

# Process for Adoption of Sewers and Facilities in New Housing Developments

Authorised copy of Article 161 Agreement issued to applicant who may now commence construction of the sewers.

On completion of the construction of the sewers, the developer applies to commence the adoption process via Northern Ireland Water's online portal.

## Developer applies for 50% bond reduction via the Article 161 Portal (optional).

The following are required:

- The sewers are constructed to an approved standard. 50% reduction will not be considered for sites
  - that have 50% or greater occupancy OR
  - with a waste water pumping station, waste water treatment works or geocellular structure.
- Please see online for current required standard of site works
- Please see online for all required documents to be submitted with application
- Assessment of CCTV survey and site visit by technical advisor to confirm that bond reduction is applicable

To apply for this, the sewers must be substantially completed in line with approved drawings but are not yet eligible for preliminary adoption (less than 50% occupancy). Sites with Wastewater Pumping Stations and / or Treatment Works are not eligible for 50% adoption.

NIW  
release  
50% of  
the bond.

## Developer Applies for Preliminary Adoption of the Sewers via the Article 161 Portal.

The following are required:

- The sewers are constructed to an approved standard
- Please see online for all required documents to be submitted with application
- Assessment of CCTV survey and site visit by technical advisor to confirm that bond reduction is applicable
- Commencement of land transfer where there is a Waste Water Pumping Stations or Waste Water Treatment Works
- Any receiving / downstream site drainage must be adopted prior to the upstream being adopted.

NIW release  
70% of bond  
(20% if 50% has  
already been  
released).

Certificate of preliminary adoption issued and 12 month maintenance period begins from date of preliminary adoption\*.

## On completion of Maintenance Period NI Water Automatically raise an Application for Final Adoption of the Sewers.

The following are required:

- The sewers are constructed to an approved standard and no defects have arisen during the maintenance period
- Further CCTV may be required at this stage if it suspected / or known that any defects have occurred during the maintenance period
- Site will be inspected by an NI Water Technical Advisor to confirm that adoption of the sewers is applicable Completion of land transfer where there is a Waste Water Pumping Station or Waste Water Treatment Works
- Any receiving / downstream site drainage must be adopted prior to the upstream being adopted.

NI Water issue Final Adoption Certificate, sewers and WWPS / WWTWs transfer to the ownership of NI Water. Developer's liability ends.

NIW release  
remaining bond.

**PROCESS  
COMPLETE**

\*Sites with Wastewater Treatment Works and Pumping Stations must go through the 12 month maintenance period after preliminary adoption before final adoption will be granted.