

# 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. If an existing Water main traverses your site, please read Guidance Note BNW-A236 in the First instance.

It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (NI 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.

Please ensure completion of all sections in order to avoid delay or return of your application.

1a. Applicant Details	1b. Architect/Engineer Details <i>(Please complete)</i>
Company Name (If applicable)	Company Name (If applicable)
Contact Name	Contact Name
Address	Address
Town/County	Town/County
Post Code	Post Code
Contact Tel Number	Contact Tel Number
Email Address	Email Address

2. Owners Details	Same as 1a Above	No of Owners .....
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)		
Number of buildings that are in the same location and on the same public sewer line to be included in this application		
Address		
Town/County		
Post Code		
Council Area		
OS Grid Reference (mid-point – 12 fig if available)	X =	Y =
Contact Tel Number		
Email Address		
Contractor Name		
Contractor Contact No.		

Site Details contd.	
Type of Development	
<input type="checkbox"/>	<i>New building (will only be considered for building near to a public sewer).</i>
<input type="checkbox"/>	<i>Extension</i>
<input type="checkbox"/>	<i>Other (Building over existing sewers on new development sites or re-development sites is not permitted).</i>

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

4. Is there a Mortgage/Loan on the property	
Yes (complete details below)	No (Go to No 5)
<i>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(es).</i>	
<b>Multiple properties with different owners/lenders must have separate applications</b>	
<b>Property Address</b>	
<b>Lender/Mortgage Provider Name</b>	
<b>Lender/Mortgage Provider Address</b>	
<b>Town/County</b>	
<b>Post Code</b>	
<b>Contact Tel Number</b>	
<b>Email Address</b>	

5. Home Insurance Details (must include buildings cover)	
<i>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(es).</i>	
<b>Property Address</b>	
<b>Policy Number</b>	
<b>Insurance Provider Name</b>	
<b>Insurance Provider Address</b>	
<b>Post Code</b>	
<b>Contact Tel Number</b>	
<b>Email Address</b>	

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 <b>IN RED</b> and relative to an existing feature.	
2. Site layout plan @ 1:100 or larger, showing location of existing sewers ( <b>Existing NIW combined sewers</b> to be highlighted in <b>PURPLE</b> , <b>Existing Four sewers</b> to be highlighted <b>IN RED</b> and <b>Existing Storm Sewer</b> to be Highlighted in <b>GREEN</b> . All other details must be removed from the drawing, however private lateral drains should be highlighted).	
3. Foundation details for proposed building (refer to 'typical detail for build over sewer').	
4. Manhole details showing location and depth (if applicable).	
5. Design Stage Statement.	
6. 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 (more than 6) are required, please include on a separate sheet.**

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

Signed	
Date	
Name(s) (Block Capitals)	

**Signatures continued (if applicable)**

Signed	
Date	
Name(s) (Block Capitals)	

Signed	
Date	
Name(s) (Block Capitals)	

Please return this completed form and associated documents to [developerservices@niwater.com](mailto:developerservices@niwater.com)

Your application will be triaged prior to the request for payment of the Application/Assessment fees.

Multi-applications for proposed building over/near a public sewer proposal, 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.

Application/Assessment Fee		
Number of Properties	Fee per property (£s) if applicant provides CCTV survey*	Fee per property (£s) if NIW is to carry out CCTV survey
1-2	£108.00*	£257.00
3-5	£97.00*	£231.00
6-10	£86.00*	£206.00
11 or more	£81.00*	£193.00

**\*This service is anticipated to be available in April 2024, please contact [developerservices@niwater.com](mailto:developerservices@niwater.com) for further details**

Fees for 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. **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.**

6. Please outline in the section space below why it is not feasible to realign the sewer and a build over must take place instead.