

Pre-Planning Process



1. Pre Development Enquiry



Nominal Fee and response within 28 working days.



We will review existing network and treatment capacity and the anticipated points of connection for water and sewerage services. We will also complete checks and advise of existing assets within the site boundary or if the site is within an odour boundary for one of our assets.



We will then provide a written response including a copy of our records adjacent to the site.



If there are no constraints you can then progress to make a formal planning application knowing that NI Water will be able to support your planning application and provide a positive response to your planning application.



If there are constraints you will be asked to submit an Impact Assessment Application for Water, Wastewater or Odour and NIW will work with you to identify potential solutions. For site where we identified constraints NI Water will recommend to planners that the planning be refused until you have completed the necessary impact assessments and agreed a developer led solution for the capacity issues.

2. Impact Assessment



We will aim to have a response to you within 65 working days. It may take longer where the identified issues are complex.



The majority of constraints currently identified are due to wastewater incapacity. There are however some areas where we do have water capacity issues.



We will identify potential engineering options specific to your development site to address the wastewater or water needs for your development. In most cases this will involve the use of developer funded and designed solutions but in some cases it may not be possible to find any options. We will produce a solutions engineering report for your consideration.



If you agree to progress a solution, we will agree a detailed solution specific for your Development Site.

3. Planning Permission



NI Water will support your application for planning permission where you have a valid pre-development enquiry that identifies no capacity issues.



If you have had to apply for an impact assessment and a solution is agreed with NI Water, we will recommend to the planning authority that your approval is conditioned subject to the delivery of the capacity solution.



If you apply for planning without completing a pre-development enquiry or undertaking a waste water impact assessment and there are capacity issues we will recommend to the planning authority that your application should be refused. We will be happy to re-consider our recommendation on completion of an impact assessment by the developer.



Once you have planning permission we will support you with applications to connect to our Water and Wastewater Network.