

Which Sewer Forms Do I Need?

Agreement to Connect Sewers in a New Development (Sewer Adoption):

Form Reference: SA1-A161 (initial assessment)
SA50%- A161 (optional 50% Bond Reduction)
SA2-A161 (Preliminary Certificate of Completion)
SA3-A161 (Final Adoption)

Any person proposing to connect a sewer to the public sewer will require written approval to connect, on the basis of a mandatory Sewer Adoption Agreement (Article 161) issued and authorised by NIW, prior to any connections being made. You MUST apply for an Agreement to Connect Sewers in a New Development to the public sewer under Article 161 of the 'Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016' where, following completion of a hydraulic assessment in accordance with 'Sewers for Adoption (NI) Current Edition', you will be required to enter into an agreement with Northern Ireland Water prior to construction. Upon their satisfactory completion and following application from the developer for Preliminary Adoption and Final Adoption the sewers will be adopted by Northern Ireland Water. When adopted, these sewers will become part of the Northern Ireland Water sewerage system and maintained at our expense.

Building over or near a public sewer:

Form Reference: SBO-A236

If you are planning to do any construction work, such as a new housing development or a property extension, you will need to check the location of the public sewers with Northern Ireland Water by requesting a 'Record Request'. Should the location of a public sewer be within 3m or 1.5 times the depth (whichever is the greater) or beside your proposed works, and construction is proposed within the Protected Strip you MUST consider relocating your building. However if it is proposed to extend a property and it has been determined that a sewer realignment is not appropriate, a Building Over or Near agreement may be considered

It is an offence to build over or near sewers without the consent of Northern Ireland Water.

Realigning an existing sewer:

Form Reference: SD-A247

Following receipt of the application to realign a public sewer Northern Ireland Water will assess your proposals and determine if a sewer realignment is possible, at your own expense. If the sewer in question is a 'Critical' sewer a realignment may not be considered.

Requisition of a sewer extension:

Form Reference: SRE-A154
SRE-BR-A154

If you have a site with no means of drainage to an existing public sewer due to the intervention of third party land, we can under an Article 154 Requisition provide a foul and/or surface water sewer to serve the site. You may be required to contribute towards the cost of the works. The charge is dependent upon a number of factors including sewer cost, the number of houses served and how quickly the houses are occupied. If a guarantee bond or cash deposit have been provided, the bond release can be applied for using the SRE-BR-A154 application form.

Connecting to a public sewer:

Form Reference: SC-A163

All multi-unit development sewers, lateral drains and works communicating with a public sewer from the 23rd May 2016 will require an Article 161 Agreement before connection can be approved. If you would like to connect new or existing properties to Northern Ireland Water's public sewerage system, for both foul and surface water (rainwater), you will need to apply for a Sewer Connection. You MUST NOT make the connection until the mandatory Sewer Adoption Agreement (Article 161) is issued and authorised by NIW.

Trade Effluent Requirement:

Form Reference: Trade Effluent Application Pack

If your business produces effluent other than domestic, such as discharge, from a trade or industry you will be required to make a separate application for connection to the public sewerage system.

Further information is available in the relevant Guidance Notes and Forms, however if you require additional information outside that contained in the guidance notes or for assistance please contact

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