

Building Over or Near a Public Sewer

Guidance Notes

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 Northern Ireland Water unless with the prior consent by NI Water.

If you have located or have reason to believe that a public sewer is within 3m or 1.5 times the depth of the sewer, (whichever is the greater) and construction is proposed within the protected strip, you **MUST** consider relocating your building.

If you have considered all the alternatives and 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 should forward your proposals to us for assessment using application form SBO-A236.

It should be noted that Northern Ireland Water will not consider a proposal to build over a public sewer for a new building.

In order to adequately assess the application, it will be necessary for you to determine the exact location and condition of the affected sewer(s).

Where this is not possible Northern Ireland Water may be willing to determine the location on site. However, this may be at your expense.

The current fees and charges associated with this service in accordance with the current Scheme of Charges are:

- Application Fee - this includes appraisal of your proposals (non-returnable);
- Inspection Fee

Please note:

Although we will consider every case sympathetically, it is probable that permission to build over sewers which are classified as critical sewers will not be given.

Building Over Non-Critical Sewers

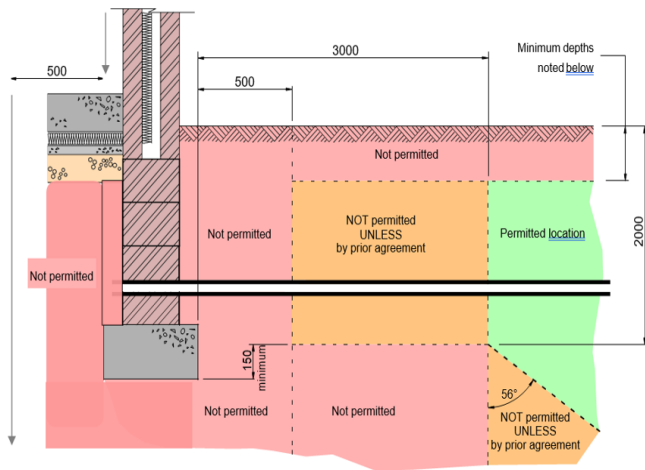
It may be possible to build over non-critical sewers which often run along the back of older properties and are affected by extensions to the rear of the property. In most instances building over/near these sewers will be permitted, providing that certain protective measures are taken. The standard protective measures are as follows:

- CCTV Survey will be required to determine the condition and actual location of the affected sewer;
- Foundations must be taken down 150 mm below the sewer invert level. No structures (footings, walls etc) running parallel or perpendicular to the line of the sewer will be allowed within 500 mm of the sewer (in plan); and
- Crossings must be supported using pre-cast (or adequately designed cast in-situ) concrete lintels/beams. (Please refer to the 'Typical Detail for Building Over a Sewer' on page 3)

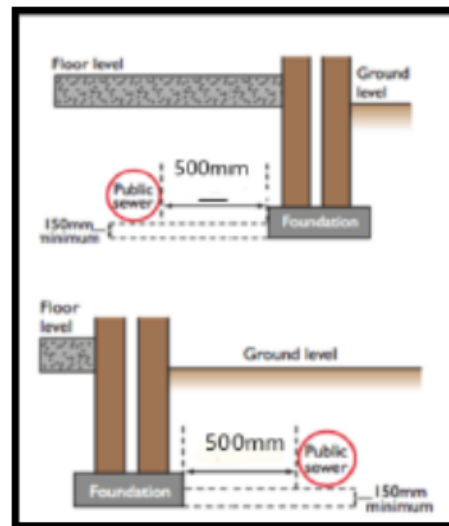
Building Near Non-Critical Sewers

- Foundations must be below the sewer invert level. No structures (footings, walls etc.) running parallel or perpendicular to the line of the sewer will be allowed within 3.0 metres or 1.5 times the depth of the sewer (whichever is greater), unless by agreement of the Operations Technical Support Manager.
- The exact location and condition of the affected sewer will need to be determined.

PERMITTED LOCATION OF SEWERS AND LATERAL DRAINS IN PROXIMITY TO BUILDINGS



LOCATION OF SEWERS NOT PERMITTED IN PROXIMITY TO BUILDINGS



Building Close to Critical Sewers

- Critical Sewers are usually defined as large diameter strategic sewers but may also be classified by material, depth and/or location.
- Under no circumstances is construction allowed directly over a critical sewer, manhole or pumping main. Restrictions WILL also apply as to how close you can build to such sewers.

Piling Works Near Sewers

Where piling works are being carried out care must be taken to avoid any damage to the public sewers. The position of the sewer should be established by electronic survey. Should the survey suggest that the sewer is likely to be within 15 metres of the piling works, trial holes must be excavated to establish the exact location of the sewer. Piling systems must be chosen so that resultant vibration is kept to a minimum and a suitable method statement must accompany the application.

Please note:

- Northern Ireland Water may request a Structural Engineers Report at the developer's expense.
- Multi-applications for proposed building over proposals that are in the same location and on the same sewer leg will attract a discount for third and subsequent applications. Further Details are available in the current Scheme of Charges and the application form.

Application Timescales

Once we have received a completed application form with the application fee, Northern Ireland Water aims to process applications where a CCTV survey has been provided by the applicant within 30 working days. Applications where a CCTV Survey has not been provided by the applicant will be processed within 60 working days. These timescales apply to both the initial application for a Build Over or Near Agreement to issue a Conditional Offer and the application for Inspection of the completed Build Over or Near a Public Sewer to issue the Final Certificate of Inspection.

Should you require any further information or assistance please contact us:

Tel: 03458 770 003

Email: developerservices@niwater.com

For more information on how NI Water lawfully processes personal data please view our Privacy Notice at: <https://www.niwater.com/privacy/>

Typical Detail for Building Over a Public Sewer

- It should be noted that Northern Ireland Water will NOT consider a proposal to build over a public sewer for a New Building
- The detail indicated below does not cover all situations which may arise on site and consultation may be necessary with representatives from Northern Ireland Water prior to submitting their proposals along with the application for consideration
- A Building Over or Near a Public Sewer agreement is required if the construction is within 3m (or $1\frac{1}{2}$ times the depth whichever is greater).
- Although we will consider every case sympathetically, it is probable that permission to build over sewers which are classified as critical sewers will not be given.
- Further information and application forms are available on www.niwater.com/servicesfordevelopers.asp
- **This sketch is not to scale.**

