

MULTIPLE DWELLINGS

ADVICE FOR PLANNING OFFICERS AND APPLICANTS SEEKING PLANNING
PERMISSION FOR MULTIPLE DWELLINGS

ISSUE 02 JULY 2016

Scope of this Standing Advice Guidance Document

This standing advice on planning applications applies specifically to the potential impact of multiple dwellings upon water quality with regards to water sources, wastewater and rain water management. Issues such as contaminated land, badgers, bats etc. are not covered by this document.

Any development proposal where the site is located on potentially contaminated land will require an assessment of the risk to the water environment to accompany the application. A site specific risk assessment should follow the procedures as detailed in the Northern Ireland Environment Agency (NIEA) Development Guide “Redeveloping Contaminated Sites”

http://www.planningni.gov.uk/index/advice/northern_ireland_environment_agency_guidance/developers_guides.htm

When should the planning authority consult NIEA in relation to potential impacts upon water quality?

NIEA and Inland Fisheries **do not** need to be consulted in relation to water quality impacts in the following circumstances:

- A Consent to discharge treated sewerage effluent issued under the Water (NI) Order 1999 (Consent) has been granted for the new development and proof has been provided to the Planning Authority;
- An application for replacement dwellings, that will not increase the existing loadings to the sewer; or an existing Consent is in place;
- A change in house type related to an already approved development.

NIEA and Inland Fisheries **do** need to be consulted in relation to water quality impacts in the following circumstances:

- If the site boundary is within 10m of a waterway or 50m of a spring or borehole;
- Septic tanks or a package treatment plant is proposed and no Consent has yet been granted;
- A proposal to connect to a public foul sewer;
- Any other proposed method of wastewater disposal;
- An alteration or culverting of a waterway is proposed;
- If there is suspected soil or groundwater contamination on site;
- Where a private water supply is to serve two or more dwellings
- A proposal to use a private water supply at any dwelling for a commercial activity (e.g. Bed & Breakfast, holiday let).

NIEA and Inland Fisheries Standing Advice on planning consultations for multiple dwellings

Wastewater Treatment and Drainage

All proposed developments should connect to a mains sewer, where available, and providing that the sewer and associated Waste Water Treatment Works (WWTW) can take the additional load. Northern Ireland Water Limited (NIW) can advise if this is possible.

If it is not possible to connect the proposed development to the mains sewer then discharge Consent under the terms of the Water (NI) Order 1999 will be required for the discharge of sewage effluent from the proposed development. The applicant should be aware that there is no guarantee that Consent will be granted, as a number of site specific factors need to be taken into account in assessing the suitability of the proposed means of sewage disposal.

It should be noted that the minimum discharge Consent processing time is 4 months.

If the applicant possesses an existing discharge Consent for the address, this will need to be reviewed if any aspect of this Consent is altered i.e. there is an increase in the volume of effluent discharged, structural changes to the treatment system or to reflect a change in the ownership of the consented premises.

All wastewater treatment systems and soakaways must be located in such a position that they cannot affect surface or ground waters and cannot cause a nuisance to any nearby properties.

NIEA would like to highlight that treatment plants and soakaways should not be installed in the vicinity of any well, borehole or other source of water supply intended for human consumption. There should be a minimum distance of 50 metres between the drainage field and the source of water supply.

NIEA recommends that no development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a Consent to discharge has been granted.

Care should be taken to ensure that only clean surface water is discharged to the surrounding water environment during the construction and operational phases of the development. NIEA recommend that the applicant considers the implementation of SuDS (Sustainable Drainage Systems) to deal with storm water runoff.

Drinking Water Sources

If you intend to use a private water supply as your source of drinking water it is recommended that you seek advice/guidance to ensure you have a safe and clean drinking water source. You should contact either the Drinking Water Inspectorate (DWI) or the

Environmental Health Department of your local Council to obtain appropriate advice/guidance.

You are required to register a private water supply with the DWI where:

- the supply is to serve two or more dwellings; or
- the supply to a single dwelling will have a commercial use (e.g. Bed and Breakfast, holiday let).

If you are intending to use an alternative water source such as a greywater or rainwater harvesting systems it is **not recommended** to use these systems for drinking water or sanitary uses (e.g. hand washing) within dwellings, but may be used for toilet flushing and garden use etc..

Drinking Water Inspectorate (Private water supplies)

Tel: 028 90569282

<https://www.daera-ni.gov.uk/articles/private-water-supplies>

Email: dwi@daera-ni.gov.uk

Local Council Environmental Health Departments

www.nidirect.gov.uk/local-councils-in-northern-ireland

Recommended Conditions and Informatives

Conditions

Condition: No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

Condition: Each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system, once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

Informatives

1. The storm drainage of the site, during site clearance, construction and operational phases of the development, should be designed to the principles of Sustainable Drainage Systems (SuDS), where appropriate, in order to minimise the polluting effects of storm water on waterways.
2. Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C753 (2015) The SuDS Manual. A separate site handbook (C698) for the construction of SuDS has also been produced by CIRIA.
3. Should a sewage pumping station be required for this development then the applicant must apply to NIEA Water Management Unit for Water Order (1999) Consent for an 'emergency overflow'.
4. The applicant should consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge Consent. Discharged waters should meet appropriate discharge Consent conditions.
5. The applicant should ensure that the management of all waste are suitably authorised through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999. This should be demonstrated through a Site Waste Management Plan (see <http://www.netregs.gov.uk/>)

6. The applicant should comply with all the relevant Pollution Prevention Guidelines (PPGs) in order to minimise the impact of the project on the environment, paying particular attention to:
 - PPG 01 - General guide to pollution prevention
 - PPG 02 - Above ground oil storage
 - PPG 04 - Disposal of sewage where no foul sewer is available
 - PPG 05 - Works in, near or liable to affect watercourses
 - PPG 06 - Working at demolition and construction sites
7. Compliance with the advice in PPG 05 and 06 will help to minimise the impact of the site clearance and construction phases of the project on the environment. These PPGs can be accessed by visiting the NetRegs website at:
<http://search.netregs.org.uk/search?w=pollution%20prevention%20guidelines>
8. Should any culverting or piping of watercourses be required, the applicant will be required to adhere to the guidance detailed in Standing Advice Note. 22 - Culverting:
http://www.planningni.gov.uk/index/advice/northern_ireland_environment_agency_guidance/standing_advice.htm
9. General advice and guidance on private water supplies can be obtained from the DWI's information leaflet 'Is your private water supply safe?'
<https://www.daera-ni.gov.uk/sites/default/files/publications/doe/water-leaflet-is-your-private-water-supply-safe-2015.pdf>

More detailed guidance can be obtained from the private water supplies technical manual at:
<http://www.privatewatersupplies.gov.uk/>
10. Borehole construction should be undertaken by a competent contractor taking account of best practice. Guidance on best practice can be accessed by the Institute of Geologists of Ireland (IGI) at:
<http://www.igi.ie/publications/codes-guidelines.htm>
11. Environment Agency (EA) Guidance on Rainwater Harvesting Guidance can be obtained from:
<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/geho1110bten-e-e.pdf> (PDF 767KB)
12. It is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

13. An application form for consent to discharge under the Water (NI) Order 1999 can be obtained by contacting NIEA Water Management Unit at:

NIEA Water Management Unit
17 Antrim Road,
Tonagh,
Lisburn.
BT28 3AL

or by visiting our website:

<https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

14. It is an offence under section 47 of the Fisheries Act (Northern Ireland) 1966 (as amended) to cause pollution which is subsequently shown to have a deleterious effect on fish stocks.



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through environment and heritage
excellence**

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