

[REDACTED]

Information Management Unit  
IT Suite  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6TE

Tel: 03457 440088

Email: imu@niwater.com

Your reference:

Our reference: NIW 2425487

Date: 13 March 2025

Dear [REDACTED]

### *Environmental Information Regulations 2004*

Further to your email of 15 January 2025, in which you requested a copy of all correspondence and communications held by NI Water in relation to the Shaftesbury Estate between 1st April 2007 and the present day and any records showing a summary of NI Water decision-making that concerns or involves the Shaftesbury Estate in any way since 1st April 2007, NI Water replies as follows under the disclosure provisions of the above legislation.

### Background

- NI Water is an active member of Forever Lough Neagh, A Road Map to Recovery, which is a mirror of the Forever Mourne group. Forever Lough Neagh is in the early stages of development; it is 'a coalition of the willing' with partner organisations including NI Water, National Trust, Woodland Trust, The Rivers Trust and the Lough Neagh Partnership. There is a number of Associate Partners, and new Associate Partner collaborations are at development stage.

- Minister Muir and the Department of Agriculture, Environment and Rural Affairs (DAERA) have included this approach in the Lough Neagh Report of July 2024; ref: Action 35.
- DAERA has commissioned a Strategic Insight Lab to generate solutions and a long-term vision to improve water quality using a Forever Mournes partnership type model.
- The Shaftesbury Estate is a key stakeholder of the Forever Lough Neagh group. As such, representatives from the Shaftesbury Estate have met with the National Trust and NI Water, representing the Forever Lough Neagh group to better understand the role that the Shaftesbury Estate should have in relation to Forever Lough Neagh. These meetings commenced in early 2024 and have been informal in nature.

In terms of responding to your specific information access requests for a copy of formal communications and copies of formal decision-making records, Annex A attached refers. This excludes information deemed exempt which has either been extracted in full, or redacted, for the following lawful reasons.

#### Legal Professional Privilege

Regulation 12(5)(b) of the EIR provides that *“a public authority may refuse to disclose information to the extent that its disclosure would adversely affect the course of justice, the ability of a person to receive a fair trial or the ability of a public authority to conduct an inquiry of a criminal or disciplinary nature.”*

The Information Commissioner’s Office (ICO) advises that the above exception includes material covered by legal professional privilege (LPP).

LPP protects confidential written or oral communication between a party or parties and their lawyer(s), seeking or providing legal advice and your request captures some material covered by LPP, so this exception is engaged.

All exceptions under the EIR are qualified and so, in deciding whether to disclose the requested information, NI Water must consider the public interest.

The Information Commissioner's Office (ICO) considers that information requested should be released unless the public interest weighs in favour of withholding such information.

While the public interest favours transparency of public sector information in general (demonstrating NI Water's willingness to be open and transparent in complying with information access requests, etc.), there is a greater public interest in upholding the fundamental concept of LPP.

The expectation of the confidentiality of privileged information is what allows free and frank discussion in relation to the matters at hand.

Taking all of this into consideration, it is NI Water's view that the public interest weighs in favour of maintaining the exception at this time.

#### Public Safety

Coordinates and sensitive details of Water Treatment Work Intakes have been redacted in blue under Regulation 12(5)(a) (National Security/Public Safety).

There is a public interest in the information requested being released because this would demonstrate that NI Water had met its legislative requirements under the disclosure provisions of the Environmental Information Regulations 2004.

Against this, however, NI Water is tasked with ensuring the security of its assets and with protecting the safety of the public by not making assets more attractive by placing sensitive information into the public domain via the EIR. Current guidance advises that controls are necessary in relation to the disclosure of operational asset information that is deemed to be sensitive, or which could compromise our security requirements, or the health and safety of our customers. As a prudent operator, NI Water cannot reasonably put detailed, site-specific location data relating to our potable water sites, infrastructure or assets into the wider public domain via the EIR, where NI Water, as the relevant water and sewerage services undertaker, would have no control over the data's wider dissemination, circulation, availability or intended use. This type of detailed proprietary knowledge could be used maliciously to undermine the

effectiveness of NI Water's water network with parallel implications for health and safety. As such, there is a robust argument for not detailing such infrastructure to the public via the disclosure provisions of the EIR as the release of specific asset location details could provide an overview of potential vulnerabilities in the system. NI Water's position is to protect detail about our operational sites, assets and infrastructure from disclosure to the public, particularly because it highlights areas where, if someone was so minded, they could do the most damage. Any information that places the public, public infrastructure and/or the environment at an increased risk of being targeted must be protected at all costs and carries a very significant weight in favour of non-disclosure. It is felt by NI Water, therefore, that the public interest arguments in favour of disclosure are wholly outweighed by those in favour of safeguarding the withheld information from wider public dissemination.

#### Personal Data

The public interest in the information requested being released is that it clarifies incomplete information.

Against this, NI Water has balanced the interest in protecting the 'personal' information of third parties, or anyone other than Senior Management (Band 3 or above in NI Water).

#### Publicly Available

Regulation 6(1)(b) of the EIR states that "*Where an applicant requests that the information be made available in a particular form or format, a public authority shall make it so available, unless the information is already publicly available and easily accessible in another form or format.*"

I can confirm that a lease dated 31 October 1974, in relation to an outfall within the townland name townland name Shanes Castle Park has been extracted, as this is registered with the Registry of Deeds and is only available for a search fee.

You have the right to request that NI Water formally review this response within forty working days of the date of this letter. If you wish to do so, please email

[imu@niwater.com](mailto:imu@niwater.com) or write to NI Water Information Management Unit, IT Suite, Westland House, 40 Old Westland Road, Belfast, BT14 6TE.

If, after such an internal review, you are still unhappy with the response, you have the right to appeal to the Information Commissioner at Wycliffe House, Water Lane, Wilmslow, CHESHIRE, SK9 5AF, who will undertake an independent review.

If you have any queries about this letter, please contact us. Please remember to quote the reference number above in any future communications.

Yours sincerely

Information Management Unit  
Northern Ireland Water

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**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 25 October 2021 16:02

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Cc:** [REDACTED] <[REDACTED]@niwater.com>; Leonard, Peter  
<Peter.Leonard@niwater.com>

**Subject:** RE: Castor Bay pond weed

Hi [REDACTED]

I have just spoken to [REDACTED] who is the Director of the Shaftsbury Estate.

She told me;

- The sand dredgers in the Lough have a 'right-to-roam' around the entire shore (even if they don't ever dredge near Castor Bay), so any installed infrastructure on the Lough floor could not disrupt that right.
- That in principle, she would not have any objections to installing infrastructure to hold a screen around the intake.

My suggestion was to ask our legal team to contact their legal team with a letter with some basic detail on the area, what physical screen/infrastructure might look like etc. This would allow their legal team to assess any disruption to the dredgers.

If I drafted a letter, would you and Peter be happy to check that it says everything you need to say, before we engage with [REDACTED] or [REDACTED] about approaching the Shaftsbury legal team?

This will get the ball rolling on consent. Then there would be a raft of Environmental checks

which I assume would be through NIEA. I can try to help you with that.

Thanks

██████████ CEnv CSci  
Northern Ireland Water  
Catchment Manager (Acting)

Mob: ██████████



**From:** ██████████

**Sent:** 22 October 2021 15:39

**To:** ██████████ <██████████@niwater.com>

**Cc:** ██████████ <██████████@niwater.com>; Leonard, Peter  
<Peter.Leonard@niwater.com>

**Subject:** RE: Castor Bay pond weed

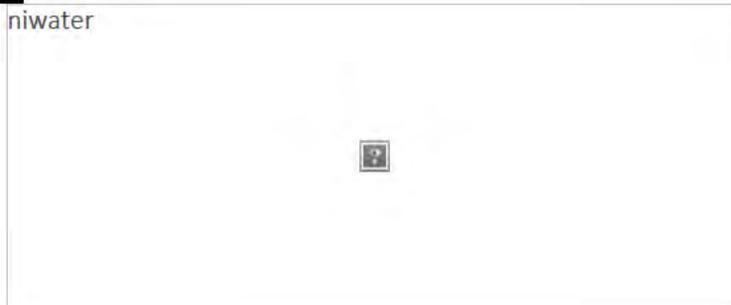
Hi ██████████

I have a contact for the Shaftsbury Estate (██████████) who I am going to email on Monday regarding the possibility of fixing permanent infrastructure to the Lough floor as we discussed on the phone a few weeks back.

I will copy you in

██████████ CEnv CSci  
Northern Ireland Water  
Catchment Manager (Acting)

Mob: ██████████





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**From:** [redacted] <[redacted]@niwater.com>

**Sent:** 19 October 2021 11:24

**To:** [redacted] <[redacted]@niwater.com>

**Cc:** [redacted] <[redacted]@niwater.com>; Leonard, Peter <Peter.Leonard@niwater.com>

**Subject:** RE: Castor Bay pond weed

Thank you [redacted]

I have checked to see who is on tender for IAS cutting.

Unfortunately there isn't anyone on tender for species under water.

I am trying to get a boat organised to do this through another tender.

However based on NIEA guidance and latest legislation the cutting and plough method isn't going to work.

If we did this method raw water quality would be greatly affected affecting the treatment process and security of supply.

As I am dealing with Lough Neagh NIW are at the mercy of other stakeholders doing IAS control correctly.

It's starting to look like we are getting backed into a corner on this issue.

The only viable option could be screening at massive Capex costs.

Regards

[redacted]  
[redacted]

Castor Bay & Dunore Point WTW

Northern Ireland Water Alpha

Based at

Castor Bay WTW

Craigavon

BT67 9LF

Mob: [redacted]



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**From:** [redacted] <[redacted]@niwater.com>

**Sent:** 19 October 2021 11:01

**To:** [redacted] <[redacted]@niwater.com>

**Cc:** [redacted] <[redacted]@niwater.com>

**Subject:** RE: Castor Bay pond weed

Hi [redacted]

Thanks for this. We have generic Invasive species guidance here, it doesn't include Nuttall pondweed.

[Invasive Species Guidance \(nigov.net\)](http://nigov.net)

I will admit that this guidance is outdated now given the 2019 legislation. I think it was last

updated in 2016. To this end, I will begin a review of it.

The SCaMP team work specifically in the Mourne's to control IAS there only (we have some budget for control there).

Where IAS pops up elsewhere, it is down to the plant manager to arrange the appropriate grounds maintenance contractor on the framework to do the work. So I don't think there are site specific management plans, more that the issue is dealt with as-and-when. Not very helpful to you I know.

I have the contact of the Shaftsbury Estate so I will email her today and copy you in.

I will also give [REDACTED] a ring and ask him his opinion and get back to you.

[REDACTED]  
[REDACTED] CEnv CSci  
Northern Ireland Water  
Catchment Manager (Acting)

Mob: [REDACTED]



**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 18 October 2021 14:28

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** FW: Castor Bay pond weed

Sorry [REDACTED] I meant to send this to you as well.

See below email from NIEA.

I wasn't aware of the new Invasive Alien Species (Enforcement and Permitting) Order (Northern Ireland) 2019, which came into force on 1st December.

Have NIW produced management measures aiming at eradication and prevention of spread of the species at other sites?

Regards

[REDACTED]  
[REDACTED]  
Castor Bay & Dunore Point WTW  
Northern Ireland Water Alpha  
Based at  
Castor Bay WTW  
Craigavon  
BT67 9LF

Mob: [REDACTED]



**From:** [REDACTED]

**Sent:** 18 October 2021 13:59

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Cc:** Leonard, Peter <Peter.Leonard@niwater.com>; [REDACTED]  
<[REDACTED]@niwater.com>

**Subject:** FW: Castor Bay pond weed

[REDACTED]  
See below email from NIEA.

I wasn't aware of the new Invasive Alien Species (Enforcement and Permitting) Order (Northern Ireland) 2019, which came into force on 1st December. Have NIW produced management measures aiming at eradication and prevention of spread of the species at other sites?

Regards

[REDACTED]  
[REDACTED]

Castor Bay & Dunore Point WTW  
Northern Ireland Water Alpha  
Based at  
Castor Bay WTW  
Craigavon  
BT67 9LF  
Mob: [REDACTED]



**From:** [REDACTED] <[REDACTED]@daera-ni.gov.uk>

**Sent:** 15 October 2021 17:22

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Cc:** DAERA Invasive Species Team <invasivespecies@daera-ni.gov.uk>; NIEA General Enquiries <nieainfo@daera-ni.gov.uk>; DAERA NED Correspondence Team <NEDCorrespondenceTeam@daera-ni.gov.uk>

**Subject:** RE: Castor Bay pond weed

CAUTION: This email originated from outside NI Water - Check the details in the 'From' field are as you expect.

Hi [REDACTED]

Apologies if you were trying to get me on my work mobile, I must admit I rarely use it now that I am still working from home.

Most people just call me on my normal landline [REDACTED]

We also have a generic team phone number - 028 9056 9558 - which you can find on the DAERA website.

The most up to date species distribution maps are actually on the NBN Atlas NI -

<https://northernireland-species.nbnatlas.org/species/NHMSYS0000458329> - and you are correct

this species is definitely spreading throughout Lough Neagh.

Under The Invasive Alien Species (Enforcement and Permitting) Order (Northern Ireland) 2019, which came into force on 1st December 2019, *Elodea nuttallii* is one of the species the Department has designated as Widely Spread. That means we require landowners to produce management measures aiming at eradication and prevention of spread of the species.

This is obviously difficult in a location such as Lough Neagh where there are so many stakeholders involved.

I remember NI Water had carried out some cutting in the past, but unfortunately this method does not usually get rid of it completely. There are nearly always fragments that escape and cause new growth.

There are some key points to remember when carrying out efficient mechanical cutting and harvesting not sure if these were done or not last time:

- Mark the intended harvesting area with buoys and erect a containment net around the area to be treated
- The operator manoeuvres the mechanical cutting boat using trailing V-blades over buoyed-out sections of the infested area
- The trailing V-blades rip through the sediment allowing the cut vegetation to float to the surface
- The cut weed is then removed by a harvesting boat, which submerges the front-loading forks just below the water surface to collect it
- The weed can then be taken to a support boat if necessary (some of the larger boats can accommodate the weed on board) and brought for subsequent composting on dry land
- In very dense weed stands, the canopy may be first thinned out by the front-loading forks before V-blade cutting commences
- The containment net should be serviced regularly to remove any floating weed fragments

The only other potential method you could use in that area would probably be cover or shade the weed with jute matting which is a successful method especially in shallow water and can have the additional benefit of facilitating the regeneration of native vegetation from seed reserves.

- A purpose-modified boat with a rear-mounted dispensing reel (see left) may be used to deploy sheets > 30 m length
- Weights are attached at the corners of the sheet and at 3 m intervals using tying wire
- The sheet is then stretched out and laid flush to the bottom over the infested area
- The matting should be water-saturated before deployment to enable it to sink more effectively
- Adjacent sheets can be stitched together in situ using tying wire.

It would be good if we could get some of the stakeholders together and try and manage these invasive aquatic weeds on a lake wide basis. Any suggestions from your end would be helpful. I hope this information helps and feel free to call me on my landline if you need anything else. I am on leave next Monday and Tuesday but after that you should be able to get me most days, if not leave a message on the generic phone number (above) and they will track me down,

Regards,



*Invasive Non Native Species (INNS) Officer*

Biodiversity Conservation Science Unit, Natural Heritage, Northern Ireland Environment Agency,  
2nd Floor, Klondyke Building, Cromac Avenue, Gasworks Business Park,  
Malone Lower, Belfast, BT7 2JA  
Tel: [REDACTED]  
Mob: [REDACTED]  
Mail: [REDACTED]@daera-ni.gov.uk

## Submit your records of invasive non-native species in Northern Ireland @ CEDaR Online Recording



**From:** [REDACTED] [mailto:[REDACTED]@niwater.com]

**Sent:** 13 October 2021 12:31

**To:** [REDACTED] <[REDACTED]@daera-ni.gov.uk>

**Subject:** Castor Bay pond weed

**Caution** – This email has been received from outside the NICS network.

Please ensure you can verify the sender's name and email address.

Treat all attachments and links with caution.

If you have any concerns regarding the email please forward to [spam@finance-ni.gov.uk](mailto:spam@finance-ni.gov.uk).

Hi [REDACTED]

I am not sure if you can assist or point me in the correct direction.

We are having a bit of trouble with pond weed at Castor Bay WTW.

I think it's the Nuttall type of weed.

Previously we were getting floating debris of the weed coming in and blocking the screens.

This has continued however we are seeing growth of the weed at the intake now.

Is there any way of stopping the weed growing or is it just a matter of cutting and disposing?

I was hoping to get it cut back in the next few weeks at Castor Bay to help reduce the issues at the plant.

From the maps it looks like the weed is starting to spread from 2011 along the shore in Lough Neagh from the south side.

Has there been reports of it showing up in new locations along Lough Neagh shore line up towards Aldergrove?

Regards

[REDACTED]

Castor Bay & Dunore Point WTW

Northern Ireland Water Alpha

Based at

Castor Bay WTW

Craigavon

BT67 9LF

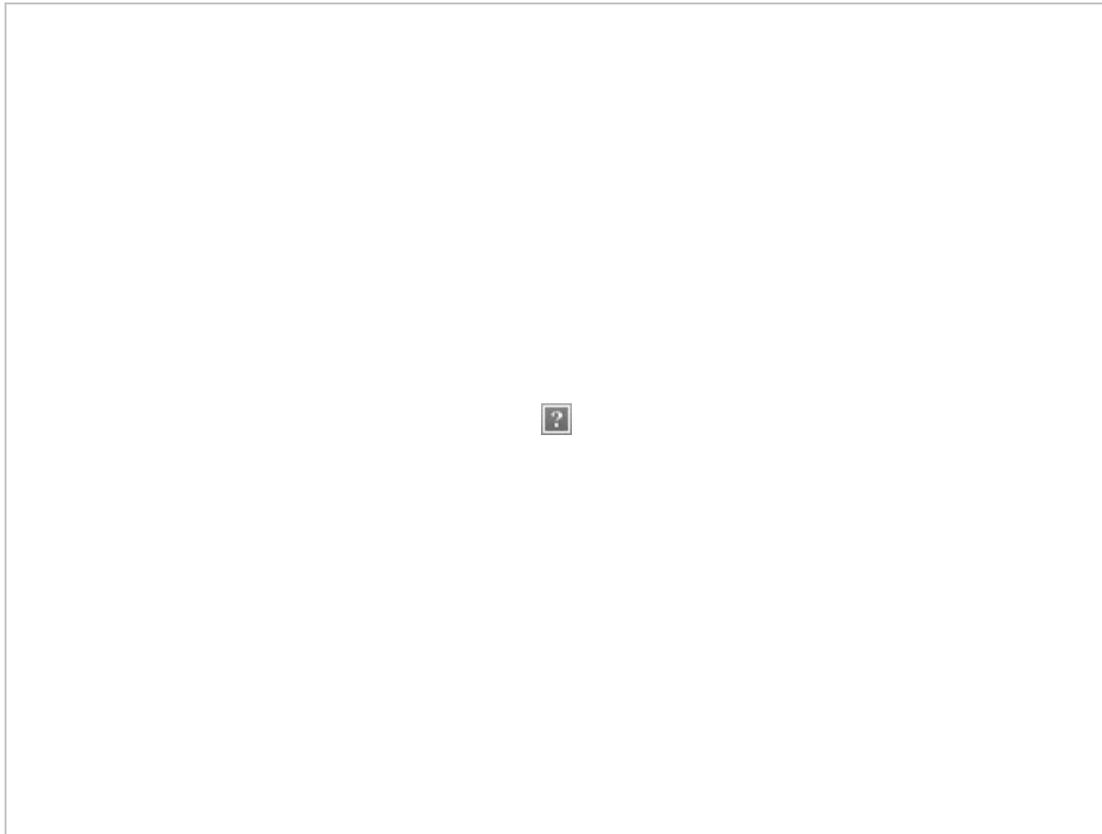
From: [REDACTED]  
To: [REDACTED]  
Subject: RE: Castor Bay and Dunore intakes  
Date: 04 November 2021 14:19:00  
Attachments: [image003.jpg](#)  
[image004.jpg](#)

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[REDACTED]

Castor Bay –

A new Intake 1 was laid on the northern side of the existing intake and parallel to it under a Notice of Intention in 1984 (commonly called a wayleave).



Intake 2 was laid under the PPP scheme in 2008 and a eight metre wide easement along its length was agreed.

Both the wayleave & easement give us the right to access the intakes for inspection maintenance repair.

The lough bed belongs to the Shaftesbury Estate.

[REDACTED] ?

Regards,

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>  
**Sent:** 02 November 2021 16:16  
**To:** [REDACTED] <[REDACTED]@niwater.com>  
**Cc:** Leonard, Peter <Peter.Leonard@niwater.com>  
**Subject:** RE: Castor Bay and Dunore intakes

[REDACTED]

Thank you for this information.  
Can the file in Newry be retrieved to see what's in it?  
I take it that any files from Lurgan & District Waterworks Joint Board will now be lost if they weren't handed over?  
I'm a little concerned that we could be totally [REDACTED] on Shaftesbury Estate having these documents and be willing to share them.  
The lack of agreement documentation could mean that dredgers can operate at or through our intakes.

Regards

[REDACTED]

[REDACTED]

Castor Bay & Dunore Point WTW  
Northern Ireland Water Alpha  
Based at  
Castor Bay WTW  
Craigavon  
BT67 9LF  
Mob: [REDACTED]



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**From:** [REDACTED] <[REDACTED]@niwater.com>  
**Sent:** 02 November 2021 15:45  
**To:** [REDACTED] <[REDACTED]@niwater.com>  
**Cc:** Leonard, Peter <Peter.Leonard@niwater.com>  
**Subject:** RE: Castor Bay and Dunore intakes

[REDACTED]

Castor Bay  
I've gone through the deed packet for Castor Bay and can find no trace of any agreements for the intakes. Our folios do not extend into the lough bed. On that basis I would say we do not own any lough bed at that location.  
I note the northern intake is dated 1984. There is a closed file in the Newry Depot Lands store C/S/W/32/82/L - Castor Bay Raw Water Intake which may contain some relevant information and possibly an agreement.  
The southern intake is undated and presumably it was there pre 1973, so there may be an

agreement between Lurgan & District Waterworks Joint Board and the Shaftesbury Estate that was never passed to NIW.

Dunore Point

See DOC001 attached – NIW own the lough bed from the shore to beyond the intake.

Regards,

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 01 November 2021 15:52

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Cc:** Leonard, Peter <Peter.Leonard@niwater.com>

**Subject:** Castor Bay and Dunore intakes

[REDACTED]

Is there an agreement with Shaftesbury estate for Castor Bay and Dunore intakes?

I am trying to get pond weed cleared around the intakes.

The issue is that I'm not sure how far out we actually have rights to.

Castro Bay intakes.

Number 1&2 GIS [REDACTED] meters

Number 3 [REDACTED] meters

Dunore Point

Number 1&2 GIS [REDACTED] meters

Depending on what the agreement is determines what I can do.

I have been told I need to complete forms for NIEA, ASSI and the EU to cut the pond weed.

On the forms it asks for land owners details and I'm not sure who that is.

Regards

[REDACTED]

[REDACTED]

Castor Bay & Dunore Point WTW

Northern Ireland Water Alpha

Based at

Castor Bay WTW

Craigavon

BT67 9LF

Mob: [REDACTED]

Alpha Logo



From: [REDACTED]  
To: [REDACTED]; gardiner, thomas  
c: [REDACTED]  
Subject: RE: Castor Bay pond weed  
Date: 0 December 2023 10:12:0  
Attachments: [image012.png](#)  
[image01.jpg](#)  
[image020.jpg](#)  
[image021.jpg](#)  
[image022.jpg](#)  
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[image031.png](#)  
[image032.jpg](#)  
[image033.jpg](#)  
[image034.jpg](#)  
[image03.jpg](#)  
[image001.jpg](#)

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Thomas,

If you can arrange for an LSR1 to be raised I can progress this and the subsequent serving of notice. Appropriate maps will need to accompany the LSR1 & LSR2, preferably indicating which pipes are new and which are replacement.

If you can arrange for this I will progress ASAP.

Thanks,

[REDACTED]

---

**From:** Gardiner, Thomas

**Sent:** Friday, December 1, 2023 1:18 PM

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** FW: Castor Bay pond weed

[REDACTED]

Sorry I had not included text in the prior mail. I was having a chat with [REDACTED] just to tease out detail but hopefully the following should set context to arrange next steps.

[REDACTED] has confirmed in the attached mail that we have wayleave/or equivalent for the existing intake pipes and screens. We are seeking permission to lay pipes on the bed of the lough to allow air to be blown into the water. This will entail a c100mm dia pipe along the existing wayleave and then a double ring as indicated on the sketches at the 2main intake lines. NOTE: there are 2 intake pipes, and thus the double arrangement on the second layout.

The purpose of this project is to:

- a. Prevent pondweed being able to reach our screens and blocking them. We currently have to embark divers sometimes weekly over summer months to clean the screens.
- b. Introduce oxygen into the water to improve the lake ecology in the local area around the screens as a demonstration/pilot project to reduce the amount of green algae at the inlet to the Water Treatment plant.

What do I need to provide so we issue a notice to the Shaftsbury estate.

I've already picked up contact details as below, following discussion with [REDACTED] [REDACTED]

From: Nick Shaftesbury  
To: [redacted] Gallagher, Dymphna [redacted]  
C: [redacted]  
Subject: Re: Lough Neagh  
Date: 01 July 2024 10:44:4  
Attachments: image002.png  
image003.png  
image004.png  
image00 .png  
image00 .png  
image00 .png

You don't often get email from [redacted] [Learn why this is important](#)

**CAUTION: This is not an NI Water email - DO NOT Reply, Open any attachments or Click any links unless you know this email is safe.**

Hi All,  
Hope this finds you well?  
You may well have read my substack piece I put out a week or so ago. If not, you can read it here:  
<https://nickashleycooper.substack.com/p/thoughts-on-lough-neagh>  
I am over on 17<sup>th</sup> 18<sup>th</sup> July in case a time then suits to catch up. It would be good to touch base and see how things are moving your end.  
With best wishes,  
Nick

---

From: [redacted]  
Sent: Thursday, 25 April 2024 at 16:29  
To: Nick Shaftesbury, Gallagher, Dymphna, [redacted]  
Cc: [redacted]  
Subject: Re: Lough Neagh

Hi Nick  
I'll see if [redacted] can set something up for us either face to face or online.  
Hope all good with you  
[redacted]  
[redacted]

**Director, National Trust Northern Ireland**  
Rowallane Stableyard, Saintfield BT24 7LH

Sensitivity: General

---

From: Nick Shaftesbury  
Sent: Wednesday, April 24, 2024 08:58  
To: [redacted] Gallagher, Dymphna [redacted]  
Subject: Re: Lough Neagh

You don't often get email from [redacted] [Learn why this is important](#)

**Caution: This email originates outside of National Trust**

Hi [redacted] Dymphna,  
Happy to work around you to see if we can find an alternative date – how about Tuesday  
st

21 May?

Thanks,

Nick

---

Sensitivity: General

ro [REDACTED]

ate Wednesday, 24 April 2024 at 08:37

o Gallagher, Dymphna , Nick Shaftesbury , [REDACTED]

**S** ect RE: Lough Neagh

Morning

Hope all is well

I'm on leave on May 1<sup>st</sup> so won't be available – happy to catch up at a later date

Best

[REDACTED]

[REDACTED]

Director of Northern Ireland

Telephone:0343 2484062

Mobile: [REDACTED]

Email: [REDACTED][woodlandtrust.org.uk](mailto:[REDACTED]@woodlandtrust.org.uk)

The Woodland Trust, The Courtyard, Clondeboye Estate, Bangor, County Down, BT19 1RN  
0330 333 3300

[woodlandtrust.org.uk](http://woodlandtrust.org.uk)



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**From:** Gallagher, Dymphna

**Sent:** Monday, April 22, 2024 8:38 AM

**To:** Nick Shaftesbury ; [REDACTED] ; [REDACTED]

**Subject:** RE: Lough Neagh

Good morning Nick

It would be good to catch up with progress for sure

We will come back to you

**Dymphna**

Head of Drinking Water Regulation

Northern Ireland Water

☎ Office: 028 90 354813 ext. [REDACTED]

☎ Mobile: [REDACTED]

**Stay Safe – Zero Harm**

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**From:** Nick Shaftesbury <[REDACTED]>  
**Sent:** Sunday, April 21, 2024 8:55 AM  
**To:** [REDACTED] <[REDACTED]nationaltrust.org.uk>  
**Cc:** [REDACTED]woodlandtrust.org.uk; Gallagher, Dymphna  
<Dymphna.Gallagher@niwater.com>  
**Subject:** Re: Lough Neagh

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION: This is not an NI Water email - DO NOT Reply, Open any attachments or Click any links unless you know this email is safe.**

Hi all,

I hope this finds you well?

I am going to be over in Belfast on May 1<sup>st</sup> and wondered if it might make sense to catch-up?

It would be good to discuss progress on Lough Neagh and whether we should/could do something before the Summer rolls around. It would be good to keep the momentum up. Also, happy to hop on a Teams call if the above date doesn't suit.

With best wishes,

Nick

---

**From:** [REDACTED] <[REDACTED]nationaltrust.org.uk>  
**Date:** Friday, 12 January 2024 at 18:18  
**To:** Nick Shaftesbury <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]woodlandtrust.org.uk>, Gallagher, Dymphna  
<Dymphna.Gallagher@niwater.com>  
**Subject:** Lough Neagh

Hi Nick

Was so good to meet you yesterday and put a name to the voice!

Please see attached the overview of the Mournes work, and we will happily send through link to the full report next week if you are interested?

We have had a very positive meeting with DAERA today and they are going to put a workshop together to get their teams thinking more in the multi system approach.

Hopefully next week we will be able to get some dates across to you, and we can see if any of these suit that you are in NI, and if not we can set up a online meet, just to keep the momentum and the info flow between us.

The three of us now have a date for this month now to meet with [REDACTED] and the Lough Neagh Partnership so will take that forward in the meantime, along with a just confirmed meeting with the team who lead the Future Search work. Also had a very positive conversation with Dept of Finance today, who supported us in the Mournes work and are interested that we may be able to develop something for Lough Neagh. So a very positive start.

Hope you have a lovely weekend – any questions please get in touch. I have copied in Dymphna and [REDACTED] so you have everyone's contacts.

See you soon



**Director, National Trust Northern Ireland**

Rowallane Stableyard, Saintfield BT24 7LH

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From: Nick Shaftesbury  
To: [REDACTED], Gallagher, Dymphna, [REDACTED]  
Cc: [REDACTED]  
Subject: Re: Lough Neagh  
Date: 17 September 2024 09:17:27  
Attachments: [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Dear [REDACTED]  
I hope all goes well? It would be good to touch base on progress your end. To that end, I wanted to introduce [REDACTED] from Woodland Savers (cc'd). [REDACTED] and I have been working on funding models and potential future ownership structures for the lough and it would be good to liaise to share our early insights and discuss how it can fit into the "Forever Lough Neagh" project that you and the team have initiated. I can also update on further meetings/discussions I have had in the interim.  
Is there a good time to chat on Teams/Zoom – perhaps next Monday 23rd?  
Look forward to hearing from you.  
Nick

---

From: [REDACTED]  
Date: Friday, 19 July 2024 at 14:26  
To: Nick Shaftesbury , Gallagher, Dymphna , [REDACTED]  
Cc: [REDACTED]  
Subject: Re: Lough Neagh

Hi Nick

 [240719 Lough Neagh Plan on a page - draft.pdf](#)

Great to see you on Wednesday and to chat through all that is going on. Here is the draft plan on a page, which I would ask you to keep confidential as it is still a work in progress. Please do let us know if you have any observations or comments. We would be more than happy to talk you through it more fully if that would be helpful. As we discussed this is the approach that is being developed with DAERA for them to fund the support team to enable the co-ordination, gap analysis and development of an implementation plan for the Lough. I am copying in our project manager, [REDACTED], who has pulled together the schematic. This is so he can pick up any comments that you might have.

The issue of potential future funding sources for implementation might be something we either add here, or add to the areas of work that the Project Board will need to look at. Sorry I wont see you on your next visit, but hopefully you will be back in September when it would be good to pick up again. In the meantime there is always webex, teams or Zoom.

Good luck with all your discussions.

Regards

[REDACTED]

[REDACTED]

**Director, National Trust Northern Ireland**

**Rowallane Stableyard, Saintfield BT24 7LH**

**Sensitivity: General**

---

From: Nick Shaftesbury  
Sent: Sunday, July 7, 2024 15:14  
To: [REDACTED]; Gallagher, Dymphna; [REDACTED]  
Cc: [REDACTED]  
Subject: Re: Lough Neagh

Caution, this email originates outside of National Trust.

---

Hi [REDACTED] Dymphna, [REDACTED]  
Just following up on the below.  
I would be keen to catch-up if you are available. I should have some time on 17<sup>th</sup> (pm) and/or 18<sup>th</sup> first thing or early pm if any of those slots suit?  
Thanks,  
Nick

**Sensitivity: General**

---

From: Nick Shaftesbury  
Date: Monday, 1 July 2024 at 10:44  
To: [REDACTED], Gallagher, Dymphna, [REDACTED]  
Cc: [REDACTED]  
Subject: Re: Lough Neagh

Hi All,  
Hope this finds you well?  
You may well have read my substack piece I put out a week or so ago. If not, you can read it here:  
<https://nickashleycooper.substack.com/p/thoughts-on-lough-neagh>  
I am over on 17<sup>th</sup>/18<sup>th</sup> July in case a time then suits to catch-up. It would be good to touch base and see how things are moving your end.  
With best wishes,  
Nick

---

From: [REDACTED]  
Date: Thursday, 25 April 2024 at 16:29  
To: Nick Shaftesbury, Gallagher, Dymphna, [REDACTED]  
Cc: [REDACTED]  
Subject: Re: Lough Neagh

Hi Nick  
Ill see if [REDACTED] can set something up for us either face to face or online.  
Hope all good with you

[REDACTED]

[REDACTED]

**Director, National Trust Northern Ireland**

**Rowallane Stableyard, Saintfield BT24 7LH**

From: Gallagher, Dymphna  
To: Nick Shaftesbury ; [REDACTED]@woodlandtrust.org.uk ; [REDACTED]  
Subject: R : Lough Neagh  
Date: 22 April 2024 0 :37:00  
Attachments: image001.png

---

Good morning Nick  
It would be good to catch up with progress for sure  
We will come back to you

*Dymphna*  
Head of Drinking Water Regulation  
Northern Ireland Water

Office: 028 90 354813 ext. [REDACTED]

Mobile: [REDACTED]

**Stay Safe – Zero Harm**

16160834165



---

**From:** Nick Shaftesbury  
**Sent:** Sunday, April 21, 2024 8:55 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]@woodlandtrust.org.uk; Gallagher, Dymphna  
**Subject:** Re: Lough Neagh

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi all,

I hope this finds you well?

I am going to be over in Belfast on May 1<sup>st</sup> and wondered if it might make sense to catch-up?

It would be good to discuss progress on Lough Neagh and whether we should/could do something before the Summer rolls around. It would be good to keep the momentum up. Also, happy to hop on a Teams call if the above date doesn't suit.

With best wishes,

Nick

---

**From:** [REDACTED] <[REDACTED]@nationaltrust.org.uk>  
**Date:** Friday, 12 January 2024 at 18:18  
**To:** Nick Shaftesbury <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]@woodlandtrust.org.uk>, Gallagher, Dymphna <Dymphna.Gallagher@niwater.com>

**Subject:** Lough Neagh

Hi Nick

Was so good to meet you yesterday and put a name to the voice!

Please see attached the overview of the Mournes work, and we will happily send through link to the full report next week if you are interested?

From: Gallagher, Dymphna  
To: [REDACTED]  
Subject: R : Lough Neagh  
Date: 15 ebruary 2024 11:35:00  
Attachments: image002.png  
image003.png  
image004.png  
image005.png  
image006.png  
image007.png  
image00 .png  
image001.png

---

I will let you know [REDACTED] – at the moment I am booked up, but I will see what I can do

*Dymphna*

Head of Drinking Water Regulation

Northern Ireland Water

☎ Office: 028 90 354813 ext. [REDACTED]

☎ Mobile: [REDACTED]

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16160834165



---

**From:** [REDACTED]

**Sent:** Wednesday, February 14, 2024 3:44 PM

**To:** [REDACTED]; Gallagher, Dymphna

**Subject:** RE: Lough Neagh

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Hi [REDACTED]

I can't make that date – happy to pick up with [REDACTED] after



Director of Northern Ireland

Telephone: 0343 2484062

Mobile: [REDACTED]

Email: [REDACTED]@woodlandtrust.org.uk

The Woodland Trust, The Courtyard, Clondeboye Estate, Bangor, County Down, BT19 1RN

0330 333 3300

[woodlandtrust.org.uk](http://woodlandtrust.org.uk)



---

**From:** [REDACTED] <[REDACTED]@nationaltrust.org.uk>

**Sent:** Wednesday, February 14, 2024 3:39 PM

**To:** [REDACTED] <[REDACTED]@woodlandtrust.org.uk>; Gallagher, Dymphna  
<Dymphna.Gallagher@niwater.com>

**Subject:** Lough Neagh

Hi [REDACTED] Dymphna

[REDACTED] and Nick Shaftesbury will be meeting at Belmont on Wednesday 21<sup>st</sup> February, 1:30pm.

Would you be available to join them at all?

Kind regards

[REDACTED]  
[REDACTED] Ro ee

**Business Services Lead**

**Support for [REDACTED] [REDACTED] Director for Northern Ireland**

National Trust

Northern Ireland Regional Office

Rowallane Stableyard, Saintfield, BT24 7LH

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<http://www.woodlandtrust.org.uk>

From: [Gallagher, Dymphna](#)  
To: [Nick Shaftesbury](#); [REDACTED]  
Subject: R : Lough Neagh Catch p Merry Christmas  
Date: 13 January 2025 15:46:00  
Attachments: [image001.png](#)

---

I can make 9.30 10<sup>th</sup> Feb work – for a teams chat

**Dymphna**

Head of Drinking Water Regulation

Northern Ireland Water

☎ Office: 028 90 354813 ext. [REDACTED]

☎ Mobile: [REDACTED]

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16160834165



---

**From:** Nick Shaftesbury

**Sent:** 13 January 2025 14:52

**To:** [REDACTED]; Gallagher, Dymphna

**Subject:** Re: Lough Neagh Catch Up/ Merry Christmas

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Apologies – I meant 9.30am on 10<sup>th</sup> Feb!

---

**From:** Nick Shaftesbury [REDACTED]

**Date:** Monday, 13 January 2025 at 14:50

**To:** [REDACTED]; [REDACTED] [nationaltrust.org.uk](mailto:nationaltrust.org.uk), Gallagher, Dymphna [Dymphna.Gallagher@niwater.com](mailto:Dymphna.Gallagher@niwater.com)

**Subject:** Re: Lough Neagh Catch p/ Merry Christmas

Dear [REDACTED]

Monday 10<sup>th</sup> Feb at 10.30am would be good for me. Thank you.

Let me come back to you about April, but have marked that down.

Thanks,

Nick

---

**From:** [REDACTED] [\[REDACTED@nationaltrust.org.uk](mailto:[REDACTED@nationaltrust.org.uk)

**Date:** Monday, 13 January 2025 at 14:44

**To:** Nick Shaftesbury [REDACTED] Gallagher, Dymphna [Dymphna.Gallagher@niwater.com](mailto:Dymphna.Gallagher@niwater.com)

**Subject:** Re: Lough Neagh Catch p/ Merry Christmas

Sent on behalf of [REDACTED]

Dear Nick,

I have checked in with [REDACTED] to see what might suit best. Due to travel and leave, her diary is pretty full over the next few months. The week beginning 7<sup>th</sup> April is the next week she has good availability (Monday, Tuesday and Friday) if you might be visiting around then.

She is very happy to arrange a teams call in the interim, and I wondered if either of the dates below would work for both of you:

Monday 3<sup>rd</sup> February - 9:30am

Monday 10<sup>th</sup> February - 9:30am

Again, apologies that we couldn't make it work this week.

All the best,

[REDACTED]

sent on behalf of

[REDACTED]

Director, National Trust Northern Ireland

Rowallane Stableyard, Saintfield BT24 7LH

Sensitivity: General

---

**From:** Nick Shaftesbury <[REDACTED]>  
**Sent:** Monday, January 13, 2025 09:50  
**To:** [REDACTED] <[REDACTED]@nationaltrust.org.uk>; Gallagher, Dymphna <Dymphna.Gallagher@niwater.com>  
**Subject:** Re: Lough Neagh Catch Up/ Merry Christmas

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Dear [REDACTED]

Thanks, appreciate the update. Please can you let me know when would suit [REDACTED] next and I will see if I can plan a visit around then? Also, happy to hop on a Teams call if easier in the interim.

Thanks,

Nick

---

Sensitivity: General

**From:** [REDACTED] <[REDACTED]@nationaltrust.org.uk>  
**Date:** Monday, 13 January 2025 at 09:22  
**To:** Nick Shaftesbury <[REDACTED]>; Gallagher, Dymphna <Dymphna.Gallagher@niwater.com>  
**Subject:** Re: Lough Neagh Catch up/ Merry Christmas

Sent on behalf of [REDACTED]

Dear Nick,

I apologise for the late notice, but [REDACTED] unfortunately won't be available to meet on Thursday. Her diary is extremely busy this week as we launched a new 10-year strategy on Friday and there are a lot of associated commitments in the coming days. She has asked me to reassure you that she is keen to meet next time you are in Northern Ireland and would appreciate if you are able to keep her in the loop with when that might be.

Apologies again.

All the best,

[REDACTED]

Internal Affairs Officer  
on behalf of

[REDACTED]

Director, National Trust Northern Ireland  
Rowallane Stableyard, Saintfield BT24 7LH

Sensitivity: General

---

**From:** Nick Shaftesbury <[REDACTED]>  
**Sent:** Wednesday, January 8, 2025 22:22  
**To:** Gallagher, Dymphna <[Dymphna.Gallagher@niwater.com](mailto:Dymphna.Gallagher@niwater.com)>; [REDACTED]  
<[REDACTED][nationaltrust.org.uk](mailto:[REDACTED@nationaltrust.org.uk)>  
**Subject:** Re: Lough Neagh Catch Up/ Merry Christmas

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---

Dear [REDACTED] Dymphna,

I hope you had a good New Year. Just checking back about the 16<sup>th</sup> – does that still suit for a catch-up?

Just finalising my plans for next week.

Thanks,

Nick

---

Sensitivity: General

**From:** Nick Shaftesbury [REDACTED]  
**Date:** Friday, 13 December 2024 at 16:11  
**To:** Gallagher, Dymphna [Dymphna.Gallagher@niwater.com](mailto:Dymphna.Gallagher@niwater.com) , [REDACTED]  
[REDACTED] [nationaltrust.org.uk](mailto:[REDACTED@nationaltrust.org.uk)  
**Subject:** Re: Lough Neagh Catch up/ Merry Christmas

Dear Dymphna,

Please can we put 16<sup>th</sup> Jan (am) in the diary?

Hoping that works for [REDACTED] too?

Thanks,

Nick

---

**From:** Gallagher, Dymphna [Dymphna.Gallagher@niwater.com](mailto:Dymphna.Gallagher@niwater.com)  
**Date:** Friday, 13 December 2024 at 12:44  
**To:** Nick Shaftesbury [REDACTED] [REDACTED]  
[REDACTED] [nationaltrust.org.uk](mailto:[REDACTED@nationaltrust.org.uk)  
**Subject:** RE: Lough Neagh Catch up/ Merry Christmas

Lovely I'm ok for the mornings of 14<sup>th</sup> and 16<sup>th</sup> January – hopefully one of those will work for the three of us

Happy healthy Christmas wishes to you and the family too

*Dymphna*

Head of Drinking Water Regulation

Northern Ireland Water

☎ Office: 028 90 354813 ext. [REDACTED]

☎ Mobile: [REDACTED]

**Stay Safe – Zero Harm**

16160834165



---

**From:** Nick Shaftesbury <[REDACTED]>  
**Sent:** 12 December 2024 18:14  
**To:** [REDACTED] <[REDACTED]@nationaltrust.org.uk>  
**Cc:** Gallagher, Dymphna <Dymphna.Gallagher@niwater.com>  
**Subject:** Re: Lough Neagh Catch Up/ Merry Christmas

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Dear [REDACTED] & Dymphna – thanks you very much for the email.

It would be great to catch-up. I am away from 19<sup>th</sup> to 2<sup>nd</sup> – but very happy to hop on Teams before if convenient?

Otherwise, I should be over to NI week of 13th Jan – is there a good time then to meet up?

With best wishes,

Nick

---

**From:** [REDACTED] <[REDACTED]@nationaltrust.org.uk>  
**Date:** Thursday, 12 December 2024 at 17:22  
**To:** Nick Shaftesbury <[REDACTED]>  
**Cc:** Gallagher, Dymphna <Dymphna.Gallagher@niwater.com>  
**Subject:** Lough Neagh Catch up/ Merry Christmas

Hi Nick

Just checking in with you before Dymphna and I sign off for Christmas and hoping all is good with you?

We were wondering when you might be planning to be across in the new year to see if you might have some time for a catch up on all things Lough Neagh? Be good if you have any indication of dates that you might share them with us, and we can earmark some time together.

In the meantime wishing you and yours a wonderful Christmas break.

[REDACTED] Dymphna

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From: [Gallagher, Dymphna](#)  
To: [REDACTED]  
Subject: R : Nick Shaftesbury meeting [REDACTED] [REDACTED]  
Date: 12 January 2025 16:3 :00  
Attachments: [image001.png](#)

---

Hi [REDACTED] I have been off with [REDACTED] – and so im quite behind – so I will defer this meeting until Nick is over again

**Dymphna**

Head of Drinking Water Regulation

Northern Ireland Water

☎ Office: 028 90 354813 ext. [REDACTED]

☎ Mobile: [REDACTED]

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16160834165



---

**From:** [REDACTED]

**Sent:** 08 January 2025 10:22

**To:** Gallagher, Dymphna

**Subject:** Re: Nick Shaftesbury meeting/[REDACTED] [REDACTED]

👉 **CAUTION:** This is not an NI Water email - **DO NOT Reply, Open any attachments or Click any links** unless you know this email is safe.

Hi Dymphna,

I hope you had a good Christmas break Just following up on this to see if you are happy to meet Nick Shaftesbury without [REDACTED] that week? Do let me know if not and I will see what I can do

Thanks,

[REDACTED]

Sensitivity: General

---

**From:** [REDACTED]

**Sent:** 18 December 2024 09:10

**To:** Gallagher, Dymphna <[Dymphna.Gallagher@niwater.com](mailto:Dymphna.Gallagher@niwater.com)>

**Subject:** Nick Shaftesbury meeting/[REDACTED] [REDACTED]

Hi Dymphna,

Sorry you are getting so many emails from me these days [REDACTED] is not able to make the 16<sup>th</sup> with Nick Shaftesbury and has asked me to get in touch to see if you would be happy to meet him just 1-1 or if we need to find another slot. The week he is over in jam-packed in [REDACTED] diary so it might be a push, but if [REDACTED] is needed I will see what we can do

Do let me know what you think

Thanks,

[REDACTED]

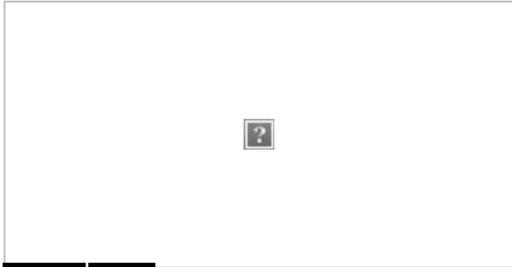
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From: [Crozier, Ciaran](#)  
To: [Lynn, Anthony](#); [REDACTED]  
Cc: [REDACTED]  
Subject: Castor ay on ee Consultees for 2005 bstraction Rights n ironmental Statement  
Date: 0 September 2022 13:02:00  
Attachments: [image001.png](#)  
[Lough Neagh S Consultees List. Is](#)  
[rticle 11 Lough Neagh bstraction roposals ublication.p f](#)

---

**Anthony/** [REDACTED]

Attached spreadsheet of the organisations whom we considered as Lough stakeholders back in 2005, and to whom we formally issued our proposals to (proposal also attached FYI only and of little relevance) . Following the statutory media publication process, we received queries and objections from 6 organisations, all of whom were on the list we identified in the first place, which was a reassurance on our stakeholder listings.



[REDACTED] [REDACTED]

I've got copies of the full EIA and ToLS if you think they would be of benefit to ecologists or engineers? Too big to email but I will put them in the document repository .....once I get it set up with IT

Ciaran  
Ciaran Crozier  
Head of Public Private Partnerships  
Finance Regulation & Commercial Directorate  
Northern Ireland Water Ltd  
Westland House  
44 Old Westland Road  
Belfast BT14 6TE  
Mob: [REDACTED]

Proposals For The Increased Public  
Water Supply Abstraction from Lough  
Neagh 2005 – 2015

September 2005

## **Introduction**

This publication outlines the DRD (NI) Water Service proposal to increase its rate of abstraction of water from Lough Neagh for the provision of a public water supply at the three existing abstraction points for the period up to 2015, namely;

- Moyola Water Treatment Works,
- Castor Bay Water Treatment Works
- Dunore Point Water Treatment Works.

This publication sets out the background to the proposals, including the present conditions, the drivers behind increasing the current abstractions rates, and how Water Service proposes to carry out the necessary works.

It outlines the processes Water Service is undertaking to secure the abstraction rate increases and the opportunities for comment on the proposals.

## **Background**

Water Service is an Executive Agency within the Department for Regional Development, and it has the statutory responsibility for the supply and distribution of drinking water and the provision of sewerage services to approximately 730,000 domestic, agricultural and business customers throughout Northern Ireland.

## **Key Challenges**

Water Service over the next two years faces a number of key challenges. Legislation relating to European Directives sets even higher standards for water and wastewater services, requiring major investment in water and sewerage infrastructure.

The required funding will be delivered through a new programme of customer charging, requiring a renewed customer focus, alongside a challenging programme of cost reductions.

Over 99% of households in Northern Ireland are connected to the public water supply and each day Water Service supply some 710 million litres of high quality drinking water to customers through a water infrastructure which includes 48 impounding reservoirs and 47 major water treatment works.

A key Water Service target is to achieve 99% compliance with the drinking water standards set out in the Water Supply (Water Quality) Regulations (NI) 2002 by December 2006, requiring an investment in the water treatment and distribution infrastructure.



*Castor Bay  
Water Treatment Works*

## **Water Resource Strategy**

In the early 1990's Water Service had sought to determine the infrastructure requirements to provide a reliable water supply to the appropriate standard for 25 years. The recommendations were identified in its 1992 Water Resource Strategy (1992 WRS) which highlighted the need to develop an additional water supply of 130MI/d utilising the resources of Lough Neagh. Through the legislative provisions of the Water & Sewerage Services (NI) Order 1973, Water Service acquired the rights to abstract this increased quantum in 1998 at Hog Park Point.

In 2000 Water Service commissioned a periodic review to re-assess the investment needs and provide a strategy for the delivery of water supply for the following 30 years; the Water Resource Strategy 2002 – 2030 (2002 WRS). An electronic copy of the 2002 WRS is included on the CD-ROM with this publication.

The 2002 WRS considered the existing assets and water resources, the predicted demand and quality requirements, the improvements in leakage detection and reductions, and the economical use of existing and new resources.

It recommended a twin track approach in reducing leakage to an economic level and maximising output from the most economic sources whilst abandoning uneconomic sources.

The 2002 Water Resource Strategy was placed in front of parliament by way of Ministerial Statement by John Spellar, MP, on 20th April 2004.

## Water Resource Strategy impact on Lough Neagh

The 1992 Water Resource Strategy identified a short fall in water resources for the Belfast and Eastern area, which led Water Service in 1998 to secure the right to abstract an additional 130 million litres per day (MI/d) from Lough Neagh for a new treatment source at Hog Park Point. The proposed potable water supply derived from Lough Neagh was as indicated in Table 1.

Location	Water Into Supply to 2015
Moyola WTW	27 MI/d
Dunore Point WTW	136 MI/d
Castor Bay WTW	90 MI/d
Hog Park Point WTW	130 MI/d
<b>Total</b>	<b>383 MI/d</b>

*Table 1: 1998 Water resource proposals for Lough Neagh*

To date the abstraction at Hog Park Point has not been called upon by Water Service.

The 2002 WRS proposed the demand on the Lough being met by increasing the supply from the three existing sites at Moyola, Dunore Point and Castor Bay in preference to developing the Hog Park Point source.

The strategy identified a two stage approach to Castor Bay requirements, indicating that a demand of 120 MI/d is sufficient up to 2015, but that a further 27MI/d may be required by 2030, subject to review by 2015. The proposed potable water supply derived from Lough Neagh was as indicated in Table 2.

Location	Water Into Supply (Maximum Capacity) up to 2015	Water Into Supply (Maximum Capacity) up to 2030
Moyola WTW	19 MI/d	19 MI/d
Dunore Point WTW	180 MI/d	180 MI/d
Castor Bay WTW	120 MI/d	147 MI/d
<b>Total</b>	<b>319 MI/d</b>	<b>346 MI/d</b>

*Table 2: 2002 – 2030 Water Resource Strategy proposals for Lough Neagh Abstractions*

## Update on Implementation of 2002 Water Resource Strategy.

### Leakage Reduction

In April 2000 Water Service published a Water Efficiency Plan, subsequently updated in 2004. A key element of the Plan is to reduce water leakage to an economic level, through a Leakage Reduction Action Plan. The Economic Level of Leakage (ELL) is a point where it costs more to make further reductions than to produce water from an alternative source.

As a result of severe freeze and subsequent thaw during the 2002 New Year period, a large number of bursts occurred in both public and private pipes, resulting in a peak leakage of 291 MI/d by March 2002. Significant resources were applied to reduce leakage by over 88 MI/d to 202.6 MI/d by March 2005. In 2004 the ELL was reviewed and reduced from 172 MI/d to 165 MI/d and the targets revised from those within the 2002 WRS.

Water Service, through the Leakage Reduction Action Plan, is on course to achieve the ELL of 165 MI/d by March 2008 as shown in Table 3.

Base Year	2002 WRS Target	*Revised 2004 Target	Recorded Leakage
1999/00	-	-	267 MI/d
2000/01	-	-	286 MI/d
2001/02	267 MI/d	-	291 MI/d
2002/03	245 MI/d		261 MI/d
2003/04	223 MI/d		230 MI/d
2004/05	210 MI/d	205 MI/d	203 MI/d
2005/06	180 MI/d	179 MI/d	
2006/07		169 MI/d	
2007/08		165 MI/d	
<b>*Major Winter Freeze with related severe bursts/leakage, requiring revision of targets</b>			

Table 3: Leakage Reduction Targets

## Infrastructure Investment

### (a) Rationalisation Programme:

Table 4 shows the programme for decommissioning of the resources recommended in the 2002 WRS, with progress on achievement reported.

Source	Programme for Closure	Source	Programme for Closure
Quoile	Closed	Alcrossagh	2009
Drumabest	2009	Buckna	2009
Glarryford	2009	Ballysallagh	2009
Lagan Valley/ Lisburn Borewells	2009	Creightons Green	2009
Ards / Comber Borewells	2009	Shanmoy	2009
Camlough	2010	Newtownstewart	Closed
Brishey	2008	Ballintemple	2006
Kilfeaghan	2010	Gortlenaghan	2009
Altmore / Cappagh	2009		

Table 4: Update on decommissioning of uneconomical resources

### (b) Increased Supplies:

The 2002 WRS recommendation for upgrading Derg WTW output is now complete and Fofannybane WTW upgrade is due for completion in 2005.

The proposed upgrades at Ballinrees, Moyola, Dunore and Castor Bay have been included in a Public Private Partnership programme (Project Alpha) for delivery of the upgraded assets by September 2008. A variation of the WRS proposals is being proposed for these sites. Details are included below.

The 2002 WRS Strategic Link Mains are programmed for completion by 2009, with the Ballinrees Mains element also included within the PPP Project Alpha.

## Current Proposals For Lough Neagh Abstractions

### Public Private Partnership programme

In 2003, Water Service undertook a strategic review of its capital investment programme and, recognising a shortfall in available funding, identified a programme of water investment (Project Alpha) suitable for delivery through Public Private Partnerships (PPP) utilising private sector funding.

Project Alpha consists of the following investment elements of the 2002 Water Resource Strategy:

- Moyola WTW Upgrade
- Dunore Point WTW Upgrade
- Castor Bay WTW Upgrade
- Forked Bridge WTW Upgrade
- Ballinrees WTW Upgrade
- Ballinrees Strategic Link Mains

The competitive tender process has delivered a further economical solution, with the preferred PPP bidder offering a substitution of the 27 MI/d Forked Bridge output with the same capacity increase at Castor Bay.

From a water balance perspective, the nett 27MI/d that would have been abstracted from the Stoneyford and Moss Rivers to service Forked Bridge, will now flow via the Glenavy River into Lough Neagh.

The abstractions associated with the preferred PPP solution up to 2015 are shown in Table 5. For comparative purposes, the WRS 2002 figures are included. The figures include the gross abstractions required, where up to 5% of the abstracted water is required for process treatment and is returned to the Lough.

Location	2002 Water Resource Strategy Abstractions		2005 Proposed Abstractions	
	Nett	(Gross)	Nett	(Gross)
Moyola	19 MI/d	(20 MI/d)	19 MI/d	(20 MI/d)
Dunore Point	180 MI/d	(189 MI/d)	180 MI/d	(189 MI/d)
Castor Bay	120 MI/d	(127 MI/d)	147 MI/d	(155 MI/d)
Forked Bridge	27 MI/d	(29 MI/d)	0 MI/d	(0 MI/d)
<b>Total</b>	<b>346 MI/d</b>	<b>(364 MI/d)</b>	<b>346 MI/d</b>	<b>(364 MI/d)</b>

*Table 5: Comparison of Abstraction requirements 2002 WRS Abstractions*

The PPP construction programme will result in the increased abstractions gradually coming into being across the three sites from April 2006 onwards, as construction and commissioning of the three upgraded treatment works is undertaken.

The PPP Contractor will be responsible for operating the treatment works, providing Water Service with a potable water supply. The contract period of 25 years will run from April 2006. Water Service will continue to be responsible for the distribution of water to customers, and for the quality of water supplied.

The maximum proposed abstractions in Table 5 are predicted to occur in 2015.

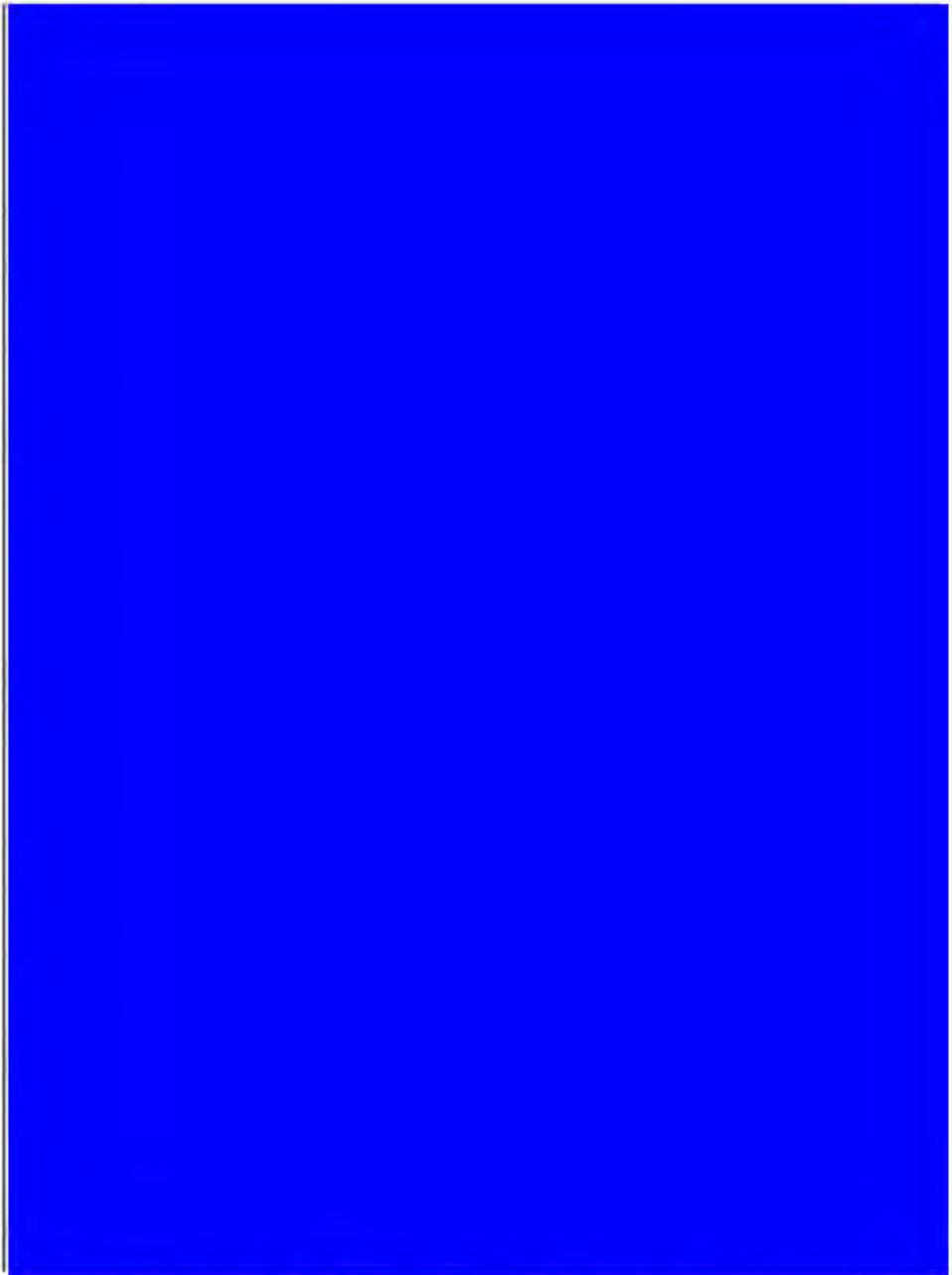
### **Current Authorised Abstractions From Lough Neagh**

Water Service's authorisation to abstract or impound waters for the purpose of providing a public water supply are obtained through Article 11 of the Water & Sewerage Services (NI) 1973 Order.

Since 1998, Water Service's authorised abstractions from Lough Neagh have been as indicated in Table 6 and Figure 1. For comparative purposes, the abstraction authorisations sought in 2005 are included. On acquisition of the requisite authorisations, Water Service will no longer require its authorisations for Hog Park Point, and will relinquish these as part of this proposal.

<b>Location</b>	<b>Authorised Abstractions since 1998</b>	<b>2005 Authorisations Sought</b>
Moyola WTW	27 MI/d	20 MI/d
Dunore Point WTW	136 MI/d	189 MI/d
Castor Bay WTW	90 MI/d	155 MI/d
Hog Park Point WTW	130 MI/d	0 MI/d
<b>Total</b>	<b>383 MI/d</b>	<b>364 MI/d</b>

*Table 6: Current & Proposed Authorised Abstractions*



*Figure 1: Location Map of Lough Neagh Authorised Abstractions, 1998*

## Authorisations Required

Water Service require the following current and future authorisations relating to these increased abstraction rate proposals;

### **a. Abstraction Rights: Article 11 Water & Sewerage Services (NI) Order 1973**

Under this Order, Water Service is required to inform the Fisheries Conservancy Board and the public of its intentions to alter or amend water abstractions for public water supply. Two public notices will be published in the local press on 12 October and 19 October 2005. This publication and the supporting Environmental Statement form the basis of the supporting information provided.

Objectors to the proposals can address their objections in writing to the Water Appeals Commissioner within 28 days of the second press notice. Contact details are provided in Appendix I. Where necessary the Commissioner may consider objections in private or convene a public hearing.

### **b. Abstraction Licensing: Water (NI) Order 1999**

Under Article 20 of the Water (NI) Order 1999, future licensing of water abstractions by the Environment and Heritage Service will require definition of the maximum instantaneous, daily and annual abstractions. Water Service is therefore seeking the authorisation under the Water and Sewerage Services Order (NI) 1973 in the format indicated in Table 7 to meet the future requirements of the Water (NI) Order 1999.



*Moyola  
Water Treatment Works*

Abstraction	Location	Gross Abstraction Authorisations Sought From 1st April 2006		
		Irish Grid Reference	Maximum Instantaneous Rate <sup>1</sup>	Daily Maximum
Moyola WTW Abstraction	H 9620 8842	313 <sup>2</sup> litres/second	20 MI/day	7,300 MI/annum
Dunore Point WTW Abstraction	J 1190 8301	2,625 litres/second	189 MI/day	68,985 MI/annum
<sup>3</sup> Castor Bay WTW Abstractions	<sup>a</sup> J 0718 6285 <sup>b</sup> J 0726 6269	2,153 litres/second	155 MI/day	56,575 MI/annum
<p><sup>1</sup> Max. Instantaneous rate based on Max. daily rate production over 20 hour period to allow for 4 hour maintenance periods.</p> <p><sup>2</sup>Moyola rate dictated by existing fixed pumping regime</p> <p><sup>3</sup> The Castor Bay abstraction locations will be a combination of (a) the existing twin pipelines and (b) a new 900mm diameter pipeline as indicated in Appendix 2.</p>				

Table 7: Authorisations Sought under Article 11(2)

In line with the 2002 Water Resource Strategy, Water Service will review the demand from the Castor Bay source by 2015, and where necessary seek additional abstraction authorisations.

### c. Planning Consents

In addition to the acquisition of abstraction rights Water Service's PPP bidder will be required to obtain the necessary planning approvals from the Department of the Environment (NI) Planning Service in accordance with the Planning Regulations for all construction proposals.

The bidder's proposals for abstraction works at Moyola involve no change to the existing abstraction pipe in Lough Neagh.

At Dunore Point, it is also proposed to continue to use the existing intake tower and pipeline, with minor improvements within the intake tower to avoid fish intake into the system.

At Castor Bay, the same minor improvements will be applied to both of the existing pipelines to enable their continued use for abstraction. A new 90m long

900mm diameter buried pipe is required to facilitate the updating of the existing pipelines, and for use when the maximum abstraction volume is required. A plan is included in Appendix 2.

The bidder's proposals for upgrading the individual treatment works involve redevelopment within the existing site boundaries at all locations.

**d. Discharge Consent: Water (NI) Order 1999**

The Water Service's PPP bidder is also required to obtain from DOE (NI) Environment & Heritage Service the necessary Discharge Consents for any treatment process waters returned to Lough Neagh.

**e. Conservation (Natural Habitats, etc) (Northern Ireland) Regulations 1995**

Under the above Regulations, a competent authority is responsible for the assessment of its proposals and projects impact on European designated Natura 2000 sites. Water Service has undertaken Tests of Likely Significance in relation to these sites associated with Lough Neagh, and in agreement with the EHS has recorded that its proposals have no significant impact. The findings are referenced in the enclosed CD-ROM.

**Impact of Abstractions on Lough Neagh.**

Water Service has produced an Environmental Statement assessing the impact of its proposals on the hydrology, water quality, ecology, fish ecology, ornithology, leisure/recreation and navigation of the Lough.

The studies undertaken in relation to this Statement indicate that, when considering the driest periods of weather over the last 20 years, the additional abstractions proposed in Table 6 would result in a negligible draw down of the Lough levels of 42mm over a drought period.

Consequently, Rivers Agency have indicated they would not instigate a change in the statutory controls governing the Lough Neagh levels and the Lower Bann flows due to this abstraction.

An electronic copy of the full Environmental Statement is included with the CD-Rom in this publication. Hard copies of the Statement can be obtained on request from the address on the front of this publication.

## **Public Consultation**

### **Water Resource Strategy**

The 2002 WRS was subject to an extensive public consultation exercise prior to it being placed to Parliament in 2004.

The 2002 WRS was subject to an Equality Impact Assessment screening, which established no equality issues arising from the strategy.

The 2002 WRS publication pre-dated current legislation requiring a Strategic Environmental Assessment of the proposals.

### **Increased Public Water Supply Abstraction from Lough Neagh 2005 – 2015**

Views were sought from over 70 interested bodies in the compilation of The Environmental Statement for Increased Public Water Supply Abstraction from Lough Neagh 2005 – 2015.

These bodies and the general public will have the opportunity to object to the abstraction proposals through the Article 11(2) process being undertaken by Water Service.

Any person aggrieved by the abstraction proposal may appeal to the Water Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG, within 28 days from the second publication of the public notice.

The Commission after consideration of any appeal will report its recommendation to the Department. If the Department decides to vary the Commission's recommendation the applicant and any other interested person is afforded an opportunity to make representations to the Department. The final decision on the proposals will be taken by the Department after the statutory procedures have been completed.

Clarification or queries on the proposal or the supporting Environmental Statement can also be addressed in writing to;

### **The Project Sponsor**

**Project Alpha**

**PPP Directorate**

**DRD (NI) Water Service**

**15th Floor Windsor House**

**9-15 Bedford Street**

**Belfast**

**BT2 7EN**

Copies of the following associated publications can also be accessed on the Water Service website: [www.waterni.gov.uk](http://www.waterni.gov.uk)

- Environmental Statement for Increased Public Water Supply Abstraction From Lough Neagh 2005-2015
- The Water Resource Strategy 2002-2030
- Environmental Assessment Belfast & Eastern Area New Water Source – Volume I Non Technical Summary



*Dunore Point  
Water Treatment Works*

## Appendix I: Water Appeals Commission Information

The Water Appeals Commission is an appellate body independent of any Government Department. It was established under Article 7 of the Water and Sewerage Services (Northern Ireland) Order 1973 (as amended) and its proceedings are governed by Article 8 of that Order.

### Appeals to the Water Appeals Commission: a Notes for Appellants

#### 1.0 Appeals must be submitted to:

Water Appeals Commission  
Park House  
87-91 Great Victoria Street  
BELFAST  
BT2 7AG  
Telephone: 028 9024 4710  
Fax: 028 9031 2536  
E-mail: info@pacni.gov.uk

#### 2.0 Appellants must submit:-

- Form WAC 1 –notice of appeal;  
A copy of this form may be obtained from the Commission.

Appellants should also submit:-

- copies of the application details submitted to the Department and
- a copy of the newspaper advertisement (if any) published at the time of the application - state name of newspaper and date the advertisement appeared; and
- a copy of the decision notice.

#### 3.0 Procedures for Deciding Appeals

There are four procedures for collecting information to decide appeals:-

- (i) an exchange of written representations;
- (ii) an exchange of written representations and a site visit conducted by a Commissioner;
- (iii) an informal hearing; and
- (iv) a hearing.

You **must** state your preferred procedure on the appeal form.

*Please note the Commission gives the same careful consideration to all appeals irrespective of which procedure is followed.*

#### Written Representations

3.1 The aim of the written representations procedure is to enable appellants to pursue their appeals without incurring the expense and/or delays associated with hearings. If both you and the Department agree to have the appeal determined on the basis of written representations and the Commission is satisfied that the procedure is appropriate in the circumstances of the case, you and the other parties will normally be advised of this within 5 weeks of the receipt of the appeal.

3.2 Please take particular note of the following points:

- (i) The time limits set out in Stages 1 and 2 (below) for the submission of representations **will be applied strictly** and will only be extended in exceptional circumstances.
- (ii) If a party fails to submit representations within the specified periods, the appeal will proceed to determination on the basis of the information available to the Commission.
- (iii) At any stage in the process the Commission may, if it considers it necessary, seek further information by requesting additional written submissions from the parties or arrange a hearing to clarify issues which could not be appropriately covered by written representations.

3.3 When the Commission decides to process an appeal on the basis of **written representations (without a site visit)**

the following stages will be followed:-

**Stage 1** – Submission of representations: All parties, that is the Department, the appellant and third parties (if any) will be required to submit their representations within 4 weeks. Any party not submitting representations by the end of that period will not participate in the next stage.

**Stage 2** – Exchange of documents: All documents submitted by the parties will be exchanged and 2 weeks will be allowed for the submission of comments.

**Stage 3** – Case referred to a Water Appeals Commissioner: The Commissioner will consider the documents submitted, will carry out an unaccompanied site visit and will normally issue the Commission decision within 2 weeks.

If the decision on the appeal has to be made by the Commission, the Commissioner will report to the Commission, the Commission will consider the report and issue its decision within a further 2 weeks.

3.4 When the Commission decides to process an appeal on the basis of **written representations with a site visit** the following stages will be followed:-

**Stage 1** – Submission of representations and notification of site visit: All parties, that is the Department, the appellant and third parties (if any) will be notified of the date, time and place of the site visit and will be required to submit their representations within 4 weeks. Any party not submitting representations by the end of that period will not participate in the next stage and while they may attend the site visit, they may not take part unless requested to do so by the Commissioner.

**Stage 2** – Exchange of documents: All documents submitted by the parties will be exchanged and 2 weeks will be allowed for the submission of comments.

**Stage 3** – Case referred to a Water Appeals Commissioner: The Commissioner will consider the documents submitted; will conduct the site visit and will normally issue the Commission decision within 2 weeks.

If the decision on the appeal has to be made by the Commission, the Commissioner will report to the Commission, the Commission will consider the report and issue its decision within a further 2 weeks.

### 3.5 Please note that:-

- (i) the site visit will be conducted by the Commissioner who will raise the site specific issues he/she wishes to have explained and may occasionally seek clarification of other matters. The Commissioner will have identified these matters from the documents submitted. However, the site visit is not an open air hearing;
- (ii) the Commissioner may question any party present at the site visit;
- (iii) the parties may not use the site visit to raise new issues, to present new evidence or to question the evidence of others. They must do this in their written representations;
- (iv) all parties will be given notice of the site visit. The arrangements cannot be changed except in the most compelling circumstances.

### Hearings

3.6 **You may represent yourself at an appeal hearing or you may wish to be represented by an agent.**

3.7 **Statements of Case:** Statements of Case **must** be exchanged before the hearing within the specified timetable. The exchange will take place on a reciprocal basis and extension of the period for the submission of Statements of Case will only be granted in the most exceptional circumstances. In the absence of such circumstances,

postponement of the hearing will **not** be granted to permit Statements of Case outside the timetable but participation in proceedings will be permitted.

The Commission has prepared a Guidance Note on the preparation of Statements of Case and this can be provided on request.

### **3.8 These procedures apply to Informal Hearings:-**

#### ***Pre-Hearing***

**Stage 1** The Commission will normally give the parties 8 weeks notice of the hearing date and will set out arrangements for submission and exchange of Statements of Case between relevant parties.

**Stage 2** At least 3 weeks before the hearing parties must submit their Statements of Case. These will be circulated by the Commission to be read by all in preparation for the hearing.

#### ***Hearing***

**Stage 3** The Commissioner will set out the main issues for discussion and will generally ask the Department to open. All parties will be given the opportunity to participate and may ask questions although there will be no formal cross-examination. After the hearing the Commissioner will visit the site (usually unaccompanied).

#### ***Post-Hearing***

**Stage 4** Following the site visit the Commissioner will present his/her report normally within 4 weeks from the date of the hearing. If the decision on the appeal has to be made by the Commission, the Commissioner will report to the Commission, the Commission will consider the report and issue its decision within a further 2 weeks.

### **3.9 These procedures apply to Formal Hearings:-**

#### ***Pre-Hearing***

**Stage 1** The Commission will normally give the parties 12 weeks notice of the hearing date and will set out arrangements for submission and exchange of Statements of Case between relevant parties. Where there is a significant number of participating parties the Commission may, as an alternative, arrange a Pre-hearing Meeting 3 weeks before the date of the hearing to facilitate the exchange of Statements of Case.

#### ***Hearing***

**Stage 2** At least 2 weeks before the hearing parties must submit their Statements of Case. These will be circulated by the Commission to be read by all in preparation for the hearing.

**Stage 3 Department** A representative or representatives of the Department may summarise the case and respond to the cases of the other parties. The representative(s) may be questioned by the appellant and other parties present.

**Stage 4 Third Party Objectors** (if present) may summarise their case and respond to the cases of the other parties. Other parties may ask questions

**Stage 5 The Appellant or Agent** (if appropriate) may summarise their case and respond to the cases of the other parties. The appellant and witnesses (if present) may be questioned by the Department and third party objectors.

**Stage 6 Third Party Supporters** (if present) may summarise their case and respond to the cases of the other parties. The Department and third party objectors may ask questions

#### ***Post-Hearing***

**Stage 7 The Commission** After the hearing the Commissioner will visit the site

(usually unaccompanied) and normally issue the Commission decision within 5 weeks. If the decision on the appeal has to be made by the Commission, the Commissioner will report to the Commission, the Commission will consider the report and issue its decision within a further 2 weeks.

### 3.10 Please take note of the following points:-

- (i) The Commissioner will often put questions to some or all of the parties during the course of the hearing.
- (ii) If you choose to present your appeal without professional assistance the Commissioner will be as helpful as possible and will often adjust the usual procedure to make it less formal.

**Note:** These hearing procedures will also apply, appropriately modified, in respect of “third” party appeals by the Fisheries Conservancy Board (FCB) and the Foyle, Carlingford and Irish Lights Commission (FCILC) against discharge consents issued under the Water Order. In essence, applicants for consent will have the opportunity to present their case last.

### 4.0 Advertising of Appeals

The Water (Northern Ireland) Order 1999, which came into operation on 24 August 2001 requires the Commission to advertise certain appeals in one or more newspapers circulating in the local area and to recover the expenses of the advertisement from the appellant. The appeals that have to be advertised are those related to the following statutory provisions:-

- (a) Section 11A(4)(b) of the Fisheries Act (Northern Ireland) 1966 (fish culture licences);
- (b) Article 11(4) of the Water and Sewerage Services (Northern Ireland) Order 1973 (acquisition of water rights);
- (c) Article 6 of the Water (Northern

Ireland) Order 1999 (water quality objectives); and

- (d) Article 13(1)(a), (b), (c), (d), (f) and (g) of the Water (Northern Ireland) Order 1999 (appeals in relation to consents).

- 4.1 The bill for advertising will be sent to the appellant and **must** be paid before the Commission processes the appeal.

### 5.0 Checklist

Before sending your appeal to the Commission, please **make sure** you have fully completed and signed form WAC 1.

You should also enclose:-

- copies of the application details;
- a copy of the newspaper advertisement (if any) published at the time of the application - state name of newspaper and date the advertisement appeared; and
- a copy of the decision notice.

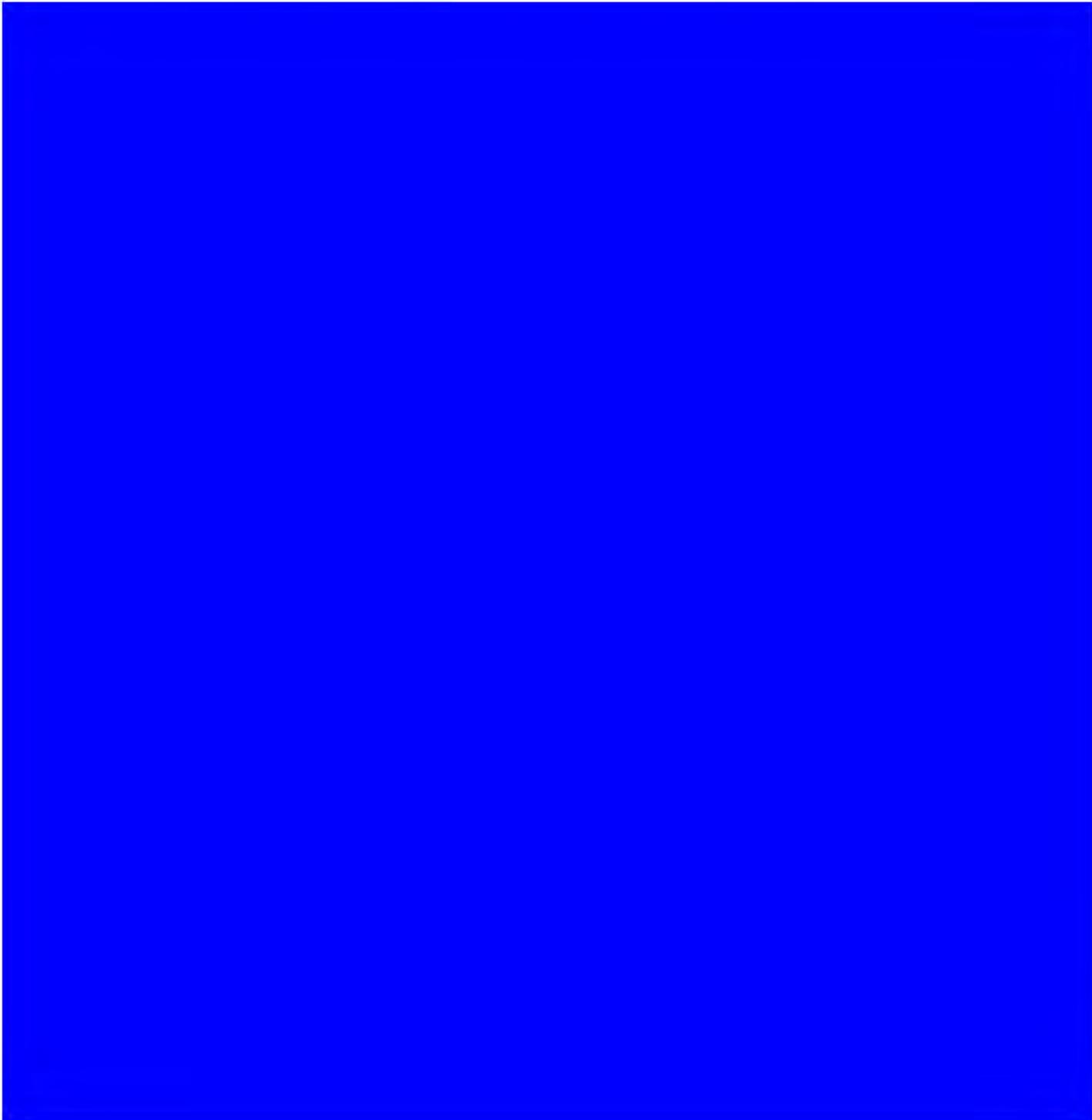
### 6.0 Further Information

*If you require further information about appeals to the Water Appeals Commission, please contact the Commission staff at:*

Park House  
87-91 Great Victoria Street  
Belfast, BT2 7AG  
Tel: 028 9024 4710  
Fax: 028 9031 2536  
E- mail: info@pacni.gov.uk

*The Commission staff will also be happy to answer any further queries you may have about the procedures.*

**Appendix 2: Castor Bay: Proposed Additional Intake Pipework Plan**



Contact Name	Position	Company Name	Address1	Address2	Address3	Address4	Address5	Address6	Address7
	Assistant Director of Environmental Health	Antrim Borough Council	The Steeples	Antrim	BT41 1BJ				
	Deputy Chief of Environmental Health	Ballymena Borough Council	80 Galgorm Road	Ballymena	BT42 1AB				
		Bann Systems Ltd	Cutts House	54 Castleroe Road	Coleraine	BT51 3RL			
		Environmental Heritage Service-Biodiversity Unit	Commonwealth House	35 Castle Street	Belfast	Co. Antrim	BT1 1GU		
	Director of BASC Northern Ireland	British Association for Shooting and Conservation (BASC)	80 Castle Street	Lisburn	BT27 4SP				
		British Trust for Ornithology	The Nunnery	Thetford	Norfolk	IP24 2PU			
	Assistant Director	Confederation of British Industry	Scottish Amicable Building	11 Donegall Square South	Belfast	BT1 5JE			
	Clerk Chief Executive	Cookstown District Council	Burn Road	Cookstown	Co. Tyrone	BT80 8DT			
	Chair person	Council for Nature Conservation and the Countryside	5-33 Hill Street	Belfast	BT1 1FY				
	Director of Environmental Health	Craigavon Borough Council	Civic Centre	PO Box 66	Lakeview Road	Craigavon	Co. Armagh	BT64 1AL	
	Chief Forestry Officer	DARD (NI): Forestry Service	Forest Service Headquarters	Room 34 Dundonald House	Upper Newtownards Road	Belfast	BT4 3SB		
	Deputy Chief Scientific Officer	DARD (NI): Agriculture, Food and Environmental Science Division	Dept. of Agriculture and Rural Development	Newforge Lane	Belfast	BT9 5PX			
	Staff Officer	DARD (NI): Economics and Statistics Division	Food, Farming and Environmental Policy Group	Policy Co-ordination and Central Support Division	Room 809	Dundonald House	Belfast	BT4 3SB	
		DARD (NI): Countryside Management Branch	Annexe D	Dundonald House	Upper Newtownards Road	Belfast	BT4 3SB		
	Deputy Principal	DARD (NI): Rivers Agency	Hydebank	4 Hospital Road	Belfast	BT8 8JP			
		DARD (NI): Fisheries Division	Annexe 5	Castle Grounds	Stormont Estate	Upper Newtownards Road	Belfast	BT4 3PW	
		Department of Culture, Arts and Leisure (NI): Inland Waterways, Inland Fisheries and Sports Recreation	Interpoint	20-24 York Street	Belfast	BT15 1AQ			
		Invest Northern Ireland	Goodward House	44-58 May street	Belfast	BT1 4NN			

	DFP (NI) CSU5 Northern Ireland Statistics and Research Agency	McAuley House	2-14 Castle Street	Belfast	BT1 1SY			
	DSD (NI) Statistics and Research Branch (Core)	Level 4	James House	2-4 Cromac Avenue	Gasworks Business Park	Ormeau Road	BT7 2JA	
	DOE (NI) Environment and Heritage Service- Natural Heritage Directorate	Conservation Science	35 Castle Street	Belfast	Co. Antrim	BT1 1GU		
Regional Manager	DOE (NI) Environment and Heritage Service- Oxford Island Reserve (and Ranger Service)	Peatlands Park	33 Derryhubbert Road	Dungannon	BT71 6NW			
Deputy Director	Dungannon and South Tyrone Borough Council	Environmental Health	Council Offices	Circular Road	Dungannon	BT71 6DT		
	Environmental Heritage Service- Water Management Unit	Calvert House	23 Castle Street	Belfast	Co. Antrim	BT1 1FY		
	Fisheries Conversancy Board	1 Mahon Road,	Portadown	Co. Armagh	BT62 3EE			
	Francis Dinsmore Ltd	Templemoyle Dye Works	25 Greenfield Road	Kells	Co. Antrim			
Secretary	Inland Waterways Association of Ireland	49 Annareagh Road	Richhill	Co. Armagh	BT61 9JT			
Managing Director	John Hanna Ltd, Kells	Dye Works	72 Shankbridge Road	Kells	Ballymena	BT42 3DL	Antrim	
	Kells & Connor Angling Club	35 Templemoyle	Kells	Ballymena	Co. Antrim			
	Kinnego Marina, Oxford Island	Annaloiste Road	Craigavon	BT66 6NS				
Tourism Development Officer	Lagan Valley Regional Park	Tourism Development	Lisburn City Council	Lagan Valley Island	Lisburn	BT27 4RL		
Director of Environmental Services	Lisburn City Council	Lagan Valley Island	Island Civic Centre	The Island	Lisburn	Co. Antrim	BT27 4RL	
	Lord Glentoran	House of Lords	London	SW1A 0PW				
	Lough Neagh and Lower Bann Advisory Committee	Sperrin House	43 Queens Avenue	Magherafelt	BT45 6BX			
	Lough Neagh Fishermans Association	1 Mahon Road,	Portadown	Co. Armagh.	BT62 3EE			
	Lough Neagh Partnership	135A Shore Road	Unit 3	The Marina Centre	Ballyronan	Magherafelt	BT45 6JA	

	Lough Neagh Rescue	Kinnego Marina	Oxford Island	Craigavon	Co. Armagh	BT66 7NJ		
	Lough Neagh Fishermans Co-operative Society	Toomebridge	Co. Antrim	BT41 3SB				
	Lough Neagh Sand Traders Association	1 Annaloiste Road	Lurgan	BT66 BNJ				
	Magherafelt District Council	50 Ballyronan Road	Magherafelt	Londonderry	BT45 6EN			
	Mullen Marine	Kinnego Marina	Oxford Island	Lurgan	Co. Armagh	BT66 6NJ		
Development Officer	NI Agriculture Producers Association	15 Molesworth Street	Cookstown	Co. Tyrone	BT80 8NX			
Deputy Chief Executive	NI Chamber of Commerce and Industry	22 Great Victoria Street	Belfast	BT2 7BJ				
Director	NI Environment Link	77 Botanic Avenue	Belfast	County Antrim	BT7 1JL			
The Chief Executive	Ordnance Survey (NI)	Colby House	Stranmillis Court	Belfast	BT9 5BI			
General Manager	Northern Salmon Co. Ltd Glenarm	Glenarm	Co. Antrim	BT44 044				
	Randalstown Angling Club	67 Muckamore Garden Village	Antrim	BT41 1NB				
	Rivers Agency	37 Castleroe Road	Coleraine	BT51 3RL				
	River Bann and Lough Neagh Association	5 Mountsandel Road	Coleraine	BT52 1JB				
	Riversdale Fishery	89a Kilgad Road	Kells	Ballymena	BT24 3HY			
	Royal Society for the Protection of Birds	95 Ballylone Road	Ballynahinch	Co. Down	BT24 8XX			
RYA Secretary	Royal Yachting Association (Northern Ireland)	c/o House of Sport	Upper Malone Road	Belfast	BT9 5LA			
The Society Representative	The Honourable The Irish Society	Putts House	54 Castleroe Road	Coleraine	BT51 3RL			
Area Manager	The National Trust	Rowallane House	Saintfield	Co. Down	BT24 7LH			
Chief Executive	The Northern Ireland Tourist Board Belfast	59 North Street	Belfast	BT1 1NB				
	The Shaftsbury Estate of Lough Neagh Ltd	10A Dixon Road	Bangor	BT19 6AU				
Chief Executive	The Sports Council for Northern Ireland	House of Sport	Upper Malone Road	Belfast	BT9 5LA			
	The Vincent Wildlife Trust	3 and 4 Bronsil Courtyard	Eastnor	Ledbury	Hertfordshire	HR8 1EP		
	Ulster Angling Federation	13 Mountain View Crescent	Glengromley	Newtownabbey	Antrim	BT36 7AQ		
	Ulster Coarse Fishing Federation	2 Mountjoy Road	Omagh	BT79 7A8				
	Ulster Coarse Fishing Federation	28 Wyncroft Crescent	Lisburn	BT28 2AT				



From: [REDACTED]  
To: [Crozier, Ciaran](#)  
Subject: W: Castor Bay and Dunore intakes  
Date: 13 December 2022 11:55:34  
Attachments: [image007.png](#)  
[image001.png](#)  
[image002.png](#)

---

**From:** [REDACTED]  
**Sent:** 04 November 2021 15:48  
**To:** [REDACTED]  
**Subject:** RE: Castor Bay and Dunore intakes  
[REDACTED]

It would be a good idea to get markers or buoys at the end of No 1 intake(s) if they are below water. The wooden posts identify the line of the pipe.

The signs on land should be visible from the water.

Regards,  
[REDACTED]

---

**From:** [REDACTED] <[\[REDACTED\]@niwater.com](#)>  
**Sent:** 04 November 2021 14:25  
**To:** [REDACTED] <[\[REDACTED\]@niwater.com](#)>  
**Subject:** RE: Castor Bay and Dunore intakes  
[REDACTED]

Thank you for this information.

There is a post on the new intake marked as 2 below.

There are two intakes that are marked for 100 meters with wooden posts.

There is no markers at the end of these pipes.

I am getting signs on land to say structures under water for these intakes.

Regards  
[REDACTED]

Castor Bay Dunore Point WTW  
Northern Ireland Water Ltd  
Based at  
Castor Bay WTW  
Craigavon  
BT67 9LF  
Mob: [REDACTED]

Alpha Logo



---

**From:** [REDACTED] <[\[REDACTED\]@niwater.com](#)>  
**Sent:** 04 November 2021 14:19  
**To:** [REDACTED] <[\[REDACTED\]@niwater.com](#)>  
**Subject:** RE: Castor Bay and Dunore intakes  
[REDACTED]

Castor Bay –

A new Intake 1 was laid on the northern side of the existing intake and parallel to it under a Notice of Intention in 1984 (commonly called a wayleave).

# Lough Neagh Algae Season 2024 – Action List

## Longer Term Actions – Completion after April 2024 (project to commence Jan 24)

Action Title	JG097 - Castor Bay Raw Water Intake project
Action Owner	Thomas Gardiner
Workstream	Workstream 2
Description/objective of Action	<p>Objectives:</p> <ol style="list-style-type: none"> <li>1) Pilot to determine if introducing a bubble curtain barrier will improve the raw water locally around the intakes whilst also preventing the pond weed getting to the screens.</li> <li>2) Replacement of valves or alternatives on the 3 intakes which cannot currently be closed.</li> <li>3) Extending the 900mm inlet (inlet 3) direct to the raw water sump to remove hydraulic restriction with existing 600mm diameter inlet to sump.</li> <li>4) Replacement of existing screens (4 of which are non-compliant with the fisheries act, NI 1966) and of which 3 are collapsed) with Copper Nickel alloy Screens.</li> </ol>
Expected Delivery Date (after April 2024)	Screens to be replaced by June 24 with other work completed during 2024/25 financial year.
Any Interdependencies (other actions/workstreams)	Confirmation required that PPP Alpha proposal to replace the collapsed screens can be included in this project avoiding nugatory spend.
Key milestones/decision points/sub-actions including dates.	A0 Approved 13/12/23, ECI submitted 13/12/23, awaiting approval, Business Case development Dec, approvals to be sought in Jan 24 (BC, CIP, A1/A3), commence works in February 2024.
Any Stakeholder engagement	Wayleaves to be issued to Shaftsbury Estate. NI Water Alpha.

## Lough Neagh Algae Season 2024 – Action List

Concerns/risks which would prevent delivery.	Internal approvals and sourcing of funds as not within PC21 plan
Estimated Costs (if known and if additional)	■
Benefits	<ol style="list-style-type: none"> <li>1) Introduction of Air into the water should improve the raw water quality around the intake areas and may reduce the Algae burden.</li> <li>2) The bubble curtain will reduce/eliminate the pond weed getting to the intake screens and blinding the intake screens. Currently dives are required along with a plant shut down to remove this material. This is OK but if a North Wind blows and dives are unsafe to undertake, we risk having a prolonged plant outage. This measure will mitigate that risk.</li> <li>3) Replacement of valves will improve the operational resilience of the WTW Plant. Currently a shutdown is required each time the screens have to be cleaned as individual intake lines cannot be isolated. There is currently no means of isolating inlet flow to the raw water sump for maintenance.</li> <li>4) Extending the 900mm diameter inlet will remove the hydraulic restriction and allow more raw water to be available for the plant improving resilience if any one intake has to be isolated for maintenance.</li> <li>5) Replacing the inlet screens with Copper Nickel alloy screens will:             <ol style="list-style-type: none"> <li>a) Eliminate zebra mussels entering the plant and eliminating the need for chemical dosing to kill the mussels.</li> <li>b) Preventing zebra mussels attaching to the intake screens and restricting inlet flow.</li> <li>c) Reducing the amount of pondweed being presented to the WTW processes (DAF) and improving the resilience of the WTW plant.</li> </ol> </li> </ol>

From: Crozier, Ciaran  
To: [REDACTED]  
Subject: W: Lough Neagh queries  
Date: 13 December 2022 12:26:00

---

Here's my response which I forgot to cc you into...

Ciaran Crozier  
Head of Public Private Partnerships  
Finance Regulation & Commercial Directorate  
Northern Ireland Water Ltd  
Westland House  
44 Old Westland Road  
Belfast BT14 6TE  
Mob: [REDACTED]

---

**From:** Crozier, Ciaran

**Sent:** 13 December 2022 12:26

**To:** [REDACTED]

**Cc:** [REDACTED]; Cousley, Maynard; [REDACTED]

**Subject:** RE: Lough Neagh queries  
[REDACTED]

1. There is no rental being paid to Shaftsbury Estate for the intake infrastructure and pipework arrangements at Dunore Point WTW
2. The lands in and around the intake were purchased freehold from the Shaftsbury Estate by the Department of the Environment in April 1987. (Folio Number AN8532 No.1 3 Parts)
3. Prior to that, the same were subject to a lease agreement between Belfast Water Commissioners and Shaftsbury Estate, dated April 1970. It is reasonable to assume the payments ceased upon outright purchase by DoE in April 1987.

Thanks to [REDACTED] for providing this information to me.

On the question of NI Water payments to Shaftsbury Estate for other activities elsewhere - I would suggest this is directed to Finance teams to capture all potential payments within NI Water.

Regards

Ciaran

Ciaran Crozier

Head of Public Private Partnerships  
Finance Regulation & Commercial Directorate  
Northern Ireland Water Ltd  
Westland House  
44 Old Westland Road  
Belfast BT14 6TE  
Mob: [REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 13 December 2022 11:26

**To:** Cousley, Maynard <Maynard.Cousley@niwater.com>; [REDACTED]

<[REDACTED]@niwater.com>; Crozier, Ciaran <Ciaran.Crozier@niwater.com>

**Cc:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** RE: Lough Neagh queries

Hi all,

Just to make you aware this is an EIR now so does not need a response from us.

Kind regards,

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 13 December 2022 10:29

**To:** Cousley, Maynard <Maynard.Cousley@niwater.com>; [REDACTED]  
<[REDACTED]@niwater.com>; Crozier, Ciaran <Ciaran.Crozier@niwater.com>

**Cc:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** FW: Lough Neagh queries

Hi all,

Please see a media enquiry below from Thomas still on Lough Neagh, would you please be able to assist with a response?

Kind regards,

[REDACTED]

---

**From:** Tommy Greene <thomasgreene46@gmail.com>

**Sent:** 13 December 2022 10:24

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** Lough Neagh queries

 **CAUTION: This is not an NI Water email - DO NOT Reply, Open any attachments or Click any links** unless you know this email is safe.

Hi Aishi,

Hope you're well. I'm getting in touch with another query here in relation to an article about Lough Neagh that I am writing for The Detail.

I have spoken with former MLA and conservationist, Jim Wells, for this piece. He told me during the interview that the Shaftesbury Estate has in the past extracted a rental payment for the use of water abstraction and processing machinery at Dunmore. This arrangement will have predated NI Water's creation, but he believes that the rental is still being paid.

So I wanted to ask:

- 1) Is this rental still being paid to the Shaftesbury Estate?
- 2) Does NI Water, currently or has it ever, made any one-off or more routine payments to the Shaftesbury Estate for any of its work or other activities at Lough Neagh?
- 3) Archived government papers show the Estate has in the past charged the Belfast Water Commissioners body for its work (mainly around water extraction and supply work) at Lough Neagh. If this is the case, when did BWC and its successor bodies stop making those payments to the Estate?

I would be grateful if you could get back to me on each of the above. My deadline is 3pm tomorrow, but please let me know if you're struggling to meet that.

Kind regards

From: Crozier, Ciaran  
To: [redacted]@niwater.co.uk  
Subject: Lough Neagh Abstraction Environmental Impact Assessment Consultee List  
Date: 01 February 2012 17:30:00  
Attachments: Lough Neagh - S Consultees List - 2005.xls

---

[redacted]  
I am having problems retrieving the Voluntary EIA conducted for Lough Neagh abstraction rights back in 2005 ( I can see the file on our archives but can't access it).

I will pursue retrieval, but in the meantime please find attached an Excel copy of the consultee list (bearing in mind it is now 6 years old and names if not organisations may well be out of date/existence).

I have highlighted organisations in RED which I consider would have no particular interest in the activities we propose on this side of the lough as they are somewhat removed.

I also sought to establish if the Lough Neagh & Lower Bann Advisory Committee is still in existence under the stewardship of [redacted]. My research indicates its funding may have been pulled by the DOE and Local Councils in mid 2010 – a pity if this is the case.

I hope this is of use to [redacted] as a starter.

Ciaran

Ciaran Crozier  
Contracts Management Team Engineering Procurement

**northern ireland water**

Engineering Building

Westland House

Old Westland Road

Belfast BT14 6TE

Mob: [redacted]

Tel: 02890 357427

Internal: 20387

Web: [www.niwater.com](http://www.niwater.com)

D n a n a  
y p p y h y a y p n y p p  
n a m m n m a n

Contact Name	Position	Company Name	Address1	Address2	Address3	Address4	Address5	Address6	Address7
	Assistant Director of Environmental Health	Antrim Borough Council	The Steeples	Antrim	BT41 1BJ				
	Deputy Chief of Environmental Health	Ballymena Borough Council	80 Gaigorm Road	Ballymena	BT42 1AB				
		Bann Systems Ltd	Cutts House	54 Castleroe Road	Coleraine	BT51 3RL			
		Environmental Heritage Service-Biodiversity Unit	Commonwealth House	35 Castle Street	Belfast	Co. Antrim	BT1 1GU		
	Director of BASC Northern Ireland	British Association for Shooting and Conservation (BASC)	80 Castle Street	Lisburn	BT27 4SP				
		British Trust for Ornithology	The Nunnery	Thetford	Norfolk	IP24 2PU			
	Assistant Director	Confederation of British Industry	Amicable Building	11 Donegall Square South	Belfast	BT1 5JE			
	Clerk Chief Executive	Cookstown District Council	Burn Road	Cookstown	Co. Tyrone	BT80 8DT			
	Chair person	Council for Nature Conservation and the Countryside	5-33 Hill Street	Belfast	BT1 1FY				
	Director of Environmental Health	Craigavon Borough Council	Civic Centre	PO Box 66	Lakeview Road	Craigavon	Co. Armagh	BT64 1AL	
	Chief Forestry Officer	DARD (NI): Forestry Service	Forest Service Headquarters	Room 34 Dundonald House	Upper Newtownards Road	Belfast	BT4 3SB		
	Deputy Chief Scientific Officer	DARD (NI): Agriculture, Food and Environmental Science Division	Dept. of Agriculture and Rural Development	Newforge Lane	Belfast	BT9 5PX			
	Staff Officer	DARD (NI): Economics and Statistics Division	Food, Farming and Environmental Policy Group	Policy Co-ordination and Central Support Division	Room 809	Dundonald House	Belfast	BT4 3SB	
		DARD (NI): Countryside Management Branch	Annexe D	Dundonald House	Upper Newtownards Road	Belfast	BT4 3SB		
	Deputy Principal	DARD (NI): Rivers Agency	Hydebank	4 Hospital Road	Belfast	BT8 8JP			
		DARD (NI): Fisheries Division	Annexe 5	Castle Grounds	Stormont Estate	Upper Newtownards Road	Belfast	BT4 3PW	
		Department of Culture, Arts and Leisure (NI): Inland Waterways, Inland Fisheries and Sports Recreation	Interpoint	20-24 York Street	Belfast	BT15 1AQ			
		Invest Northern Ireland	Goodward House	44-58 May street	Belfast	BT1 4NN			

	DFP (NI) CSU5 Northern Ireland Statistics and Research Agency	McAuley House	2-14 Castle Street	Belfast	BT1 1SY			
	DSD (NI) Statistics and Research Branch (Core)	Level 4	James House	2-4 Cromac Avenue	Gasworks Business Park	Ormeau Road	BT7 2JA	
	DOE (NI) Environment and Heritage Service- Natural Heritage Directorate	Conservation Science	35 Castle Street	Belfast	Co. Antrim	BT1 1GU		
Regional Manager	DOE (NI) Environment and Heritage Service- Oxford Island Reserve (and Ranger Service)	Peatlands Park	33 Derryhubbert Road	Dungannon	BT71 6NW			
Deputy Director	Dungannon and South Tyrone Borough Council	Environmental Health	Council Offices	Circular Road	Dungannon	BT71 6DT		
	Environmental Heritage Service- Water Management Unit	Calvert House	23 Castle Street	Belfast	Co. Antrim	BT1 1FY		
	Fisheries Conversancy Board	1 Mahon Road,	Portadown	Co. Armagh	BT62 3EE			
	Francis Dinsmore Ltd	Templemoyle Dye Works	25 Greenfield Road	Kells	Co. Antrim			
Secretary	Inland Waterways Association of Ireland	49 Annareagh Road	Richhill	Co. Armagh	BT61 9JT			
Managing Director	John Hanna Ltd, Kells	Dye Works	72 Shankbridge Road	Kells	Ballymena	BT42 3DL	Antrim	
	Kells & Connor Angling Club	35 Templemoyle	Kells	Ballymena	Co. Antrim			
	Kinnego Marina, Oxford Island	Annaloiste Road	Craigavon	BT66 6NS				
Tourism Development Officer	Lagan Valley Regional Park	Tourism Development	Lisburn City Council	Lagan Valley Island	Lisburn	BT27 4RL		
Director of Environmental Services	Lisburn City Council	Lagan Valley Island	Island Civic Centre	The Island	Lisburn	Co. Antrim	BT27 4RL	
	Lord Glentoran	House of Lords	London	SW1A 0PW				
	Lough Neagh and Lower Bann Advisory Committee	Sperrin House	43 Queens Avenue	Magherafelt	BT45 6BX			
	Lough Neagh Fishermans Association	1 Mahon Road,	Portadown	Co. Armagh.	BT62 3EE			
	Lough Neagh Partnership	135A Shore Road	Unit 3	The Marina Centre	Ballyronan	Magherafelt	BT45 6JA	

	Lough Neagh Rescue	Kinnego Marina	Oxford Island	Craigavon	Co. Armagh	BT66 7NJ		
	Lough Neagh Fishermans Co-operative Society	Toomebridge	Co. Antrim	BT41 3SB				
	Lough Neagh Sand Traders Association	1 Annaloiste Road	Lurgan	BT66 BNJ				
	Magherafelt District Council	50 Ballyronan Road	Magherafelt	Londonderry	BT45 6EN			
	Mullen Marine	Kinnego Marina	Oxford Island	Lurgan	Co. Armagh	BT66 6NJ		
Development Officer	NI Agriculture Producers Association	15 Molesworth Street	Cookstown	Co. Tyrone	BT80 8NX			
Deputy Chief Executive	NI Chamber of Commerce and Industry	22 Great Victoria Street	Belfast	BT2 7BJ				
Director	NI Environment Link	77 Botanic Avenue	Belfast	County Antrim	BT7 1JL			
The Chief Executive	Ordnance Survey (NI)	Colby House	Stranmillis Court	Belfast	BT9 5BI			
General Manager	Northern Salmon Co. Ltd Glenarm	Glenarm	Co. Antrim	BT44 044				
	Randalstown Angling Club	67 Muckamore Garden Village	Antrim	BT41 1NB				
	Rivers Agency	37 Castleroe Road	Coleraine	BT51 3RL				
	River Bann and Lough Neagh Association	5 Mountsandel Road	Coleraine	BT52 1JB				
	Riversdale Fishery	89a Kilgad Road	Kells	Ballymena	BT24 3HY			
	Royal Society for the Protection of Birds	95 Ballylone Road	Ballynahinch	Co. Down	BT24 8XX			
RYA Secretary	Royal Yachting Association (Northern Ireland)	c/o House of Sport	Upper Malone Road	Belfast	BT9 5LA			
The Society Representative	The Honourable The Irish Society	Putts House	54 Castleroe Road	Coleraine	BT51 3RL			
Area Manager	The National Trust	Rowallane House	Saintfield	Co. Down	BT24 7LH			
Chief Executive	The Northern Ireland Tourist Board Belfast	59 North Street	Belfast	BT1 1NB				
	The Shaftsbury Estate of Lough Neagh Ltd	10A Dixon Road	Bangor	BT19 6AU				
Chief Executive	The Sports Council for Northern Ireland	House of Sport	Upper Malone Road	Belfast	BT9 5LA			
	The Vincent Wildlife Trust	3 and 4 Bronsil Courtyard	Eastnor	Ledbury	Hertfordshire	HR8 1EP		
	Ulster Angling Federation	13 Mountain View Crescent	Glengromley	Newtownabbey	Antrim	BT36 7AQ		
	Ulster Coarse Fishing Federation	2 Mountjoy Road	Omagh	BT79 7A8				
	Ulster Coarse Fishing Federation	28 Wyncroft Crescent	Lisburn	BT28 2AT				



Castor Bay Flooded Project Meeting No. 1

Date and Time	10 October 2022
Location	Teams Call
Purpose of Meeting	Project Initiation Meeting

Attendees T C		
Internal Ciaran Crozier CC PPP Maynard Cousley MC Water Supply [Redacted] SB NIW Alpha [Redacted] CW NIW Alpha [Redacted] RA AD Scamp Anthony Lynn AL Comms [Redacted] Comms [Redacted] Comms	External [Redacted] TS Mott MacDonald [Redacted] RB Mott MacDonald	
Apologies		
[Redacted] Secretary		
Others		
Distribution – All those present apologies and others.		

	D N	
	Common document area is not feasible, but CC can arrange large file transfers to and from Mott Macdonald system as and when required.	
	[Redacted] RB introduced to the team as marine ecologist for the project.	
	Castor Bay visit by RB next Tuesday 18 October, facilitated by SB. Divers planned for screen clean. CC will attend, as will [Redacted] (Head of M E)	RB/CC/SB
	Operation of Current Assets	
	Screens currently capable of passing sufficient raw water. Compressors due this week to improve hydroburst arrangements.	CW
	Engineering Solutions	
	TS to issue long list of engineering solutions for future group discussion	TS
	Stakeholders	
	Shortlist of key relevant stakeholders now in circulation. To be reviewed alongside production of the Ecological survey.	Pending
	CC to consider getting Legal Dept involved sooner, particularly around Shaftsbury Estate.	CC
	Project Team Meetings	
	Next meeting in three weeks to be arranged.	CC

**From:** Information Management nit  
**To:** [REDACTED]; McCullough, David; McCready, Gavin; Crozier, Ciaran  
**Cc:** [REDACTED]  
**Subject:** R : Draft for your approval - EIR - must issue by Friday - IMU Ref 222326  
**Date:** 11 January 2023 16:09:2  
**Attachments:** [Lease agreement 1974.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.gif](#)  
[image004.png](#)  
[image005.png](#)

---

Hi

[REDACTED] had forwarded the document – is the AT what is considered as the bit that refers to "over and above all rates and charges assessments impositions and outgoings whatsoever"? (Page 2)

Thanks,

[REDACTED]

Information Support Officer  
northern ireland water  
Information Management nit (IMU)  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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**From:** [REDACTED]  
**Sent:** 11 January 2023 16:00  
**To:** Information Management Unit; [REDACTED]; McCullough, David; McCready, Gavin; Crozier, Ciaran  
**Cc:** [REDACTED]  
**Subject:** RE: Draft for your approval - EIR - must issue by Friday - IMU Ref 2223268

[REDACTED]  
I located the lease for Antrim WwTW Outfall. The annual 'ground rent' is actually £75 per year, but the Estate have been adding VAT, which I do not think is correct, to bring it up to £90. I have advised [REDACTED] to check with his F&R finance partner whether we should be paying VAT on 'ground rent'.

Regards,

[REDACTED]

---

**From:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>  
**Sent:** 11 January 2023 15:09  
**To:** [REDACTED] <[\[REDACTED\]@niwater.com](mailto:[REDACTED]@niwater.com)>; [REDACTED] <[\[REDACTED\]@niwater.com](mailto:[REDACTED]@niwater.com)>; McCullough, David <[David.McCullough@niwater.com](mailto:David.McCullough@niwater.com)>; McCready, Gavin <[Gavin.McCready@niwater.com](mailto:Gavin.McCready@niwater.com)>; Crozier, Ciaran <[Ciaran.Crozier@niwater.com](mailto:Ciaran.Crozier@niwater.com)>  
**Cc:** [REDACTED]  
**Subject:** Draft for your approval - EIR - must issue by Friday - IMU Ref 2223268

Hi all,  
Please see attached our draft response for this request about the payment to the Shaftesbury Estate.  
Can you confirm that it is correct and can be issued?  
Many thanks and kind regards,

[REDACTED]  
Information Support Officer  
northern ireland water  
Information Management Unit (IMU)  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088  
Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 11 January 2023 10:58

**To:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Subject:** RE: Reminder - EIR - please reply ASAP - IMU Ref 2223268

[REDACTED]  
Please find attached provided by land section in relation to the agreement of land lease of £75+vat taking to £90 yearly – see paragraph 5.

Regards

[REDACTED]  
[REDACTED] BEng IEng C.WEM MCIWEM  
WasteWater Assets Area Manager  
northern ireland water  
Ballymena WwTW  
39 Slaught Road  
Ballymena  
BT42 2JE

Tel: 0345 7 440088 Ext: [REDACTED]  
Web: [www.niwater.com](http://www.niwater.com)

 Please consider the environment before printing this e-mail  
536516-NIW-EMAIL-SIGNATURE-ST2 (002)



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**From:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Sent:** 10 January 2023 11:15

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** Reminder - EIR - please reply ASAP - IMU Ref 2223268

Hi [REDACTED]

I was wondering whether you have been able to clarify anything further with [REDACTED]

Many thanks and kind regards,

[REDACTED]  
Information Support Officer  
northern ireland ater  
Information Management nit (IM )  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 03 January 2023 10:01

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

[REDACTED]  
The ground rental charge that NI Water pay £90 yearly rental charge for in the Final Effluent Outfall Pipe from Antrim WWTW to Lough Neagh, as mentioned below this is a ground rent fee rather than abstraction. I am not sure as to why they have not invoiced in the last year however, as this should be a yearly invoice from them.

I have asked Land section to provide me with the details of the ground rent agreement from the deeds pack, the land officer returns tomorrow so will be able to hopefully uncover the agreement paperwork in the deeds pack and I will forward for you information.

Thanks

Regards

[REDACTED] BEng IEng C.WEM MCIWEM  
WasteWater Assets Area Manager  
northern ireland ater  
Ballymena WwTW  
39 Slaught Road  
Ballymena  
BT42 2JE

Tel: 0345 7 440088 Ext: [REDACTED]

Web: [www.niwater.com](http://www.niwater.com)

 Please consider the environment before printing this e mail

536516-NIW-EMAIL-SIGNATURE-ST2 (002)

---

**From:** Bell, John (Wastewater) <[John.Bell@niwater.com](mailto:John.Bell@niwater.com)>

**Sent:** 22 December 2022 12:15

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Cc:** McCready, Gavin <[Gavin.McCready@niwater.com](mailto:Gavin.McCready@niwater.com)>; Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

[REDACTED] – can you follow up.

Happy to assist if required.

Thanks

John

---

**From:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Sent:** 16 December 2022 16:57

**To:** McCullough, David <[David.McCullough@niwater.com](mailto:David.McCullough@niwater.com)>; Bell, John (Wastewater) <[John.Bell@niwater.com](mailto:John.Bell@niwater.com)>

**Subject:** INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi Davy, John

Could you please take a look at the trail below? [REDACTED] [REDACTED] has suggested you may be able to provide more information relating to the 90/yr rental at Lough Neagh.

Many thanks and kind regards,

[REDACTED]  
Information Support Officer  
northern ireland ater  
Information Management nit (IM )  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 16 December 2022 16:02

**To:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

See below

[REDACTED]

Personal Secretary to Ronan Larkin  
Finance, Regulation Commercial  
northern ireland ater  
40 Old Westland Road  
BELFAST  
BT14 6TE  
Waterline: 0345 7440088  
Tel: 028 90350554  
Web: [www.niwater.com](http://www.niwater.com)



**From:** [REDACTED] <[REDACTED]@niwater.com>  
**Sent:** 16 December 2022 15:55  
**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline <Caroline.McGale@niwater.com>  
**Subject:** RE: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

All,

See below my response.

1. No rental payments are made to The Shaftesbury Estate of Lough Neagh in relation water abstraction and processing machinery at Dunmore.
2. NI Water pay a £90 yearly rental charge for “**Piper Bed of Lough Neagh yearly rental**” . This is ground rent for the Antrim Wwtw effluent outfall pipe, rather than water abstraction. The charge is £90 per annum. No invoice for this charge has been received since November 2019. John Bell or Davy McCullough in Wastewater may be able to provide more information on the details around this charge if required.
3. Not an AP query.

Thanks

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>  
**Sent:** 14 December 2022 11:02  
**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline <Caroline.McGale@niwater.com>

**Subject:** RE: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi [REDACTED]

I can see on Oracle that we have made payments to THE SHAFTESBURY ESTATE OF LOUGH NEAGH LIMITED. [REDACTED] team might be able to help with what these were for or direct you to the relevant person in the business.

Thanks

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>  
**Sent:** 14 December 2022 10:10  
**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline

<Caroline.McGale@niwater.com>

**Subject:** RE: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi [REDACTED]

I'm not aware of any payments made to the Shaftesbury estate but then I would only see ones that are processed manually.

[REDACTED] team would be best placed to find anything paid to them through Oracle. Other than AP I'm not sure who may know other than those who look after taking water from Lough Neagh for processing and I don't even know who that would be.

Customer Services and Billing may have made payments but that should only have been in relation to refunds of bills they have paid NIW but might be worth running this past Dan Birmingham if we need to go down that avenue

Kind regards

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 14 December 2022 09:54

**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline <Caroline.McGale@niwater.com>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

All

Please see email trail below – is this something you can help with or direct me to the right person – Ciaran Crozier has answered in part below ...

Many thanks

[REDACTED]

Personal Secretary to Ronan Larkin  
Finance, Regulation Commercial  
northern ireland ater  
40 Old Westland Road  
BELFAST  
BT14 6TE  
Waterline: 0345 7440088  
Tel: 028 90350554  
Web: [www.niwater.com](http://www.niwater.com)



**From:** Information Management Unit <IMU@niwater.com>

**Sent:** 13 December 2022 14:32

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi [REDACTED]

I wonder if you could direct this query to whomever within Finance such information would fall to? The requests themselves are all the way at the bottom, and I have highlighted in Ciaran's response where he has mentioned Finance.

Many thanks and kind regards,

[REDACTED]

Information Support Officer

northern ireland ater  
Information Management nit (IM )  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 13 December 2022 13:08

**To:** Information Management Unit <IMU@niwater.com>

**Cc:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** FW: Lough Neagh queries

fyi

---

**From:** Crozier, Ciaran <Ciaran.Crozier@niwater.com>

**Sent:** 13 December 2022 12:26

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Cc:** [REDACTED] <[REDACTED]@niwater.com>; Cousley, Maynard  
<Maynard.Cousley@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>

**Subject:** RE: Lough Neagh queries

[REDACTED]

1. There is no rental being paid to Shaftsbury Estate for the intake infrastructure and pipework arrangements at Dunore Point WTW
2. The lands in and around the intake were purchased freehold from the Shaftsbury Estate by the Department of the Environment in April 1987. (Folio Number AN8532 No.1 3 Parts)
3. Prior to that, the same were subject to a lease agreement between Belfast Water Commissioners and Shaftsbury Estate, dated April 1970. It is reasonable to assume the payments ceased upon outright purchase by DoE in April 1987.

Thanks to [REDACTED] for providing this information to me.

On the question of NI Water payments to Shaftsbury Estate for other activities elsewhere - I would suggest this is directed to Finance teams to capture all potential payments within NI Water.

Regards

Ciaran

Ciaran Crozier

Head of Public Private Partnerships

Finance Regulation & Commercial Directorate

Northern Ireland Water Ltd

Westland House

44 Old Westland Road

Belfast BT14 6TE

Mob: [REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 13 December 2022 11:26

**To:** Cousley, Maynard <Maynard.Cousley@niwater.com>; [REDACTED]  
<[REDACTED]@niwater.com>; Crozier, Ciaran <Ciaran.Crozier@niwater.com>  
**Cc:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** RE: Lough Neagh queries

Hi all,

Just to make you aware this is an EIR now so does not need a response from us.

Kind regards,  
[REDACTED]

---

**From:** [REDACTED]

**Sent:** 13 December 2022 10:29

**To:** Cousley, Maynard <Maynard.Cousley@niwater.com>; [REDACTED]  
<[REDACTED]@niwater.com>; Crozier, Ciaran <Ciaran.Crozier@niwater.com>  
**Cc:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** FW: Lough Neagh queries

Hi all,

Please see a media enquiry below from Thomas still on Lough Neagh, would you please be able to assist with a response?

Kind regards,  
[REDACTED]

---

**From:** Tommy Greene <thomasgreene46@gmail.com>

**Sent:** 13 December 2022 10:24

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** Lough Neagh queries

 **CAUTION: This is not an NI Water email - DO NOT Reply, Open any attachments or Click any links unless you know this email is safe.**

Hi [REDACTED]

Hope you're well. I'm getting in touch with another query here in relation to an article about Lough Neagh that I am writing for The Detail.

I have spoken with former MLA and conservationist, Jim Wells, for this piece. He told me during the interview that the Shaftesbury Estate has in the past extracted a rental payment for the use of water abstraction and processing machinery at Dunmore. This arrangement will have predated NI Water's creation, but he believes that the rental is still being paid.

So I wanted to ask:

- 1) Is this rental still being paid to the Shaftesbury Estate?
- 2) Does NI Water, currently or has it ever, made any one-off or more routine payments to the Shaftesbury Estate for any of its work or other activities at Lough Neagh?
- 3) Archived government papers show the Estate has in the past charged the Belfast Water Commissioners body for its work (mainly around water extraction and supply work) at Lough Neagh. If this is the case, when did BWC and its successor bodies stop making those payments to the Estate?

I would be grateful if you could get back to me on each of the above. My deadline is 3pm tomorrow, but please let me know if you're struggling to meet that.

From: [REDACTED]  
To: Information Management Unit; [REDACTED] McCullough, David; McCready, Gavin; Crozier, Ciaran  
Cc: [REDACTED]  
Subject: R : Draft for your approval - EIR - must issue by Friday - IMU Ref 222326  
Date: 11 January 2023 16:00:07  
Attachments: [image002.png](#)  
[image003.gif](#)  
[image004.png](#)  
[image005.png](#)

---

[REDACTED]  
I located the lease for Antrim WwTW Outfall. The annual 'ground rent' is actually £75 per year, but the Estate have been adding VAT, which I do not think is correct, to bring it up to £90. I have advised [REDACTED] to check with his F&R finance partner whether we should be paying VAT on 'ground rent'.

Regards,  
[REDACTED]

---

**From:** Information Management Unit  
**Sent:** 11 January 2023 15:09  
**To:** [REDACTED]; [REDACTED]; McCullough, David; McCready, Gavin; Crozier, Ciaran  
**Cc:** [REDACTED]  
**Subject:** Draft for your approval - EIR - must issue by Friday - IMU Ref 2223268

Hi all,  
Please see attached our draft response for this request about the payment to the Shaftesbury Estate. Can you confirm that it is correct and can be issued?

Many thanks and kind regards,  
[REDACTED]

Information Support Officer  
Northern Ireland Water  
Information Management Unit (IMU)  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>  
**Sent:** 11 January 2023 10:58  
**To:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>  
**Subject:** RE: Reminder - EIR - please reply ASAP - IMU Ref 2223268

[REDACTED]  
Please find attached provided by land section in relation to the agreement of land lease of £75+vat taking to £90 yearly – see paragraph 5.

Regards  
[REDACTED]

[REDACTED] BEng IEng C.WEM MCIWEM

WasteWater Assets Area Manager  
northern ireland ater  
Ballymena WwTW  
39 Slaughter Road  
Ballymena  
BT42 2JE

Tel: 0345 7 440088 Ext: [REDACTED]  
Web: [www.niwater.com](http://www.niwater.com)

 Please consider the environment before printing this e mail  
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---

**From:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Sent:** 10 January 2023 11:15

**To:** [REDACTED] <[\[REDACTED@niwater.com\]](mailto:[REDACTED@niwater.com])>

**Subject:** Reminder - EIR - please reply ASAP - IMU Ref 2223268

Hi [REDACTED]

I was wondering whether you have been able to clarify anything further with [REDACTED]

Many thanks and kind regards,

[REDACTED]

Information Support Officer  
northern ireland ater  
Information Management Unit (IM )  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088  
Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[\[REDACTED@niwater.com\]](mailto:[REDACTED@niwater.com])>

**Sent:** 03 January 2023 10:01

**To:** [REDACTED] <[\[REDACTED@niwater.com\]](mailto:[REDACTED@niwater.com])>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

[REDACTED]

The ground rental charge that NI Water pay £90 yearly rental charge for in the Final Effluent Outfall Pipe from Antrim WwTW to Lough Neagh, as mentioned below this is a ground rent fee rather than abstraction. I am not sure as to why they have not invoiced in the last year however, as this should be a yearly invoice from them.

I have asked Land section to provide me with the details of the ground rent agreement from the

deeds pack, the land officer returns tomorrow so will be able to hopefully uncover the agreement paperwork in the deeds pack and I will forward for you information.

Thanks

Regards

■■■■■ ■■■■■ BEng IEng C.WEM MCIWEM  
WasteWater Assets Area Manager  
northern ireland ater  
Ballymena WwTW  
39 Slaught Road  
Ballymena  
BT42 2JE

Tel: 0345 7 440088 Ext: ■■■■■

Web: [www.niwater.com](http://www.niwater.com)

 please consider the environment before printing this e mail

536516-NIW-EMAIL-SIGNATURE-ST2 (002)



---

**From:** Bell, John (Wastewater) <[John.Bell@niwater.com](mailto:John.Bell@niwater.com)>

**Sent:** 22 December 2022 12:15

**To:** ■■■■■ ■■■■■ <■■■■■@niwater.com>

**Cc:** McCready, Gavin <[Gavin.McCready@niwater.com](mailto:Gavin.McCready@niwater.com)>; Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

■■■■■ – can you follow up.

Happy to assist if required.

Thanks

John

---

**From:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Sent:** 16 December 2022 16:57

**To:** McCullough, David <[David.McCullough@niwater.com](mailto:David.McCullough@niwater.com)>; Bell, John (Wastewater) <[John.Bell@niwater.com](mailto:John.Bell@niwater.com)>

**Subject:** INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi Davy, John

Could you please take a look at the trail below? ■■■■■ ■■■■■ has suggested you may be able to provide more information relating to the 90/yr rental at Lough Neagh.

Many thanks and kind regards,

■■■■■  
Information Support Officer  
northern ireland ater  
Information Management nit (IM )  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

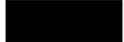
**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 16 December 2022 16:02

**To:** Information Management Unit <IMU@niwater.com>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

See below



Personal Secretary to Ronan Larkin  
Finance, Regulation Commercial  
northern ireland ater  
40 Old Westland Road  
BELFAST  
BT14 6TE  
Waterline: 0345 7440088  
Tel: 028 90350554  
Web: [www.niwater.com](http://www.niwater.com)



**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 16 December 2022 15:55

**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>;  
[REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline  
<Caroline.McGale@niwater.com>

**Subject:** RE: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

All,

See below my response.

1. No rental payments are made to The Shaftesbury Estate of Lough Neagh in relation water abstraction and processing machinery at Dunmore.
2. NI Water pay a £90 yearly rental charge for "**Piper Bed of Lough Neagh yearly rental**". This is ground rent for the Antrim Wwtw effluent outfall pipe, rather than water abstraction. The charge is £90 per annum. No invoice for this charge has been received since November 2019. John Bell or Davy McCullough in Wastewater may be able to provide more information on the details around this charge if required.
3. Not an AP query.

Thanks



---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 14 December 2022 11:02

**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>;  
[REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline  
<Caroline.McGale@niwater.com>

**Subject:** RE: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi [REDACTED]

I can see on Oracle that we have made payments to THE SHAFTESBURY ESTATE OF LOUGH NEAGH LIMITED. [REDACTED] team might be able to help with what these were for or direct you to the relevant person in the business.

Thanks

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 14 December 2022 10:10

**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>;  
[REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline  
<Caroline.McGale@niwater.com>

**Subject:** RE: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi [REDACTED]

I'm not aware of any payments made to the Shaftesbury estate but then I would only see ones that are processed manually.

[REDACTED] team would be best placed to find anything paid to them through Oracle. Other than AP I'm not sure who may know other than those who look after taking water from Lough Neagh for processing and I don't even know who that would be.

Customer Services and Billing may have made payments but that should only have been in relation to refunds of bills they have paid NIW but might be worth running this past Dan Bermingham if we need to go down that avenue

Kind regards

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 14 December 2022 09:54

**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>;  
[REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>;  
McGale, Caroline <Caroline.McGale@niwater.com>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

All

Please see email trail below – is this something you can help with or direct me to the right person – Ciaran Crozier has answered in part below ...

Many thanks

[REDACTED]

Personal Secretary to Ronan Larkin  
Finance, Regulation Commercial

northern ireland ater

40 Old Westland Road

BELFAST

BT14 6TE

Waterline: 0345 7440088

Tel: 028 90350554

Web: [www.niwater.com](http://www.niwater.com)

From: Information Management Unit  
To: Crozier, Ciaran; [REDACTED]; [REDACTED]; McCullough, David; McCready, Gavin  
Cc: [REDACTED]  
Subject: RE: Draft for your approval - EIR - must issue by Friday - IMU Ref 222326  
Date: 11 January 2023 15:55:03  
Attachments: image001.png  
image002.gif  
image003.png

---

Hi Ciaran, [REDACTED]  
Thanks for those suggestions. I will amend the draft accordingly.

Kind regards,

[REDACTED]

Information Support Officer  
Northern Ireland Water  
Information Management Unit (IMU)  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** Crozier, Ciaran

**Sent:** 11 January 2023 15:19

**To:** Information Management Unit; [REDACTED]; [REDACTED]; McCullough, David; McCready, Gavin

**Cc:** [REDACTED]; [REDACTED]

**Subject:** RE: Draft for your approval - EIR - must issue by Friday - IMU Ref 222326

I'm happy to approve 1 and 3 subject to amendments as attached clarifying the answers are in relation to Dunore Point rather than the misspelt "Dumore" in Mr Greene's original request. I leave others to approve the response at 2. regarding Antrim WWTW as I am not in a position of knowledge to approve

Trust this is ok

Ciaran

Ciaran Crozier

Head of Public Private Partnerships  
Finance Regulation & Commercial Directorate

Northern Ireland Water Ltd

Westland House

44 Old Westland Road

Belfast BT14 6TE

Mob: [REDACTED]

---

**From:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Sent:** 11 January 2023 15:09

**To:** [REDACTED]; [REDACTED] <[\[REDACTED@niwater.com\]](mailto:[REDACTED@niwater.com])>; [REDACTED]

<[REDACTED]@niwater.com>; McCullough, David <David.McCullough@niwater.com>;  
McCready, Gavin <Gavin.McCready@niwater.com>; Crozier, Ciaran  
<Ciaran.Crozier@niwater.com>

Cc: [REDACTED]

**Subject:** Draft for your approval - EIR - must issue by Friday - IMU Ref 2223268

Hi all,

Please see attached our draft response for this request about the payment to the Shaftesbury Estate.  
Can you confirm that it is correct and can be issued?

Many thanks and kind regards,

[REDACTED]  
Information Support Officer  
northern ireland water  
Information Management Unit (IMU)  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 11 January 2023 10:58

**To:** Information Management Unit <IMU@niwater.com>

**Subject:** RE: Reminder - EIR - please reply ASAP - IMU Ref 2223268

[REDACTED]  
Please find attached provided by land section in relation to the agreement of land lease of  
£75+vat taking to £90 yearly – see paragraph 5.

Regards

[REDACTED] [REDACTED] BEng IEng C.WEM MCIWEM  
WasteWater Assets Area Manager  
northern ireland water  
Ballymena WwTW  
39 Slaught Road  
Ballymena  
BT42 2JE

Tel: 0345 7 440088 Ext: [REDACTED]

Web: [www.niwater.com](http://www.niwater.com)

please consider the environment before printing this e mail

536516-NIW-EMAIL-SIGNATURE-ST2 (002)

**From:** Information Management Unit <IMU@niwater.com>

**Sent:** 10 January 2023 11:15

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** Reminder - EIR - please reply ASAP - IMU Ref 2223268

Hi [REDACTED]

I was wondering whether you have been able to clarify anything further with [REDACTED]

Many thanks and kind regards,

[REDACTED]  
Information Support Officer  
northern ireland ater  
Information Management nit (IM )  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)

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**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 03 January 2023 10:01

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

[REDACTED]  
The ground rental charge that NI Water pay £90 yearly rental charge for in the Final Effluent Outfall Pipe from Antrim WWTW to Lough Neagh, as mentioned below this is a ground rent fee rather than abstraction. I am not sure as to why they have not invoiced in the last year however, as this should be a yearly invoice from them.

I have asked Land section to provide me with the details of the ground rent agreement from the deeds pack, the land officer returns tomorrow so will be able to hopefully uncover the agreement paperwork in the deeds pack and I will forward for you information.

Thanks

Regards

[REDACTED] BEng IEng C.WEM MCIWEM  
WasteWater Assets Area Manager  
northern ireland ater  
Ballymena WwTW

39 Slaught Road  
Ballymena  
BT42 2JE

Tel: 0345 7 440088 Ext: [REDACTED]  
Web: [www.niwater.com](http://www.niwater.com)

 Please consider the environment before printing this e-mail  
536516-NIW-EMAIL-SIGNATURE-ST2 (002)



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**From:** Bell, John (Wastewater) <[John.Bell@niwater.com](mailto:John.Bell@niwater.com)>

**Sent:** 22 December 2022 12:15

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Cc:** McCready, Gavin <[Gavin.McCready@niwater.com](mailto:Gavin.McCready@niwater.com)>; Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

[REDACTED] – can you follow up.

Happy to assist if required.

Thanks

John

---

**From:** Information Management Unit <[IMU@niwater.com](mailto:IMU@niwater.com)>

**Sent:** 16 December 2022 16:57

**To:** McCullough, David <[David.McCullough@niwater.com](mailto:David.McCullough@niwater.com)>; Bell, John (Wastewater) <[John.Bell@niwater.com](mailto:John.Bell@niwater.com)>

**Subject:** INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi Davy, John

Could you please take a look at the trail below? [REDACTED] [REDACTED] has suggested you may be able to provide more information relating to the 90/yr rental at Lough Neagh.

Many thanks and kind regards,

[REDACTED]

Information Support Officer  
northern ireland ater  
Information Management nit (IM )  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 14 December 2022 10:10

**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline <Caroline.McGale@niwater.com>

**Subject:** RE: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi [REDACTED]

I'm not aware of any payments made to the Shaftesbury estate but then I would only see ones that are processed manually.

[REDACTED] team would be best placed to find anything paid to them through Oracle. Other than AP I'm not sure who may know other than those who look after taking water from Lough Neagh for processing and I don't even know who that would be.

Customer Services and Billing may have made payments but that should only have been in relation to refunds of bills they have paid NIW but might be worth running this past Dan Birmingham if we need to go down that avenue

Kind regards

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 14 December 2022 09:54

**To:** [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; [REDACTED] <[REDACTED]@niwater.com>; McGale, Caroline <Caroline.McGale@niwater.com>

**Subject:** FW: INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

All

Please see email trail below – is this something you can help with or direct me to the right person – Ciaran Crozier has answered in part below ...

Many thanks

[REDACTED]

Personal Secretary to Ronan Larkin  
Finance, Regulation Commercial  
northern ireland ater  
40 Old Westland Road  
BELFAST  
BT14 6TE  
Waterline: 0345 7440088  
Tel: 028 90350554  
Web: [www.niwater.com](http://www.niwater.com)



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**From:** Information Management Unit <IMU@niwater.com>

**Sent:** 13 December 2022 14:32

**To:** [REDACTED] <[REDACTED]@niwater.com>

**Subject:** INFORMATION PLEASE - EIR - please reply by 20/12/22 - IMU Ref 2223268

Hi [REDACTED]

I wonder if you could direct this query to whomever within F R such information would fall to? The

thomasgreene46@gmail.com

Information Management Unit  
IT Suite  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6TE

Tel: 028 9035 6015

Email: imu@niwater.com

Your reference:

Our reference: NIW 2223268

Date: 11 January 2023

Dear Mr Greene,

*Environmental Information Regulations*

Thank you for your email of 13 December 2022, in relation to rental payments to the Shaftesbury Estate at Lough Neagh by NI Water.

As your queries fall under the definition of requests for environmental information, NI Water is replying under the disclosure provisions of the Environmental Information Regulations 2004 ("the EIR").

NI Water replies to each of your queries in turn as follows.

*s this rental for the use of water abstraction and processing machinery at Dunore Point is no longer being paid to the Shaftesbury Estate*

No rental payments are made to the Shaftesbury Estate of Lough Neagh in relation to water abstraction and processing machinery at Dunore Point.

Does NI Water, currently or has it ever, made any one off or more routine payments to the Shaftesbury estate for any of its or other activities at Ough Neagh

NI Water pays a yearly rental charge for " licensed Ough Neagh earl rental". This is ground rent for the Antrim Wastewater Treatment Works effluent outfall pipe, rather than for water abstraction. The charge is £90 per annum.

Archived government papers show the estate has in the past charged the Belfast Water Commissioners body for its or mainly around water abstraction and supply at Ough Neagh. If this is the case, when did C and its successor bodies stop making those payments to the state

The lands in and around the Dunore Point intake (abstraction point) were purchased freehold from the Shaftesbury Estate by the Department of the Environment (DoE) in April 1987 (Folio No. AN8532 No.1 3 Parts).

Prior to that, the same were subject to a lease agreement between the Belfast Water Commissioners and the Shaftesbury Estate, dated April 1970. It is reasonable to assume the payments relating to water abstraction ceased upon purchase by DoE in April 1987.

You have the right to request that NI Water formally review this response within forty working days of the date of this letter. If you wish to do so, please write to NI Water Information Management Unit, IT Suite, Westland House, 40 Old Westland Road, Belfast, BT14 6TE.

If, after such an internal review, you are still unhappy with the response, you have the right to appeal to the Information Commissioner at Wycliffe House, Water Lane, Wilmslow, CHESHIRE, SK9 5AF, who will undertake an independent review.

If you have any queries about this letter, please contact me. Please remember to quote the reference number above in any future communications.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Collins', with a stylized flourish underneath.

John Collins

Head of Corporate Information    Data Protection Officer

Northern Ireland Water

From: [REDACTED]  
To: Information Management Unit; [REDACTED] McCullough, David; McCready, Gavin; Crozier, Ciaran  
Cc: [REDACTED]  
Subject: RE: Draft for your approval - EIR - must issue by Friday - IMU Ref 2223268  
Date: 11 January 2023 16:12:52  
Attachments: image006.png  
image007.png  
image008.gif  
image009.png  
image010.png  
image011.png  
image012.png

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[REDACTED]  
I don't know the answer to this, which is why I advised speaking to F&R. I have never heard of VAT being added to 'ground rent'.

Regards,  
[REDACTED]

---

**From:** Information Management Unit

**Sent:** 11 January 2023 16:09

**To:** [REDACTED]; [REDACTED]; McCullough, David; McCready, Gavin; Crozier, Ciaran

**Cc:** [REDACTED]

**Subject:** RE: Draft for your approval - EIR - must issue by Friday - IMU Ref 2223268

Hi

[REDACTED] had forwarded the document – is the AT what is considered as the bit that refers to "over and above all rates and charges assessments impositions and outgoings whatsoever"? (Page 2)

Thanks,  
[REDACTED]

Information Support Officer  
northern ireland water  
Information Management Unit (IMU)  
Westland House  
40 Old Westland Road  
Belfast  
BT14 6NT

Tel: 0345 7440088

Web: [www.niwater.com](http://www.niwater.com)



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---

**From:** [REDACTED] <[REDACTED]@niwater.com>

**Sent:** 11 January 2023 16:00

**To:** Information Management Unit <IMU@niwater.com>; [REDACTED]  
<[REDACTED]@niwater.com>; McCullough, David <David.McCullough@niwater.com>;  
McCready, Gavin <Gavin.McCready@niwater.com>; Crozier, Ciaran  
<Ciaran.Crozier@niwater.com>

**Cc:** [REDACTED]

**Subject:** RE: Draft for your approval - EIR - must issue by Friday - IMU Ref 2223268

[REDACTED]  
I located the lease for Antrim WwTW Outfall. The annual 'ground rent' is actually £75 per year,