

Realignment of Public Sewers

Guidance Notes

Article 247 - Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016)

You should read the following carefully prior to applying to Realign a Public Sewer. You must ensure that any project managers, consultants or contractors acting upon your behalf are aware of the costs, requirements and timings associated with sewer diversion works and that sufficient time has been allowed for the completion of the sewer diversion prior to your starting to build on site.

The design of the realigned section of the sewer must meet the standards as identified in Sewers for Adoption (NI) Current Edition.

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.

Following receipt of the application to realign a public sewer NI Water will assess your proposals and determine if a sewer realignment is possible and notify you in writing of the fees and bond associated prior to formal approval.

The bond/refundable cash deposit as a security, equal to the estimated construction cost of the works will have to be set up/paid prior to, authorisation of the Sewer Realignment Agreement.

Diversion of a public sewer in private lands or unadopted streets can be completed by the developer / house builder, provided a bond security / deposit is in place and with NI Water written approval.

Where a proposed diversion is in a public street the developer will not be permitted to carry out the work unless he is an accredited Street Works Licensed Operator, and is able to obtain a valid Street Works Licence from DfI Roads for that specific job.

If your contractor carries out the works, at no cost to NI Water, we will refund 80% of the bond / cash deposit once the works have been completed to our satisfaction. When 12 months, following the completion and making good of any defects, has elapsed the developer should make a request in writing, and include 'As Constructed' drawings with levels in relation to Ordnance datum (Belfast) and a manhole schedule, to have the remaining 20% released. (If the realigned route passes through the public highway only 15% will be refunded, the remaining 5% being retained until notification that the Private Streets Adoption has been issued by DfI Roads. At this stage this remaining 5% of the bond will be released upon receipt of a written request from the developer).

Lateral Drains and Additional Requirements

Prior to commencing any work on site, you must identify the positions and operational status of all sewers or lateral drains connecting to the section of sewer which is to be abandoned.

Should lateral drains be found you must obtain the written consent and authority of the owner of the lateral drain to reconnect their property to the new sewer.

You must ensure that the premises served by the lateral drain continue to be drained with at least equal effectiveness once the works have taken place.

These approvals should be included in your initial submission.

We will also require a method statement detailing how you are intending to deal with existing flows during the course of the works.

Please note that it is not permissible to discharge

- foul sewerage into road gullies, surface water sewers, ditches, the trench or watercourses.
- ground water into public sewer
- surface water discharged into the foul water system without the express permission of NI Water.

Buildings should be located a minimum of three metres or 1.5 times the depth (whichever is greater) from the realigned sewer. In circumstances of greater depth, large diameter sewers, unusual ground profile or material a greater distance may be required.

On completion of the works the redundant section(s) of the existing public sewers will be made safe by removing them from the ground, or by agreement that a suitable method of making the redundant section of pipework safe, has been employed.

Upon being notified of completion of the works the Developer shall supply to the Company two sets (or more if requested) of 'as constructed' drawings showing the sewer realignment operating instructions/maintenance manuals for any pumping stations associated with the works.

The Health and Safety File, as required by the Construction (Design and Management (Amendment) Regulations (Northern Ireland) 2007 as amended or replaced, will be required.

In addition to the above we will require two hard copies of the following documents.

- Site Location Plan 1:1250 Ordnance Survey based map (or 1:2500 may be accepted) with the site boundary clearly indicated in red and relative to an existing feature. Any other land owned by the applicant should be shown with a blue line around its boundaries, and if a public right of way exists within or adjoining the site, it should be outlined in green.)
- Site Layout Plan @ 1:100 or larger, showing location of existing sewer and manholes
- Longitudinal Section showing pipe size, material, depth and manholes of existing
- Longitudinal section of proposed sewer realignment
- Programme Plan of Works
- Method statement from your contractor for maintaining the flow during construction of the realigned sewer
- Method Statement for Construction

No realignment works should proceed until such times as the formal agreement has been issued.

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

Developer Services Coordination Team

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