate sheet if more than 6)

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

Signed

Date

Name (s)
(In BLOCK capitals)

Signatures continued (if applicable)

Signed

Date

Name (s)
(In BLOCK capitals)

Signed

Date

Name (s)
(In BLOCK capitals)

Please return this completed form and associated documents to developerservices@niwater.com . Do not submit the application by post. Your application will be triaged prior to the request for payment of the Application / Assessment fee.

Multi-applications for proposed building over / near a public sewer proposals, that are in the same location and on the same public sewer line, will attract a discount for third and subsequent applications as shown below. Please **DO NOT** transfer payment until we have provided you with an application reference and instructions on how to make payment

Application/Assessment Fee	
Number of properties	Fee per property
1 – 2	£228
3 – 5	£205
6 – 10	£182
11 or more	£171

Fees for the inspection and approval of the works will not be discounted. The Inspection fee, as noted on the SBO-A236-Insp, Inspection Application form will only be payable on completion of the work and following the triage process of the submitted application form.

Please ensure that complete drawings are submitted. We will not accept scans of technical drawings and must receive the original PDF file.

No work must commence on site until the Assessment and authorisation of the Building Over or Near a Public Sewer Agreement has been completed and the authorised Agreement returned to the applicant.

Applications should only be submitted by email.

Email: developerservices@niwater.com **Tel:** 03457 440088

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