

Application to Erect a Building Over or Near a Public Sewer

This form should be used if, having considered all the alternatives the only option appears to be to build over or near the public sewer. **You must always consider the Realignment of the Public Sewer in the first instance.**

Following submission of this application you may not be granted approval after the assessment of the application, due to the criticality of the sewer or for operational reasons.

Please note:

- **Permission to build over a public sewer will NOT be granted for a new / proposed building.**
- **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.**
- **Fees for inspection and approval of the works will not be discounted. The inspection fee, as noted on the SBO-A236-insp, Inspection Application form will only be payable on completion of the work and following the triage process of the submitted application form. No work must commence on site until the Assessment and authorisation of the Building Over or Near a Public Sewer Agreement has been completed and the authorised agreement returned to the applicant.**
- **Multiple properties with different owners/lenders must have separate applications.**

Please ensure completion of all sections in order to avoid delay or return of your application.

1a. Applicant's Details

Company Name
(if applicable)

Contact Name

Address

Town / County

Postcode

Contact Tel No.

Email address

1b. Architect/Engineer Details *(Please complete)*

Company Name
(if applicable)

Contact Name

Address

Town / County

Postcode

Contact Tel No.

Email address

2. Site Details

House Name(s) / House Number(s)

Number of buildings that are in the same location and on the same public sewer line to be included in this application

Address

Town / County

Postcode

OS Grid Ref **x** **y**
(mid point) (**12** fig) (if available)

Contractor's Name

Contractor's Tel No.

Contractor's Email Address

Type of Development

New building *(will only be considered for building **near** to a public sewer)*

Extension

Other

(Building over existing sewers on new development sites or re-development sites is not permitted)

Reasoning why a realignment is not feasible:

2. Site Details (continued)

Planning Reference
(if applicable)

Approval date
(please provide copy)

Building Control Reference
(if applicable)

Approval date
(please provide copy)

3. Owner's Details (Same as 1a. above) (No. of owners)

If applying for more than one building / property on the one public sewer line, please include details for each on a separate sheet including the associated property address(es).

Company Name (if applicable)

Contact Name

Address

Town / County

Postcode

Contact Tel No.

Email address

4. Witness Details (this person will be responsible for witnessing the Building Over or Near a Public Sewer Agreement if it progresses to Approval)

Contact Name

Occupation

Email address

5. Is there a mortgage / loan on the property?

Yes (complete details below)

No (Go To 6.)

If applying for more than one building / property on the one public sewer line, please include details for each on a separate sheet including the associated property address(es).

Multiple properties with different owners/lenders must have a separate application.

Property Address

Lender / Mortgage Provider Name

Lender / Mortgage Provider Address

Town / County

Postcode

Contact Tel No.

Email Address

6. Home Insurance Details (must include buildings cover)

If applying for more than one building / property on the one public sewer line please include details for each on a separate sheet, including the associated property address(es).

Property Address

Policy No.

Insurance Provider Name

Insurance Provider Address

Postcode

Contact Tel No.

Email Address

Documents for Submission with Application

Checklist

- Site Location Plan 1:1250 / 1:2500 map (LPS ACE map will suffice) with the site boundary clearly indicated in **RED** and relative to an existing feature.
- Site layout plan @ 1:100 or larger, showing location of existing sewer and manholes

(Existing NIW **Combined Sewers** to be highlighted in **MAGENTA**,
Foul Sewers to be highlighted in **RED**,
Storm Sewers to be highlighted in **GREEN**,

Private lateral drains should be shown in BLACK)

- o At the point that the structure crosses the existing sewer(s) the drawings must include Level of the undisturbed ground, Invert Level of the associated pipe, soffit level of the lintel, finished ground level and Finished Floor Level,
- o If the proposal includes the construction of a Manhole on the line of the sewer it must be constructed in accordance with SFA NI , the drawings must include the Invert levels & cover levels of the manholes (to be noted on the drawing).
- o All levels to be to Ordnance Datum Belfast.

All other details must be removed from the drawing.

- Longitudinal Section showing pipe size and material
- Foundation details for proposed building (refer to 'Typical Detail for Building Over Sewer')
- Manhole details showing location and depth (if applicable)
 - o If the proposal includes the construction of a Manhole on the line of the sewer it must be constructed in accordance with SFA NI , the drawings must include the Invert levels & cover levels of the manholes (to be noted on the drawing).
- Design Stage Statement

PLEASE NOTE

NI Water may request a Structural Engineer's report.

If a Building Over or Near a Public Sewer Agreement is granted:

- an application is required to be submitted for the Inspection of the Building Over or Near a Public Sewer (SBO-A236-Insp) along with the associated fee.
- you will be required to get the Lender / Mortgage Provider to endorse the Agreement. Furthermore the owner/s will be liable for payment of any fees the Lender / Mortgage Provider may charge, and any fees and outlays incurred by NI Water's external solicitors.
- The owner must notify the Home Insurance provider of their intentions in respect of these proposals.

By signing this application, you are not automatically granted approval and no works should start until approval has been granted. This application may not progress to Approval if the affected drainage has been determined during the assessment process as a Critical Sewer or for operational reasons.

To be signed by all owners. If additional signatures are required (more than 11) please include on a separate sheet

I confirm to the best of my knowledge the above information to be complete and correct.

Signed

Date

Name (s)

(In **BLOCK capitals**)

Signatures Continued (if applicable)

Signed

Date

Name (s)

(In **BLOCK capitals**)

Signed

Date

Name (s)

(In **BLOCK capitals**)

Signatures Continued (if applicable)

Signed
Date
Name (s)
(In BLOCK capitals)

**Please return this completed form and associated documents to developerservices@niwater.com
Your application will be triaged prior to the request for payment of the Application / Assessment fee.**

Multi-applications for proposed building over / near a public sewer proposals, that are in the same location and on the same public sewer line, will attract a discount for third and subsequent applications as shown below.

Application/Assessment Fee		
Number of properties	Fee per property (£s) if applicant provides CCTV survey *	Fee per property (£s) if NIW is to carry out CCTV survey
1 – 2	£112.00*	£266.00
3 – 5	£101.00*	£239.00
6 – 10	£94.00*	£213.00
11 or more	£84.00*	£200.00

Please contact developerservices@niwater.com for further details.

No work must commence on site until the Assessment and authorisation of the Building Over or Near a Public Sewer Agreement has been completed and the authorised Agreement returned to the applicant.

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