

Build Near a Public Watermain

Guidance Notes

Building over a public watermain is NOT permitted.

It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to realign, build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

If you have located or have reason to believe that a public watermain is within or beside your proposed works and construction is proposed within the Protected Strip you **MUST** consider relocating your building

Protected Strips for watermains are

- Watermain <350 dia – protected strip 4m either side of the pipe
- Watermain 350 dia or greater – protected strip 8m either side of the pipe.
- A Protected Strip does not exclude development but would require consultation with NIW to determine if the measures proposed are satisfactory to allow them to build within the protected strip.

If you are proposing a structure within the protected strip (as above) consultation is required at an early design stage to determine if the proposed structure can be accommodated within the Protected Strip. However we will **NOT** permit any construction, no matter what measures are proposed, where the proposed foundations for the structure are:

- within 2m for a Watermain <350mm dia at the closest point OR
- within 4m for a Watermain 350mm dia or greater at the closest point
- proposed to cross build over the watermain

Public watermains should not be diverted as this is costly and interrupts supply to our customers. However we may consider a realignment subject to conditions. Please refer the 'Realignment of Public Watermains - Guidance Notes' available on www.niwater.com/servicesfordevelopers.asp. You should be aware that Trunk mains and Critical Mains may require a larger protected strip for health and safety reasons and they cannot be diverted for practical reasons.

Should you require any further information or assistance please contact Developer Services Coordination Team:

Developer Services Coordination Team

Northern Ireland Water

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