

Pre-Development Enquiry

Single Unit - Domestic

Pre-Development Enquiry (PDE) application needs to be submitted as soon as is practicable and prior to any formal planning submission.

Please complete all sections on the application form, in order to avoid delay/return of your application.
Please refer to our guidance notes before completing your application.

This form should be used when requesting information about the capacity and availability of our existing water and wastewater infrastructure for single houses which require a connection to both the sewer and water network.

The Pre-Development Enquiry is required to determine if there is sufficient capacity within the water and wastewater network to accept the proposed dwelling. NI Water will confirm if there is capacity within the water and wastewater network to accept the proposed dwelling and advise on next steps. If a constraint is identified within the existing system, NI Water will advise (where applicable) of any requirement for the developer to apply for an Impact Assessment. [The PDE Response will be valid for a period of 18 months.](#)

All applications **MUST** include the following:

- A Site Location Plan 1:2500 map (LPSACE map will suffice) 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**.
The 12 figure OS Grid Reference (x,y coordinates) of the approximate mid-point of the site is required.
- Planning references of all extant and live planning applications (details to be entered in Planning Permission Box below)

1. Applicant's Details

Company Name:		
Contact Name:		
Address:		
Town:		Tel:
County:		Mobile:
Postcode:		Email:

2. Architect/Engineer Details

** (If different from (1) – please supply details of all owners – if more than 1 developer please supply details on a separate sheet.)*

Company Name:		
Contact Name:		
Registered Address:		
Town:		Tel:
County:		Mobile:
Postcode:		Email:

3. Site Details

Site Name/House No		
Address:		
Town:		
County/District Council Area		
Postcode (if available)		
OS Grid Reference	X =	Y =
	(Mid-point) (12 fig) e.g. Belfast City Hall (X=333835, Y=373984)	

Proposed Site Use	
Please provide a brief description of proposed site use:	
Anticipated occupation date (if applicable)	

Planning Permission Does the site have current/extant planning permission?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes, please provide planning reference number: (include a copy of the planning permission) .			Approval Date: <i>(please provide copy)</i>	
Extant Planning – if your site has extant planning and the approval date is more than 5-years, you must provide a Certificate of Lawful Existing Use or Development to confirm that the planning is extant (CLUD).				
Is the site subject to a current planning application?	Yes	<input type="checkbox"/>	No	
If yes, please provide planning reference number:			Submission Date:	

Existing Land Use Is the site a brownfield or greenfield site?	Brownfield	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>
For brownfield - what is currently on the site:				
Existing Public Connections: Does the site have an existing connection to the public water main supply?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Does the site have an existing connection to the public combined sewer?	Yes	<input type="checkbox"/>	Existing discharge (l/s):	No <input type="checkbox"/>
Does the site have an existing connection to the public foul sewer?	Yes	<input type="checkbox"/>	Existing discharge (l/s):	No <input type="checkbox"/>
Does the site have an existing connection to the public surface water sewer?	Yes		Existing discharge (l/s):	No <input type="checkbox"/>

4. Wastewater Details

Proposed Discharge Rate (l/s)	Surface Water (Full Design Rate)	Surface Water (Greenfield Attenuation Rate)

5. Water Demand

If you require water for anything other than domestic use – swimming pools etc, please provide details of your water demand.

Water Demand	Residential Only	Additional Demand	
Water Demand	Y N	Anticipated Peak Demand l/s	Anticipated Continuous Flow Rate l/s
Flow Rate l/s	N/A		
Reason for Additional Flow			

Documents for Submission with Application:**Checklist:**

<ul style="list-style-type: none"> • Copy of live Planning permission 	
<ul style="list-style-type: none"> • Certificate of Existing Lawful use or Development (where planning approval date is more than 5 years old). 	
<ul style="list-style-type: none"> • Site Location Plan 1:1250 / 1:2500 map (LPSACE map will suffice) 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. 	
<ul style="list-style-type: none"> • A copy of the Site Layout Plan, Scale 1:500 if available (with any existing connections highlighted/ marked). This should also indicate high and low points within the development. 	

Signed/Name:	
Company	
Position in Company	
Date:	

Submission of application form and payment of application fee

On receipt of your application, we will provide you with details on how the application fee of £70.00 + VAT by BACS transfer. Please DO NOT transfer payment until we have provided you with an application reference number and instructions on how to make payment.

Please return completed form(s) by email to developerservices@niwater.com

Tel: 03458 770 003