

From: [NIEA Consent Applications](#)
To: [REDACTED]
Cc: [DAERA Industrial Consents](#)
Bcc: [REDACTED]
Subject: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED
Date: 28 January 2026 09:43:00
Attachments: [image001.png](#)

DOMESTIC CONSENT APPLICATION ID 1047157 1047158 1047159 and 1047160

Planning Application Reference - LA08/2020/0013/O - Site for 4 No. dwellings & garages

YOUR APPLICATION IS ON HOLD

The Domestic Discharge Application process is designed to consent single properties in the rural setting and usually, in isolation. It is intended to allow for the quick consideration of the environmental impacts of a single discharge where the risk is considered low.

Your application appears to be for multiple dwellings or may be part of a housing development and therefore we require some further information before we can proceed to process it.

Please provide evidence of advice from NI Water on the potential for connection to the mains sewer network e.g. a Pre development Enquiry (PDE) response.

The preferred solution for wastewater treatment remains connection to the NI Water sewer. Where such an option is not available (either due to geographical issues or constraints on capacity etc.) NIEA require evidence that this option has been adequately considered. This is to ensure protection of both the environment and the future occupants of the dwellings.

Please provide the information requested to industrialconsents@daera-ni.gov.uk. Please also use this email address for any queries about your application.

[REDACTED]
Consent Applications Team
Northern Ireland Environment Agency
Water Regulation Team
17 Antrim Road
Lisburn
Tonagh
BT28 3AL

DAERA-logo-2x



Application Review

Application Details

Application Number: 1047157 Application Date: 27/01/2026
Current Status: Review Pending Application Type: New Consent
Amount Due: £361.00 Original Consent Number: Not Applicable
Payment Id: Final Consent Number:
File Number:

Agent Details

Agent Name: [REDACTED]
Agent Address:
Cloghanramer
Newry
Co. Down
BT34 1QR
Telephone: [REDACTED]
Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]
Applicant Address TREMOGE
CARRICKMORE
Co. Tyrone
BT79 9BU
Telephone: [REDACTED]
Email: [REDACTED]

Site Details

Site Address: 14m east of 1 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Stratum: Waterway

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

Proposed Waterway

Will a tertiary treatment (e.g. reedbed) be provided? No

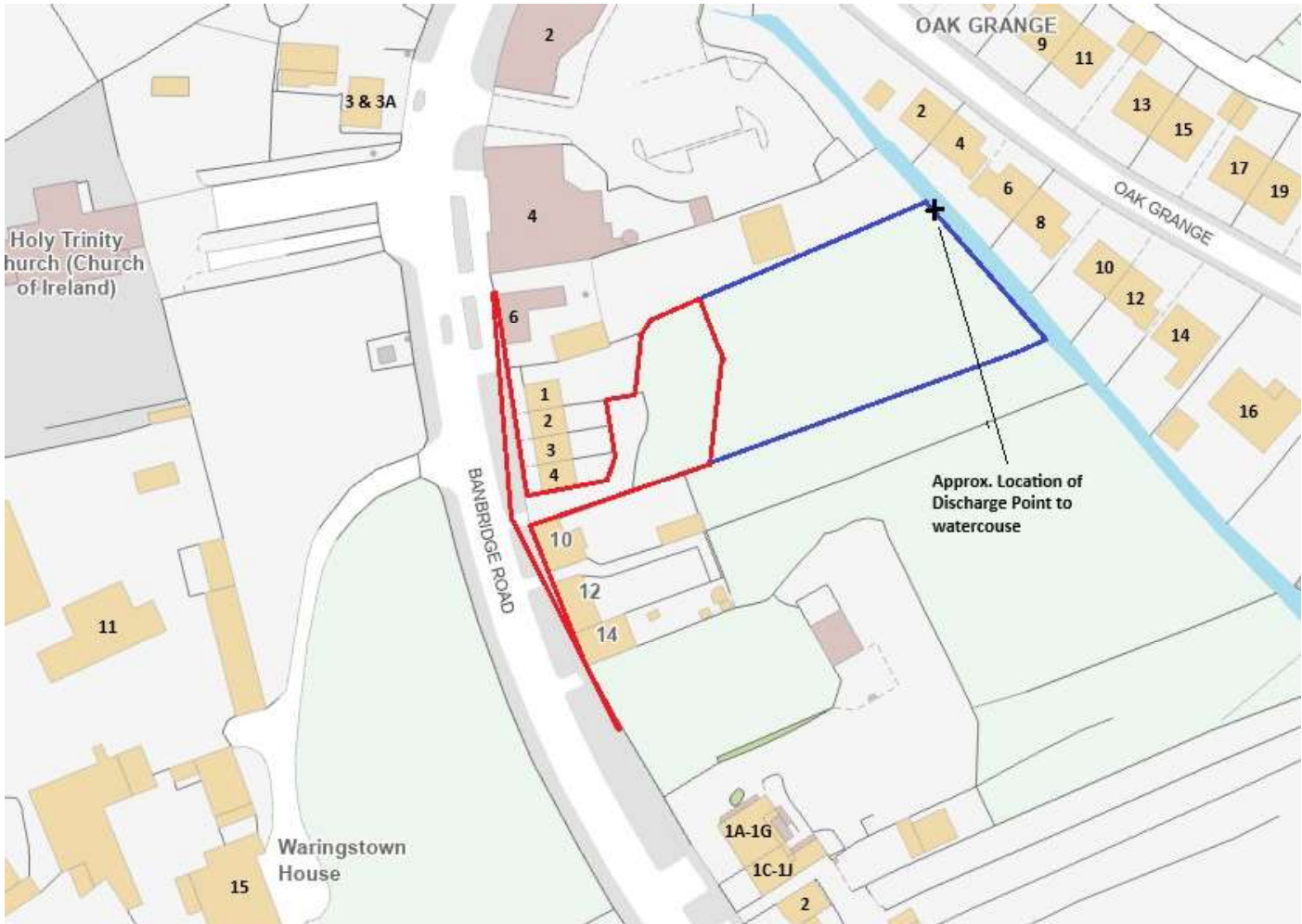
Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

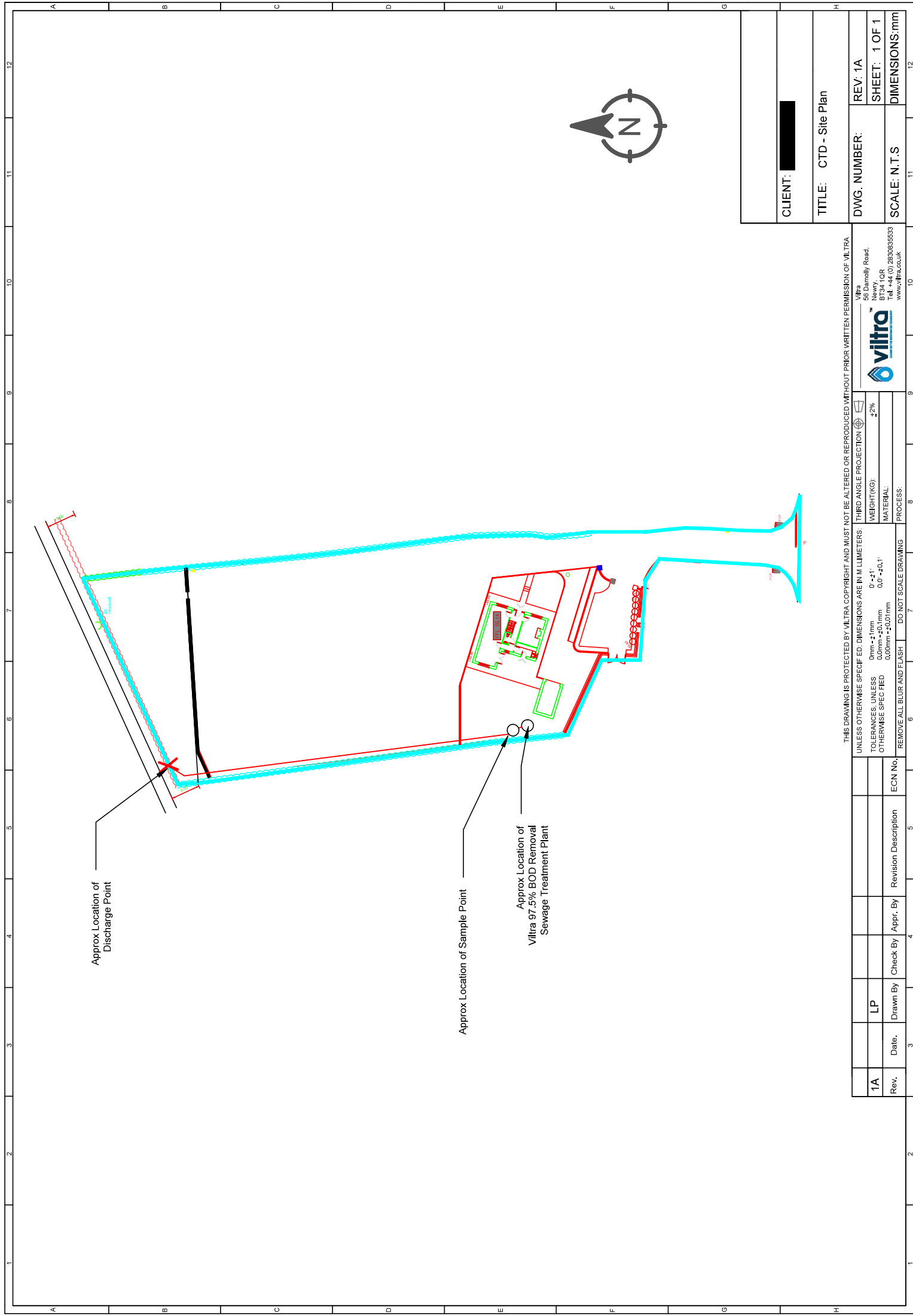
Is the system certified to BS 12566-3 Yes

Treatment efficiency (if known) % BOD removal 97.5

Documents

<u>Document Type</u>	<u>Name</u>	<u>Date Uploaded</u>
Location Map	██████████ - Location Map.pdf	27/01/2026
Site Plan	██████████ - Site Plan.pdf	27/01/2026
CE Certification	IWOX 97.5% CE Certificate.pdf	27/01/2026

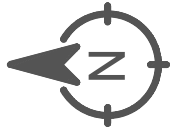




Approx Location of Discharge Point

Approx Location of Sample Point

Approx Location of Viltru 97.5% BOD Removal Sewage Treatment Plant



CLIENT: [REDACTED]

TITLE: CTD - Site Plan

DWG. NUMBER:	REV: 1A
SCALE: N.T.S	SHEET: 1 OF 1
DIMENSIONS: mm	

THIS DRAWING IS PROTECTED BY VILTRU COPYRIGHT AND MUST NOT BE ALTERED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF VILTRU

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS:	THIRD ANGLE PROJECTION	±2%
TOLERANCES, UNLESS OTHERWISE SPECIFIED	0 ^{+0.1} 0.0mm - +0.1mm	WEIGHT (KG)
0.00mm - +0.01mm	0.0 ^{+0.1} 0.0 - +0.1	MATERIAL
DO NOT SCALE DRAWING	REMOVE ALL BLUR AND FLASH	PROCESS:

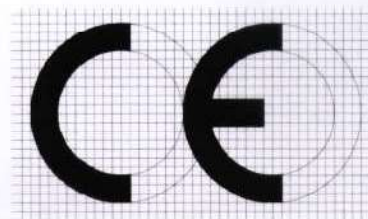
Rev.	Date.	Drawn By	Check By	Appr. By	Revision Description	ECN No.
1A		LP				

Viltru
96 Dannelly Road,
B734 1QR
Tel: +44 (0) 2850985533
www.viltru.co.uk

SMALL SCALE WASTEWATER TREATMENT



Notified Body 1554



EN 12566-3

DMT Milieutechnologie BV
P.O. Box 231 8440 AE Heerenveen
Yndustrywei 3 8501 SN Joure (NL)
THE NETHERLANDS
<http://www.dirkse-milieutechniek.com>
2009

"DMT IWOX® 2 TANK SYSTEM"

Daily hydraulic flow:		1.2 m ³ /d
Material:		Polyethylene (PE)
Watertightness (water test):		pass
Crushing resistance:		pass
Treatment efficiency:	COD:	90.3 %
(Nominal Sequences only)	BOD ₅ :	97.5 %
	TSS:	96.7 %
Nitrogen Parameters:		NPD
Electrical consumption:		1.92 kWh/d
pH:		7.7
Sludge production:		NPD

Date: September 24, 2009

Signature


Drs. G. Brill

Application Review

Application Details

Application Number: 1047158 Application Date: 27/01/2026
Current Status: Review Pending Application Type: New Consent
Amount Due: £361.00 Original Consent Number: Not Applicable
Payment Id: Final Consent Number:
File Number:

Agent Details

Agent Name: [REDACTED]
Agent Address:
Cloghanramer
Newry
Co. Down
BT34 1QR
Telephone: [REDACTED]
Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]
Applicant Address TREMOGE
CARRICKMORE
Co. Tyrone
BT79 9BU
Telephone: [REDACTED]
Email: [REDACTED]

Site Details

Site Address: 14m east of 2 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Waterway
Stratum:

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

Proposed Waterway

Will a tertiary treatment (e.g. reedbed) be provided? No

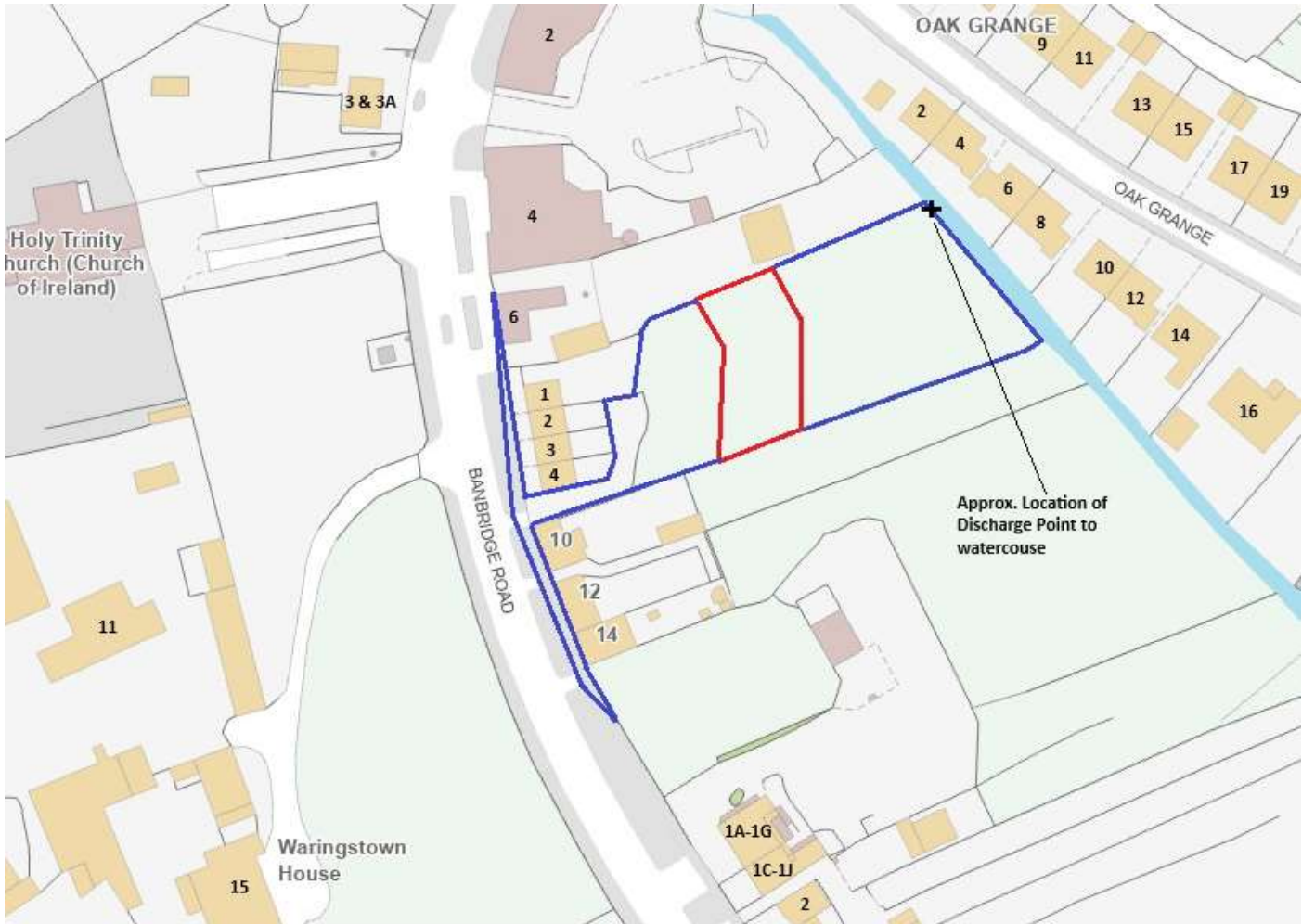
Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

Is the system certified to BS 12566-3 Yes

Treatment efficiency (if known) % BOD removal 97.5

Documents

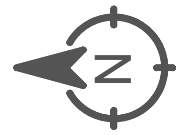
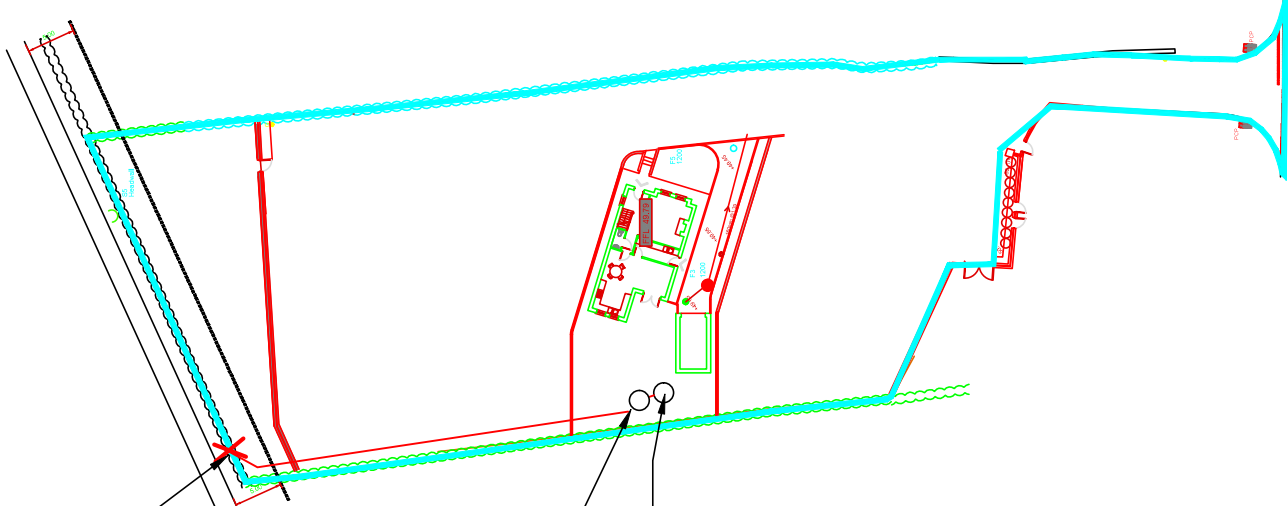
<u>Document Type</u>	<u>Name</u>	<u>Date Uploaded</u>
Location Map	██████████ - Location Map.pdf	27/01/2026
Site Plan	██████████ - Site Plan.pdf	27/01/2026
CE Certification	IWOX 97.5% CE Certificate.pdf	27/01/2026



Approx Location of Discharge Point

Approx Location of Sample Point

Approx Location of Viltrra 97.5% BOD Removal Sewage Treatment Plant



CLIENT: [REDACTED]

TITLE: CTD - Site Plan

DWG. NUMBER:
SCALE: N.T.S

REV: 1A
SHEET: 1 OF 1
DIMENSIONS: mm

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THIRD ANGLE PROJECTION	
WEIGHT(KG)	±2%
MATERIAL:	
PROCESS:	

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILL METERS:
TOLERANCES: UNLESS OTHERWISE SPECIFIED

0 ±.1	0.0 ±.1
0.0mm ±.5, 1mm	0.0 ±.0.1
0.00mm ±.0, 0.0mm	

REMOVE ALL BLUR AND FLASH

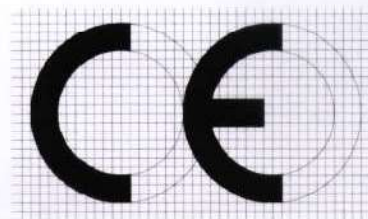
Rev.	Date.	Drawn By	Check By	Appr. By	Revision Description	ECN No.
1A		LP				

Viltrra
Viltrra Emolly Road,
Newry,
BT34 1QR
Tel: +44 (0) 2830695533
www.viltrra.co.uk

SMALL SCALE WASTEWATER TREATMENT



Notified Body 1554



EN 12566-3

DMT Milieutechnologie BV
P.O. Box 231 8440 AE Heerenveen
Yndustrywei 3 8501 SN Joure (NL)
THE NETHERLANDS
<http://www.dirkse-milieutechniek.com>
2009

"DMT IWOX® 2 TANK SYSTEM"

Daily hydraulic flow:		1.2 m ³ /d
Material:		Polyethylene (PE)
Watertightness (water test):		pass
Crushing resistance:		pass
Treatment efficiency:	COD:	90.3 %
(Nominal Sequences only)	BOD ₅ :	97.5 %
	TSS:	96.7 %
Nitrogen Parameters:		NPD
Electrical consumption:		1.92 kWh/d
pH:		7.7
Sludge production:		NPD

Date: September 24, 2009

Signature


Drs. G. Brill

Application Review

Application Details

Application Number: 1047159 Application Date: 27/01/2026
Current Status: Review Pending Application Type: New Consent
Amount Due: £361.00 Original Consent Number: Not Applicable
Payment Id: Final Consent Number:
File Number:

Agent Details

Agent Name: [REDACTED]
Agent Address:
Cloghanramer
Newry
Co. Down
BT34 1QR
Telephone: [REDACTED]
Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]
Applicant Address SHANKILL
LURGAN
Co. Armagh
BT66 6JH
Telephone: [REDACTED]
Email: [REDACTED]

Site Details

Site Address: 14m east of 3 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Stratum: Waterway

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

Proposed Waterway

Will a tertiary treatment (e.g. reedbed) be provided? No

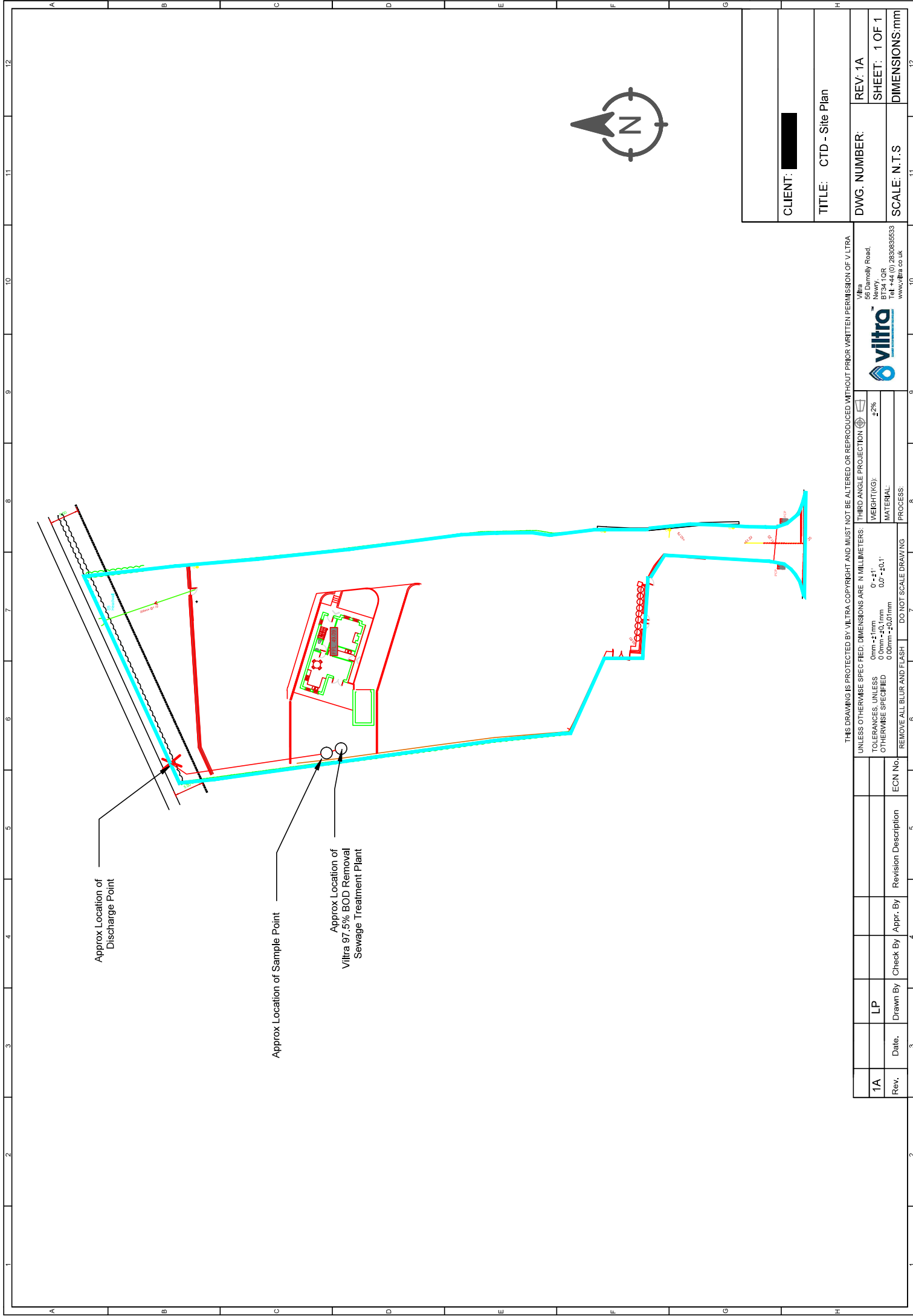
Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

Is the system certified to BS 12566-3 Yes

Treatment efficiency (if known) % BOD removal 97.5

Documents

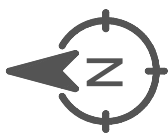
<u>Document Type</u>	<u>Name</u>	<u>Date Uploaded</u>
Location Map	██████████ - Location map.pdf	27/01/2026
Site Plan	██████████ - Site Plan.pdf	27/01/2026
CE Certification	IWOX 97.5% CE Certificate.pdf	27/01/2026



Approx Location of Discharge Point

Approx Location of Sample Point

Approx Location of Viltru 97.5% BOD Removal Sewage Treatment Plant



CLIENT: [REDACTED]

TITLE: CTD - Site Plan

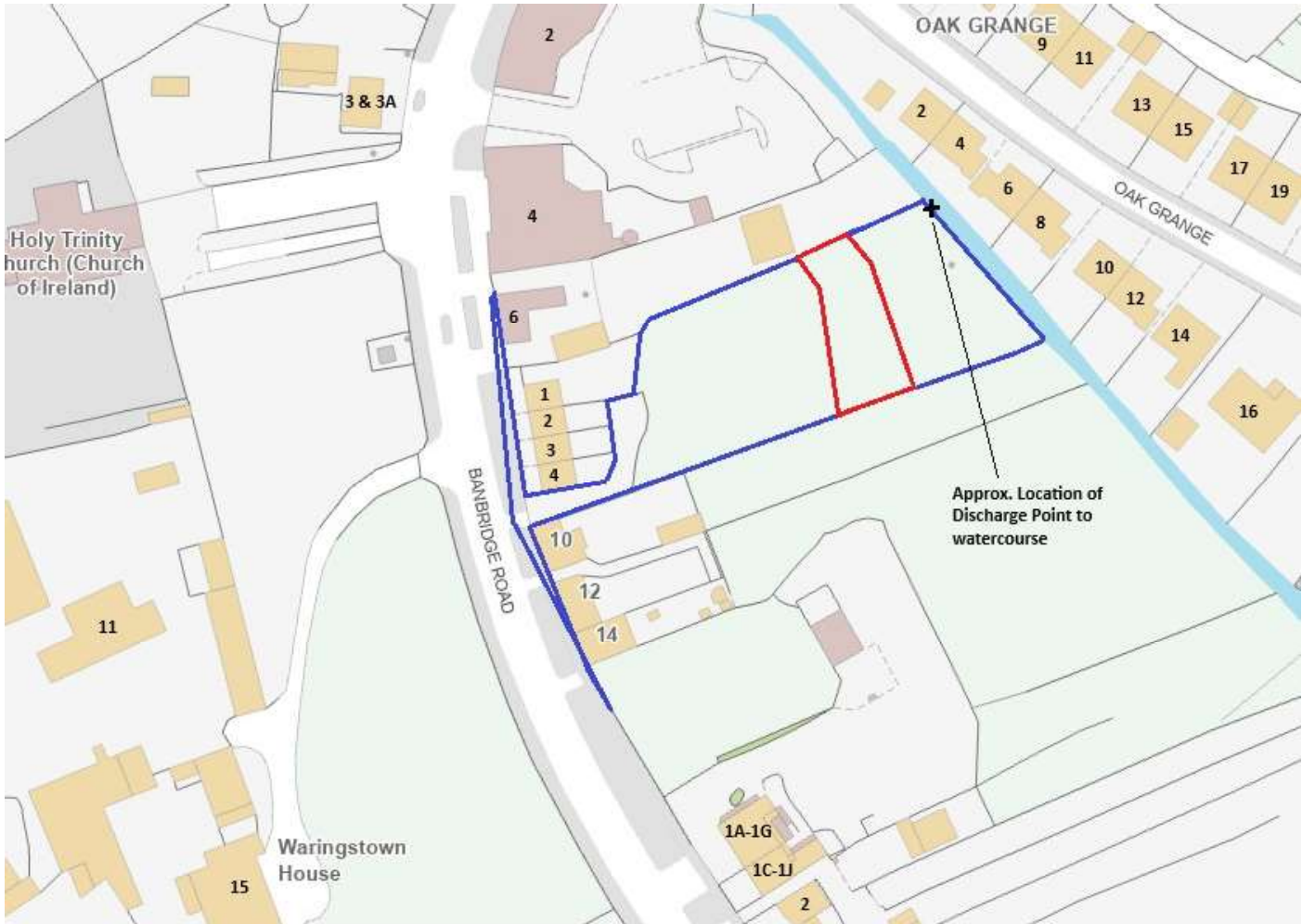
DWG. NUMBER:	REV. 1A
SCALE: N.T.S	SHEET: 1 OF 1
DIMENSIONS:mm	

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TOLERANCES UNLESS OTHERWISE SPECIFIED	WEIGHT(KG): ±2%
0mm - +1mm	0 - +1"
0.0mm - +0.1mm	0.0 - +0.1"
0.00mm - +0.0mm	DO NOT SCALE DRAWING
REMOVE ALL BLUR AND FLASH	PROCESS

Rev.	Date.	Drawn By	Check By	Appr. By	Revision Description	ECN No.
1A		LP				

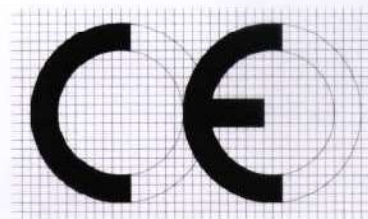
Viltru
55 Danmally Road,
Newry,
BT34 1QR
Tel +44 (0) 2830955533
www.viltru.co.uk



SMALL SCALE WASTEWATER TREATMENT



Notified Body 1554



EN 12566-3

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Yndustrywei 3 8501 SN Joure (NL)
THE NETHERLANDS
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2009

"DMT IWOX® 2 TANK SYSTEM"

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Crushing resistance:		pass
Treatment efficiency:	COD:	90.3 %
(Nominal Sequences only)	BOD ₅ :	97.5 %
	TSS:	96.7 %
Nitrogen Parameters:		NPD
Electrical consumption:		1.92 kWh/d
pH:		7.7
Sludge production:		NPD

Date: September 24, 2009

Signature


Drs. G. Brill

Application Review

Application Details

Application Number: 1047160 Application Date: 27/01/2026
Current Status: Review Pending Application Type: New Consent
Amount Due: £361.00 Original Consent Number: Not Applicable
Payment Id: Final Consent Number:
File Number:

Agent Details

Agent Name: [REDACTED]
Agent Address:
CLOGHANRAMER
NEWRY
Co. Down
BT34 1QR
Telephone: [REDACTED]
Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]
Applicant Address SHANKILL
LURGAN
Co. Armagh
BT66 6JH
Telephone: [REDACTED]
Email: [REDACTED]

Site Details

Site Address: 14m east of 4 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Stratum: Waterway

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

Proposed Waterway

Will a tertiary treatment (e.g. reedbed) be provided? No

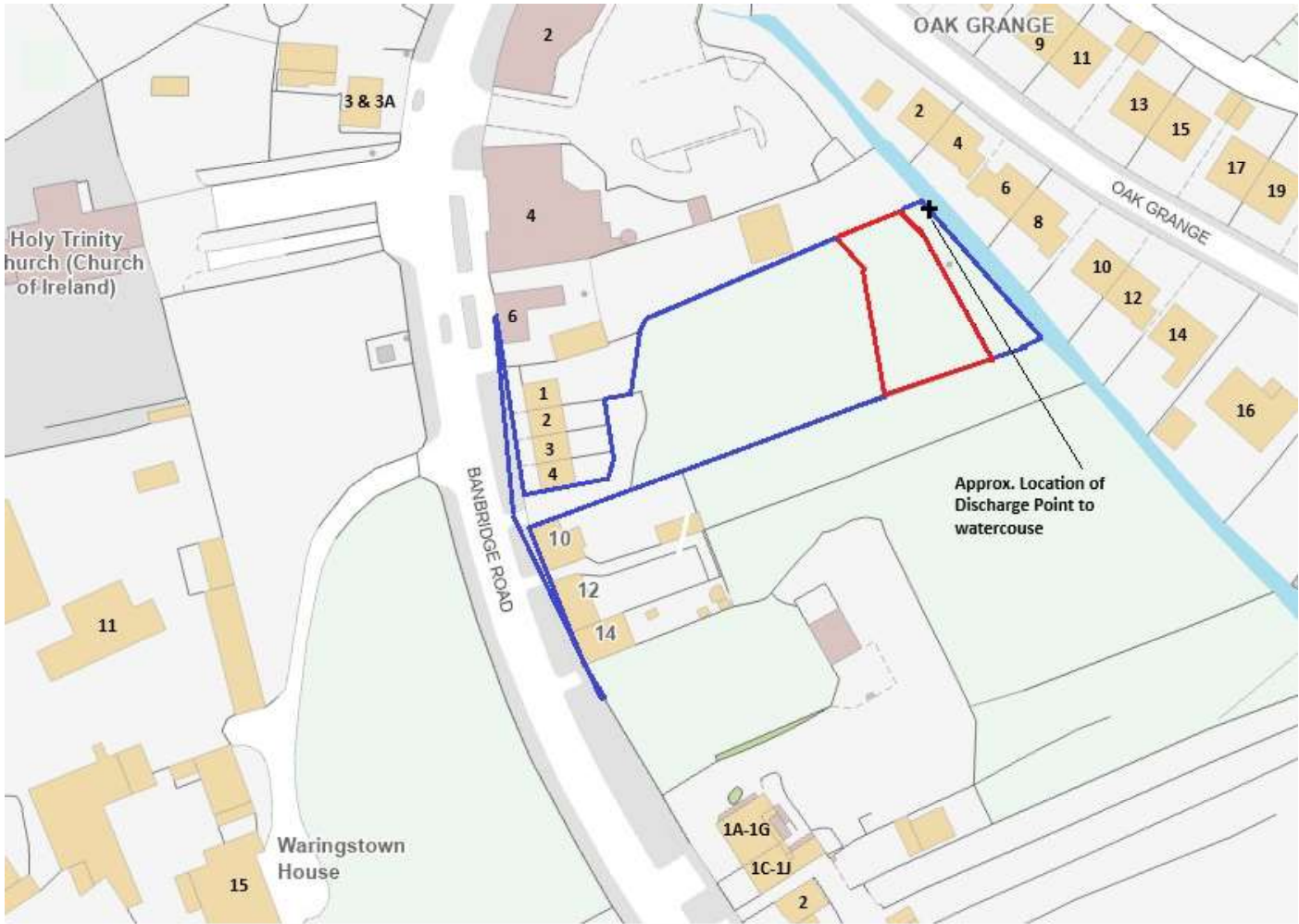
Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

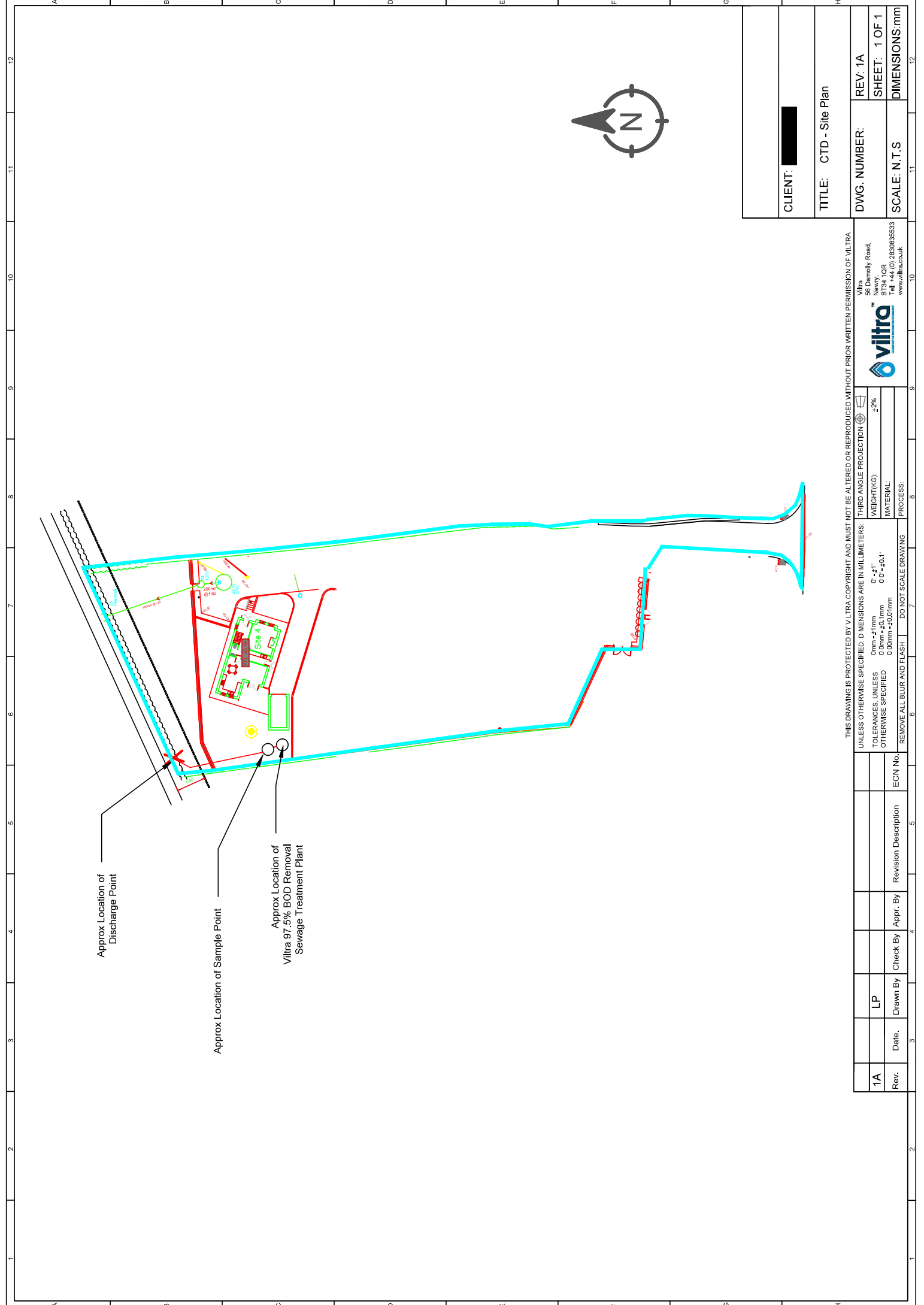
Is the system certified to BS 12566-3 Yes

Treatment efficiency (if known) % BOD removal 97.5

Documents

<u>Document Type</u>	<u>Name</u>	<u>Date Uploaded</u>
Location Map	██████████ - Location Map.pdf	27/01/2026
Site Plan	██████████ - Site Plan.pdf	27/01/2026
CE Certification	IWOX 97.5% CE Certificate.pdf	27/01/2026

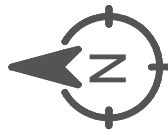




Approx Location of Discharge Point

Approx Location of Sample Point

Approx Location of Viltru 97.5% BOD Removal Sewage Treatment Plant



CLIENT: [REDACTED]

TITLE: CTD - Site Plan

DWG. NUMBER:	REV: 1A
SCALE: N.T.S	SHEET: 1 OF 1
DIMENSIONS:mm	

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TOLERANCES UNLESS OTHERWISE SPECIFIED	WEIGHT(KG): 4.2%
0mm - 4.1mm	MATERIAL:
4.1mm - 20.0mm	PROCESS:
20.0mm - 250.0mm	REMOVE ALL BLUR AND FLASH
250.0mm - 2500.0mm	DO NOT SCALE DRAWING

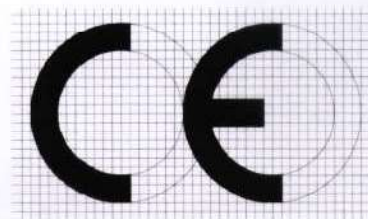
Rev.	Date.	Drawn By	Check By	Appr. By	Revision Description	ECN No.
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Viltru
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 BT34 1QR
 Tel: +44 (0) 2826355533
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SMALL SCALE WASTEWATER TREATMENT



Notified Body 1554



EN 12566-3

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2009

"DMT IWOX® 2 TANK SYSTEM"

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(Nominal Sequences only)	BOD ₅ :	97.5 %
	TSS:	96.7 %
Nitrogen Parameters:		NPD
Electrical consumption:		1.92 kWh/d
pH:		7.7
Sludge production:		NPD

Date: September 24, 2009

Signature


Drs. G. Brill

From: [REDACTED]
To: [REDACTED]
Subject: Dec Doc - DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED
Date: 28 January 2026 10:52:00
Attachments: [image001.png](#)

Morning [REDACTED]

PS: There's a blank page in amongst the 4th application. Sorry I couldn't get it deleted

Thanks

From: NIEA Consent Applications <consentapplications@daera-ni.gov.uk>
Sent: 28 January 2026 09:43
To: [REDACTED]
Cc: DAERA Industrial Consents <Industrialconsents@daera-ni.gov.uk>
Subject: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED

DOMESTIC CONSENT APPLICATION ID 1047157 1047158 1047159 and 1047160

Planning Application Reference - LA08/2020/0013/O - Site for 4 No. dwellings & garages

YOUR APPLICATION IS ON HOLD

The Domestic Discharge Application process is designed to consent single properties in the rural setting and usually, in isolation. It is intended to allow for the quick consideration of the environmental impacts of a single discharge where the risk is considered low.

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The preferred solution for wastewater treatment remains connection to the NI Water sewer. Where such an option is not available (either due to geographical issues or constraints on capacity etc.) NIEA require evidence that this option has been adequately considered. This is to ensure protection of both the environment and the future occupants of the dwellings.

Please provide the information requested to industrialconsents@daera-ni.gov.uk. Please also use this email address for any queries about your application.

Consent Applications Team
Northern Ireland Environment Agency
Water Regulation Team
17 Antrim Road
Lisburn
Tonagh
BT28 3AL

DAERA-logo-2x



Application 1047157 - Decision document

Site Details

Site Address: 14m east of 1 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

28 Jan 2026 09:16:28

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Stratum: Waterway

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

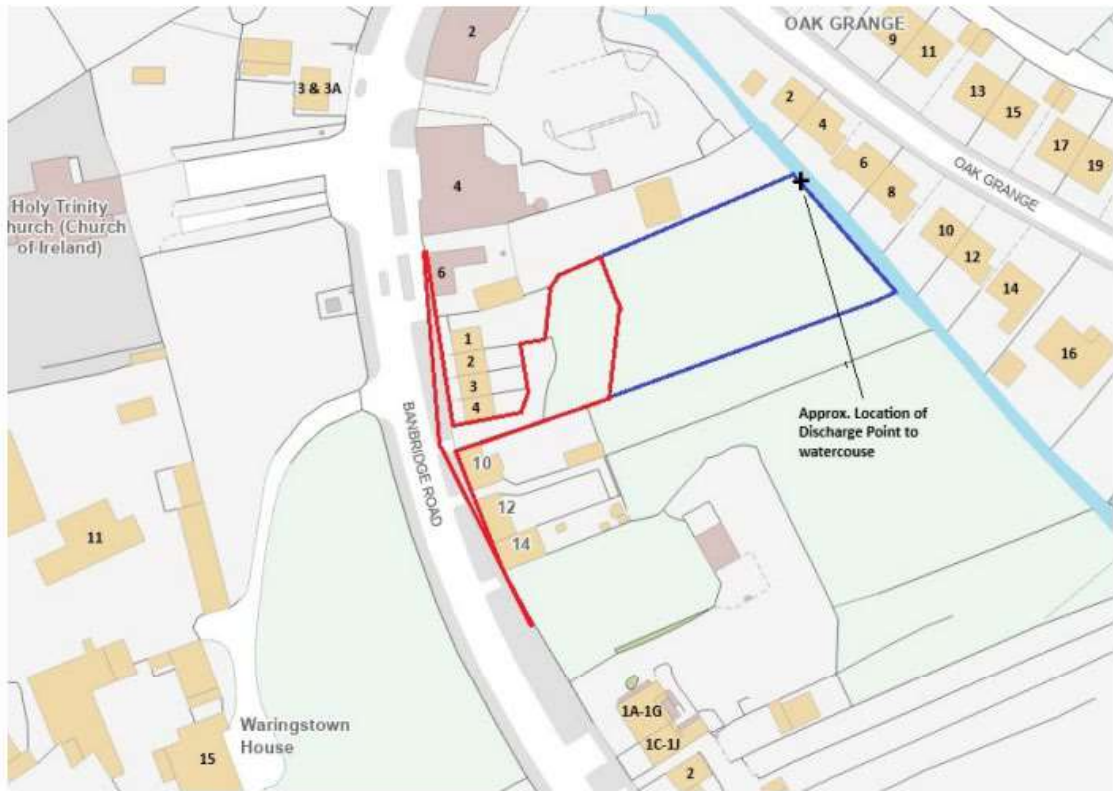
Proposed Waterway

Will a tertiary treatment (e.g. reedbed) be provided? No

Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

Is the system certified to BS 12566-3 Yes

Treatment efficiency (if known) % BOD removal 97.5



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P.O. Box 231 8440 AE Heerenveen
Yndustrywei 3 8501 SN Joure (NL)
THE NETHERLANDS
<http://www.dirkse-milieutechniek.com>
2009

"DMT IWOX® 2 TANK SYSTEM"

Daily hydraulic flow:	1.2 m ³ /d
Material:	Polyethylene (PE)
Watertightness (water test):	pass
Crushing resistance:	pass
Treatment efficiency:	COD: 90.3 %
(Nominal Sequences only)	BOD ₅ : 97.5 %
	TSS: 96.7 %
Nitrogen Parameters:	NPD
Electrical consumption:	1.92 kWh/d
pH:	7.7
Sludge production:	NPD

Date: September 24, 2009

Signature


Drs. G. Brill

Agent Details

Agent Name: [REDACTED]

Agent Address: Cloghanramer
Newry
Co. Down
BT34 1QR

Telephone: [REDACTED]

Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]

Applicant Address TREMOGE
CARRICKMORE
Co. Tyrone
BT79 9BU

Telephone: [REDACTED]

Email: [REDACTED]

Application 1047158

Site Details

Site Address: 14m east of 2 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

28 Jan 2026 09:17:12

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Stratum: Waterway

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

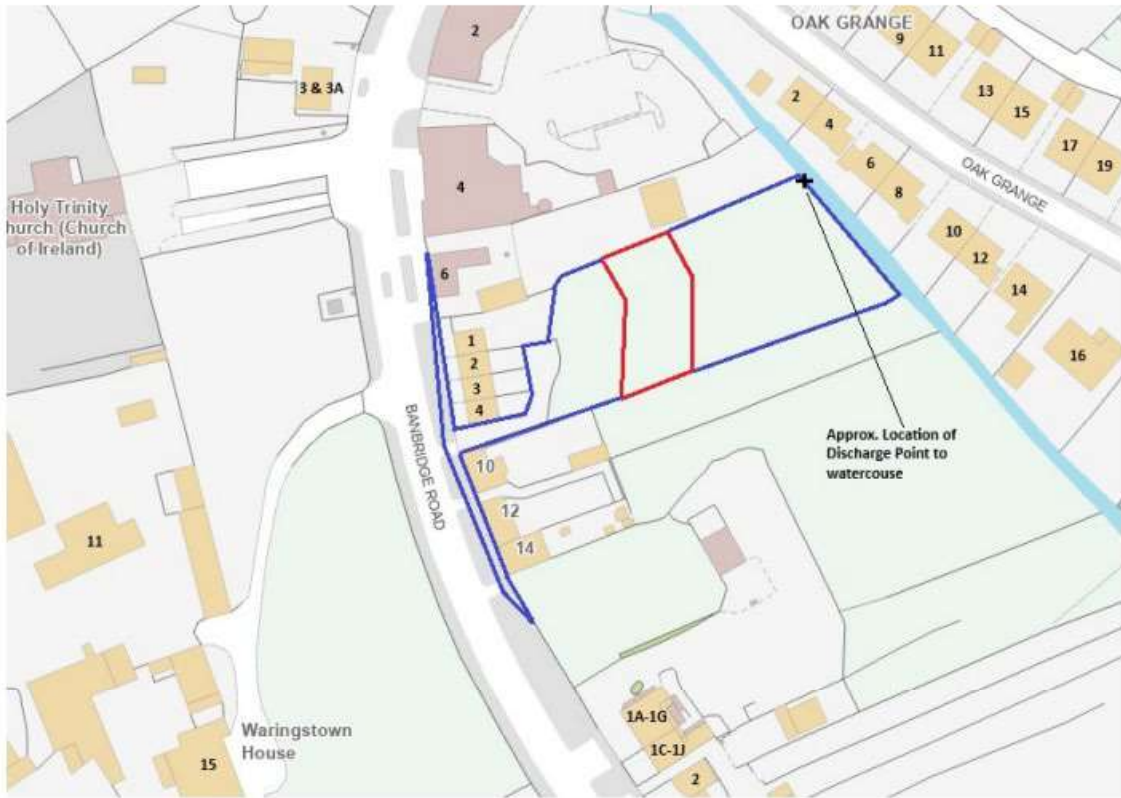
Proposed Waterway

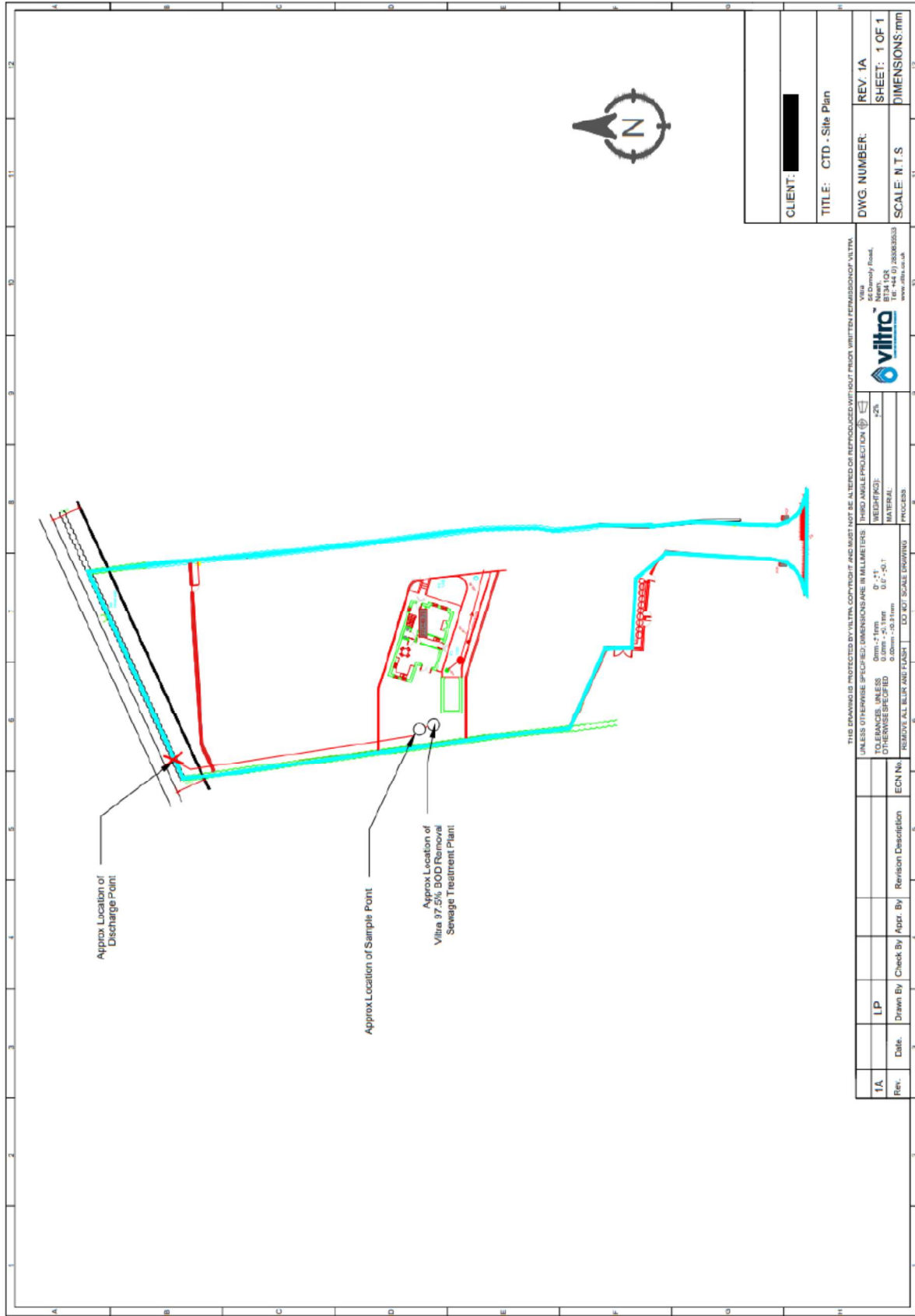
Will a tertiary treatment (e.g. reedbed) be provided? No

Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

Is the system certified to BS 12566-3 Yes

Treatment efficiency (if known) % BOD removal 97.5





CLIENT:	[REDACTED]
TITLE:	CTD - Site Plan
DWG. NUMBER:	REV. 1A
SCALE:	N.T.S
SHEET:	1 OF 1
DIMENSIONS:	mm

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UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS

THIRD ANGLE PROJECTION

WEIGHT(KG): ±2%

MATERIAL: 304 SS

PROCESS: [REDACTED]

DO NOT SCALE DRAWING

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Rev.	Date	Drawn By	Check By	Appr. By	Revision Description	ECH No.
1.A		LP				

1.A

LP

Drawn By

Check By

Appr. By

Revision Description

ECH No.

VAN HALL 
INSTITUUT

Notified Body 1554



EN 12566-3

DMT Milieutechnologie BV
P.O. Box 231 8440 AE Heerenveen
Yndustrywei 3 8501 SN Joure (NL)
THE NETHERLANDS
<http://www.dirkse-milieutechniek.com>
2009

"DMT IWOX® 2 TANK SYSTEM"

Daily hydraulic flow:		1.2 m ³ /d
Material:		Polyethylene (PE)
Watertightness (water test):		pass
Crushing resistance:		pass
Treatment efficiency:	COD:	90.3 %
(Nominal Sequences only)	BOD ₅ :	97.5 %
	TSS:	96.7 %
Nitrogen Parameters:		NPD
Electrical consumption:		1.92 kWh/d
pH:		7.7
Sludge production:		NPD

Date: September 24, 2009

Signature


Drs. G. Brill

Agent Details

Agent Name: [REDACTED]

Agent Address:

Cloghanramer

Newry

Co. Down

BT34 1QR

Telephone: [REDACTED]

Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]

Applicant Address TREMOGE

CARRICKMORE

Co. Tyrone

BT79 9BU

Telephone: [REDACTED]

Email: [REDACTED]

Application 1047159

Site Details

Site Address: 14m east of 3 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

28 Jan 2026 09:17:51

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Stratum: Waterway

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

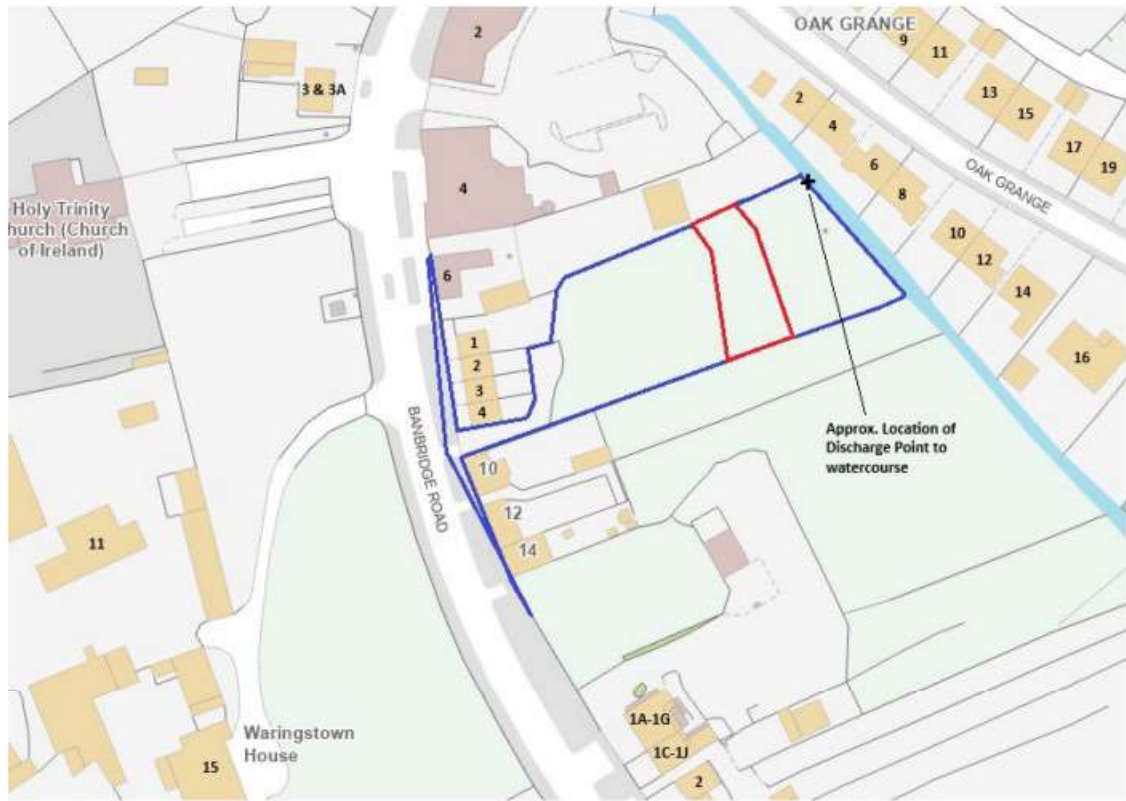
Proposed Waterway

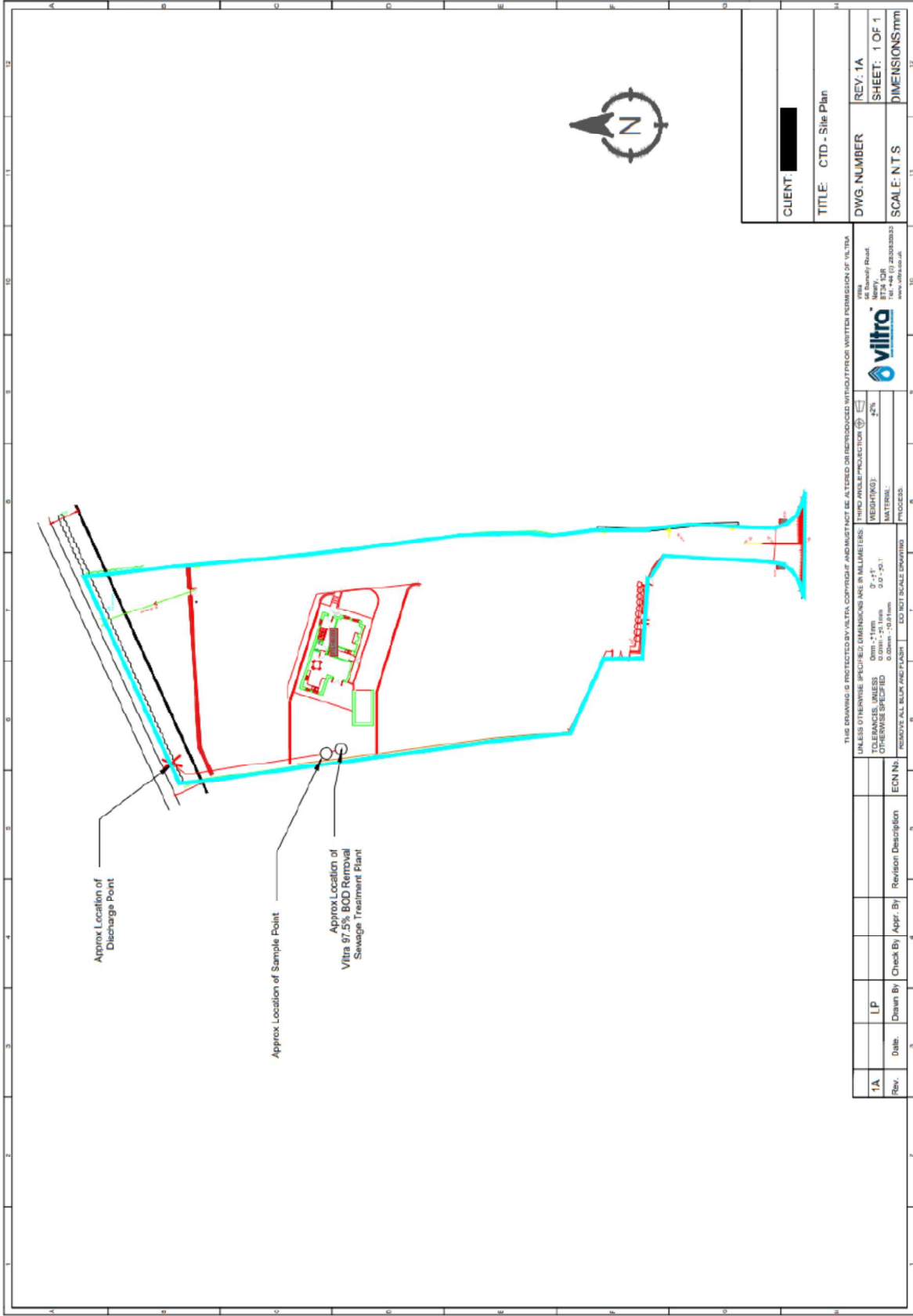
Will a tertiary treatment (e.g. reedbed) be provided? No

Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

Is the system certified to BS 12566-3? Yes

Treatment efficiency (if known) % BOD removal 97.5





CLIENT	[REDACTED]
TITLE	CTD - Site Plan
DWG. NUMBER	REV. 1A
SHEET	1 OF 1
SCALE	N.T.S.
DIMENSIONS	mm

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 FINISHES, UNLESS OTHERWISE SPECIFIED: 0.0mm - 0.5mm 0.5mm - 1.0mm 1.0mm - 2.0mm 2.0mm - 5.0mm 5.0mm - 10.0mm 10.0mm - 20.0mm 20.0mm - 50.0mm 50.0mm - 100.0mm 100.0mm - 200.0mm 200.0mm - 500.0mm 500.0mm - 1000.0mm
 REMOVE ALL BURR AND FLASH. DO NOT SCALE DRAWING.
viltru
 44 Beverly Road, Westbury, NY 11591, USA
 Tel: +1 516 233 2282 Fax: +1 516 233 2283
 www.viltru.co.uk

Rev.	Date	Drawn By	Check/By	Appr. By	Revision Description	ECN No.
1A		LP				

DMT Milieutechnologie BV
P.O. Box 231 8440 AE Heerenveen
Yndustrywei 3 8501 SN Joure (NL)
THE NETHERLANDS
<http://www.dirkse-milieutechniek.com>
2009

"DMT IWOX® 2 TANK SYSTEM"

Daily hydraulic flow:		1.2 m ³ /d
Material:		Polyethylene (PE)
Watertightness (water test):		pass
Crushing resistance:		pass
Treatment efficiency:	COD:	90.3 %
(Nominal Sequences only)	BOD ₅ :	97.5 %
	TSS:	96.7 %
Nitrogen Parameters:		NPD
Electrical consumption:		1.92 kWh/d
pH:		7.7
Sludge production:		NPD

Date: September 24, 2009

Signature


Drs. G. Brill

Agent Details

Agent Name: [REDACTED]

Agent Address: Cloghanramer
Newry
Co. Down
BT34 1QR

Telephone: [REDACTED]

Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]

Applicant Address SHANKILL
LURGAN
Co. Armagh
BT66 6JH

Telephone: [REDACTED]

Email: [REDACTED]

Application 1047160

Site Details

Site Address: 14m east of 4 Church View Banbridge Road
Waringstown
Co. Down
BT66 7RG

28 Jan 2026 09:18:37

Easting: 310526

Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Waterway
Stratum:

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 20 metres available? No

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number LA08/2020/0013/O

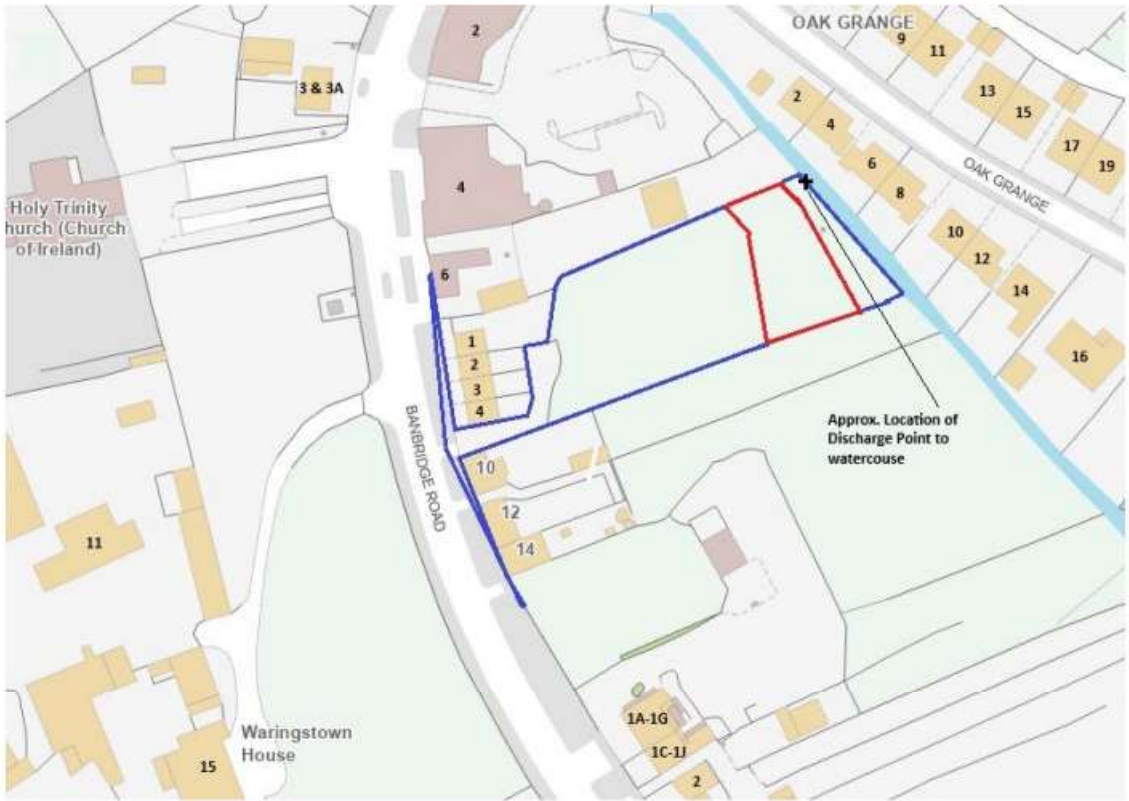
Proposed Waterway

Will a tertiary treatment (e.g. reedbed) be provided? No




Type of treatment system proposed? Viltra 97.5 Sewage Treatment Plant

Is the system certified to BS 12566-3 Yes

Treatment efficiency (if known) % BOD removal 97.5



Conclusion/decision:

SMALL SCALE WASTEWATER TREATMENT	 VAN HALL INSTITUUT	 EN 12566-3
	Notified Body 1554	
	DMT Milieutechnologie BV P.O. Box 231 8440 AE Heerenveen Yndustrywei 3 8501 SN Joure (NL) THE NETHERLANDS http://www.dirkse-milieutechniek.com 2009	
	“DMT IWOX® 2 TANK SYSTEM”	
	Daily hydraulic flow:	1.2 m ³ /d
	Material:	Polyethylene (PE)
	Watertightness (water test):	pass
	Crushing resistance:	pass
	Treatment efficiency:	COD: 90.3 %
	(Nominal Sequences only)	BOD ₅ : 97.5 %
		TSS: 96.7 %
	Nitrogen Parameters:	NPD
	Electrical consumption:	1.92 kWh/d
	pH:	7.7
	Sludge production:	NPD
	Date:	September 24, 2009
	Signature	 Drs. G. Brill

Agent Details

Agent Name:

[REDACTED]

Agent Address:

CLOGHANRAMER

NEWRY

Co. Down

BT34 1QR

Telephone:

[REDACTED]

Email:

[REDACTED]

Applicant Details

Applicant Name:

[REDACTED]

Applicant Address

SHANKILL

LURGAN

Co. Armagh

BT66 6JH

Telephone:

[REDACTED]

Email:

[REDACTED]

Conclusion/Decision

From: [REDACTED]
To: [REDACTED]
Cc: [Crowe, Richard](#)
Subject: RE: phone call from Cllr [REDACTED] - 1-4 Church View, Banbridge Road, Waringstown
Date: 09 December 2025 16:28:09
Attachments: [image005.png](#)
[image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

[REDACTED]

Many thanks for the continued update on this development and agree with you declining the invitation.

Given we are consistent in our approach to these developments I am content if challenged. While Councillor [REDACTED] is TUV we also responded to [REDACTED] MP (DUP) with the same message.

Regards

[REDACTED]
Head of Water Regulation
Regulation & Enforcement Division
Northern Ireland Environment Agency – Lisburn
17 Antrim Road
Lisburn
BT28 3AL

[REDACTED]



From: [REDACTED]
Sent: 09 December 2025 15:13
To: [REDACTED]
Subject: phone call from Cllr [REDACTED] - 1-4 Church View, Banbridge Road, Waringstown

Afternoon [REDACTED]

I wanted to make you aware that I received a phone call today from Councillor [REDACTED] (Armagh, Banbridge & Craigavon Council area) regarding a small housing development of 4 dwellings at Nos. 1-4 Church View, Banbridge Road, Waringstown (quoted Planning Ref: LA08/2021/1564/RM).

The Councillor requested whether I could attend a hearing/meeting this Thursday to provide background on why the Private Sewage Team would not issue a consent for the development. Given the short notice, and in line with our normal approach, I declined the invitation. I explained our front-facing guidance that for housing developments, any private sewage infrastructure must be suitable for NI Water adoption, in order to protect homeowners from long-term maintenance liabilities and to prevent environmental harm arising from sub-standard or unmaintained systems.



He advised that he understood this rationale once explained and acknowledged the problems that can arise where homeowners are left responsible for such systems. Cllr [REDACTED] also mentioned that NI Water had previously issued an Article 161, for which the developer paid a bond and proceeded in good faith to construction, with some dwellings now at roof level. He stated that NI Water subsequently withdrew the Article 161 offer, though he did not know the reasoning. I advised him that matters relating to Article 161 sit with NI Water and DfI, and that he may wish to contact them directly.

Before ending the call, he mentioned that he believed the developer was likely to pursue a formal challenge, which I assume relates to NI Water's withdrawal of Article 161.


Regards,

[REDACTED]

Principal Scientific Officer (Acting)
Regulation & Enforcement Division
Water Regulation: Private Sewage Team
Northern Ireland Environment Agency – Lisburn
17 Antrim Road
Lisburn
BT28 3AL
✉ | ☎ Tel: Ext:

	
DAERA Signature Strip New 2020 Green	
	

[Visit NetRegs](#) for environmental guidance and new updates to legislation

From: [NIEA Consent Applications](#)
To: [REDACTED]
Subject: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - REFUSED
Date: 02 February 2026 08:50:00
Attachments: [image001.png](#)

DOMESTIC CONSENT APPLICATION ID – 1047157, 1047158, 1047159 and 1047160

YOUR APPLICATIONS HAVE BEEN REJECTED

Your applications have been rejected because of the following:

- Your applications have been Rejected as these properties are part of a development and are not consentable as it would constitute a trade discharge. The Consenting Officer has advised that the solution is for the developer to install one sewage treatment plant to serve the four dwelling development under a trade application along with application to NI Water for future adoption of that small works. When some capacity becomes available in the sewer, they could then remove the small works and move foul discharge there, under agreement with NI Water you are going to reapply when you have carried out the percolation tests for your system.

If you have any further questions in relation to Domestic Discharge Consent you can email - consents.admin@daera-ni.gov.uk

Regards

[REDACTED]

Water Regulation Team

DAERA-logo-2x



From: NIEA Consent Applications
Sent: 28 January 2026 09:43
To: [REDACTED]
Cc: DAERA Industrial Consents <Industrialconsents@daera-ni.gov.uk>
Subject: CM: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED

DOMESTIC CONSENT APPLICATION ID 1047157 1047158 1047159 and 1047160

Planning Application Reference - LA08/2020/0013/O - Site for 4 No. dwellings & garages

YOUR APPLICATION IS ON HOLD

The Domestic Discharge Application process is designed to consent single properties in the rural setting and usually, in isolation. It is intended to allow for the quick consideration of the environmental impacts of a single discharge where the risk is considered low.

Your application appears to be for multiple dwellings or may be part of a housing development and therefore we require some further information before we can proceed to process it.

Please provide evidence of advice from NI Water on the potential for connection to the mains sewer network e.g. a Pre development Enquiry (PDE) response.

The preferred solution for wastewater treatment remains connection to the NI Water sewer. Where such an option is not available (either due to geographical issues or constraints on capacity etc.) NIEA require evidence that this option has been adequately considered. This is to ensure protection of both the environment and the future occupants of the dwellings.

Please provide the information requested to industrialconsents@daera-ni.gov.uk. Please also use this email address for any queries about your application.


Consent Applications Team
Northern Ireland Environment Agency
Water Regulation Team
17 Antrim Road
Lisburn
Tonagh
BT28 3AL

DAERA-logo-2x



From: [NIEA Consent Applications](#)
To: [REDACTED]
Subject: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - REFUSED
Date: 02 February 2026 08:50:00
Attachments: [image001.png](#)

DOMESTIC CONSENT APPLICATION ID – 1047157, 1047158, 1047159 and 1047160

YOUR APPLICATIONS HAVE BEEN REJECTED

Your applications have been rejected because of the following:

- Your applications have been Rejected as these properties are part of a development and are not consentable as it would constitute a trade discharge. The Consenting Officer has advised that the solution is for the developer to install one sewage treatment plant to serve the four dwelling development under a trade application along with application to NI Water for future adoption of that small works. When some capacity becomes available in the sewer, they could then remove the small works and move foul discharge there, under agreement with NI Water you are going to reapply when you have carried out the percolation tests for your system.

If you have any further questions in relation to Domestic Discharge Consent you can email - consents.admin@daera-ni.gov.uk

Regards

[REDACTED]
Water Regulation Team

DAERA-logo-2x



From: NIEA Consent Applications
Sent: 28 January 2026 09:43
To: [REDACTED]
Cc: DAERA Industrial Consents <Industrialconsents@daera-ni.gov.uk>
Subject: CM: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED

DOMESTIC CONSENT APPLICATION ID 1047157 1047158 1047159 and 1047160

Planning Application Reference - LA08/2020/0013/O - Site for 4 No. dwellings & garages

YOUR APPLICATION IS ON HOLD

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Your application appears to be for multiple dwellings or may be part of a housing development and therefore we require some further information before we can proceed to process it.

Please provide evidence of advice from NI Water on the potential for connection to the mains sewer network e.g. a Pre development Enquiry (PDE) response.

The preferred solution for wastewater treatment remains connection to the NI Water sewer. Where such an option is not available (either due to geographical issues or constraints on capacity etc.) NIEA require evidence that this option has been adequately considered. This is to ensure protection of both the environment and the future occupants of the dwellings.

Please provide the information requested to industrialconsents@daera-ni.gov.uk. Please also use this email address for any queries about your application.


Consent Applications Team
Northern Ireland Environment Agency
Water Regulation Team
17 Antrim Road
Lisburn
Tonagh
BT28 3AL

DAERA-logo-2x



From: [REDACTED]
To: [NIEA Consent Applications](#)
Subject: Refusal - Dec Doc - DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED
Date: 02 February 2026 08:15:29
Attachments: [image001.png](#)

Morning all,

This is refused on the basis that it is a development, is not consentable and would constitute a trade discharge.. Consenting Officer has advised that the solution is for the developer to install one sewage treatment plant to serve the four dwelling development under a trade application along with application to NI Water for future adoption of that small works. When some capacity becomes available in the sewer, they could then remove the small works and move foul discharge there, under agreement with NI Water.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 30 January 2026 11:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Dec Doc - DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED

[REDACTED]

New decision doc enclosed along with a previous one for reference, for one dwelling on site completed Feb 2025.

This one had been queried by an MLA on behalf of the developer and responded to through the Chief Execs office.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 28 January 2026 10:52
To: [REDACTED]
Subject: Dec Doc - DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED

Morning [REDACTED]

[REDACTED] Theres a blank page in amongst the 4th application. Sorry I couldn't get it deleted

Thanks



From: NIEA Consent Applications <consentapplications@daera-ni.gov.uk>

Sent: 28 January 2026 09:43

To: 

Cc: DAERA Industrial Consents <Industrialconsents@daera-ni.gov.uk>

Subject: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED

DOMESTIC CONSENT APPLICATION ID 1047157 1047158 1047159 and 1047160

Planning Application Reference - LA08/2020/0013/O - Site for 4 No. dwellings & garages

YOUR APPLICATION IS ON HOLD

The Domestic Discharge Application process is designed to consent single properties in the rural setting and usually, in isolation. It is intended to allow for the quick consideration of the environmental impacts of a single discharge where the risk is considered low.

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The preferred solution for wastewater treatment remains connection to the NI Water sewer. Where such an option is not available (either due to geographical issues or constraints on capacity etc.) NIEA require evidence that this option has been adequately considered. This is to ensure protection of both the environment and the future occupants of the dwellings.

Please provide the information requested to industrialconsents@daera-ni.gov.uk. Please also use this email address for any queries about your application.



Consent Applications Team
Northern Ireland Environment Agency
Water Regulation Team
17 Antrim Road
Lisburn
Tonagh
BT28 3AL

DAERA-logo-2x



Application 1039332

Decision document

Site Details

Site Address:

11 Feb 2025 08:02:41

Rear of 1-4
CHURCH VIEW
MAGHERANA
WARINGSTOWN
Co. Down
BT66 7RG
Easting: 310525
Northing: 355161

Discharge Details

Is the consent type a Waterway or Soakaway/Underground Stratum: Waterway

Is the discharge proposed or existing: Proposed

Is there an NI Water Ltd foul sewer/private sewer within 30 metres available? Yes

Please specify a reason why a connection is not possible?: no capacity - Private Treatment approved in planning

Is there more than one house on the development: No

Do you have a planning application reference number? Yes

Planning application reference number [LA08/2021/1564/RM](#)

Proposed Waterway

Will a tertiary treatment (e.g. reedbed) be provided? No

Type of treatment system proposed? Package Treatment Plant - 97.5 %

Is the system certified to BS 12566-3 Yes

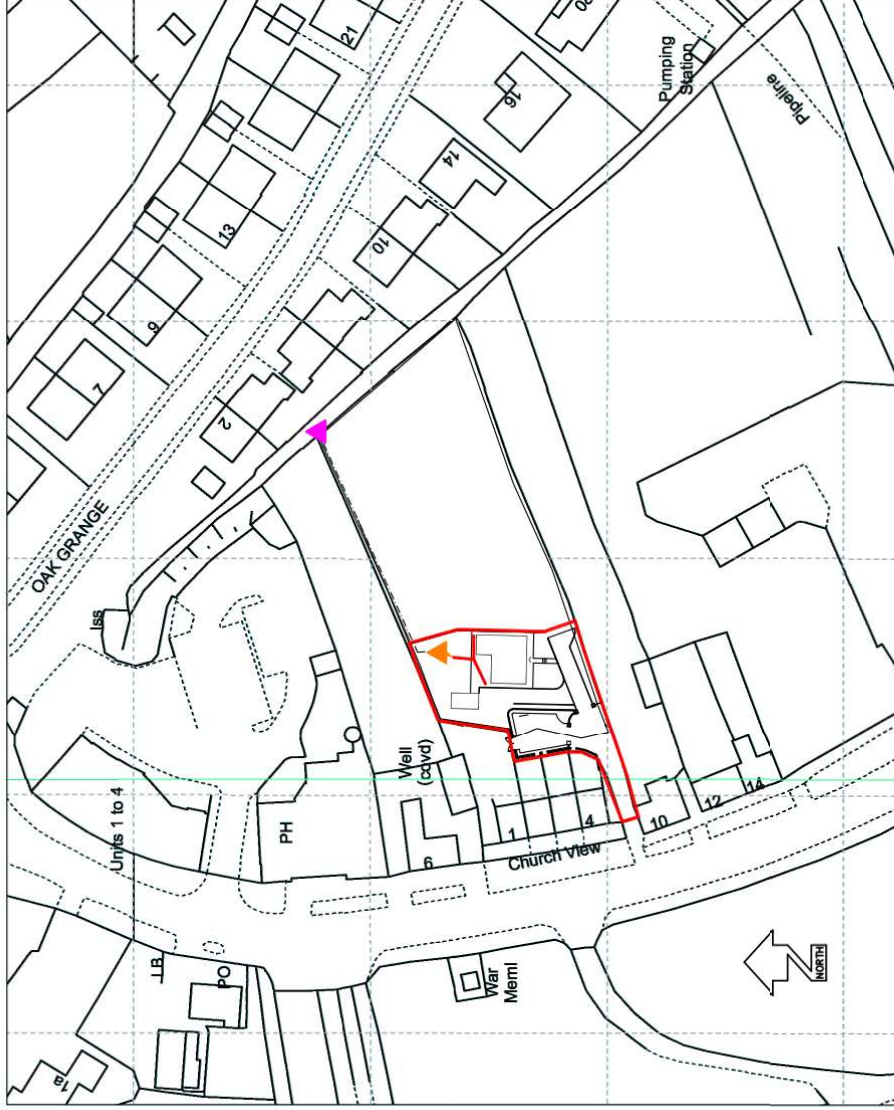
Treatment efficiency (if known) % BOD removal 97.5

Notes:

1. This drawing is to be read in conjunction with other civil engineering drawings including the specific project specification(s) on drawings as well as the architectural drawings.
2. The contractor is responsible for verifying all dimensions on site and ensuring that all dimensions and levels shown on this drawing comply with other relevant drawings.
3. Any discrepancies should be reported to the wsc consulting as soon as possible after they are determined.
4. Drawing to be used for Planning Purposes only unless stated otherwise in Drawing Status box of Titleblock.

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Legend	
Plant & Sample Point	310480, 355135
Discharge Point	310525, 355161
Site Boundary	



rev	date	amendments	dm by	ckd															
<table border="1"> <tr> <td>project</td> <td>Lands to rear of 1-4 Church View, Main St Waringstown</td> <td>Feb25</td> <td>1:1250(A4)</td> <td>Drawing Status Preliminary</td> </tr> <tr> <td>title</td> <td>NIEA - Domestic Consent to Discharge - Location Map</td> <td></td> <td>scale</td> <td>Drawn by WSC</td> </tr> <tr> <td></td> <td></td> <td>dwg. no.</td> <td>21-1720-150</td> <td>ckd. by</td> </tr> </table>					project	Lands to rear of 1-4 Church View, Main St Waringstown	Feb25	1:1250(A4)	Drawing Status Preliminary	title	NIEA - Domestic Consent to Discharge - Location Map		scale	Drawn by WSC			dwg. no.	21-1720-150	ckd. by
project	Lands to rear of 1-4 Church View, Main St Waringstown	Feb25	1:1250(A4)	Drawing Status Preliminary															
title	NIEA - Domestic Consent to Discharge - Location Map		scale	Drawn by WSC															
		dwg. no.	21-1720-150	ckd. by															

W. Simon Colvert, M.Eng, C.Eng, M.I.C.E, M.I.H.T.
 Chartered Civil Engineering Consultant
 Bellfield Lodge, 33 Fairview Rd., Donemore, BT25 1JF.
 Tel: 098 3888 0145, Mob: 07803 608733
 e-mail: info@wscconsulting.co.uk web: www.wscconsulting.co.uk






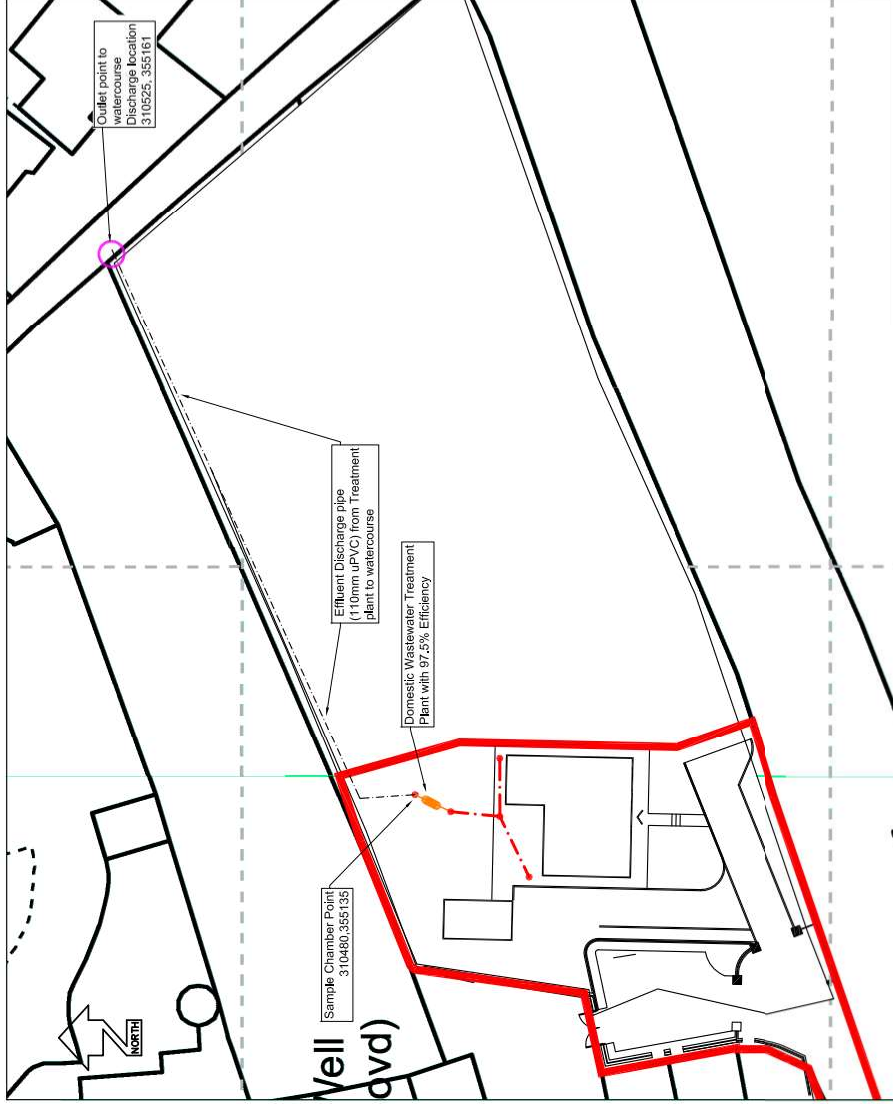
Notes:

1. This drawing is to be read in conjunction with other civil engineering drawings including the specific project specification(s) on drawings as well as the architectural drawings.
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Drainage Legend

-  Proposed Foul Drain & Manhole (Ref & Dia) 110mm Dia uPVC Proposed Foul
-  Package Treatment Tank
-  Proposed Effluent Discharge pipe (110mm uPVC)



rev	date	amendments	dm	by	ckd	project	Feb25	1:500(A4)	Drawing Status
						Lands to rear of 1-4 Church View, Main St Waringstown	date	scale	Preliminary
						NIEA - Domestic Consent to Discharge - Site Plan			Drawn by
							dwg. no.	21-1720-151	WSC
									ckd. by

WSC consulting
 W. Simon Calvert, M.Eng, C.Eng, M.I.C.E., M.I.H.T.,
 Chartered Civil Engineering Consultant
 Ballinveel Lodge, 33 Fairview Rd., Donmore, BT25 1JF,
 Tel: 028 3882 0145 Mob: 07803 082733
 e-mail: info@wscconsulting.co.uk web: www.wscconsulting.co.uk

Declaration of Performance for Small Wastewater Treatment Systems

All prefabricated septic tank units produced at Turley Bros. manufacturing plant, Newry, County Down conform to the requirements of BS EN 12566-3:2016 Small Wastewater Treatment Systems for up to 50 PT
Part 3: Packaged and/or site assembled domestic wastewater treatment plants & S.R.66



7 Corcreechy Road, Sheepbridge, Newry, County Down
BT34 1LP Northern Ireland
Telephone 02830 266421
Fax 02830 250542
E-Mail conor@turleybros.com

- 1 Unique Identification:
Prefabricated Septic Tank (concrete): One-Chamber SBR System CT-10-1

 - 2 Type, batch / or serial number, or other marking for the identification of the construction product in accordance with Article 11:
Each unit will be identifiable by a unique identification code.

 - 3 Intended use(s):
To be used outside buildings for faecal water and organic effluent for a population up to 50 PE

 - 4 Manufacturer details:
**TURLEY BROS
7 Corcreechy Road,
Sheepbridge, Newry
County Down
BT34 1LP
Tel: 02830 266421
Fax: 02830 250542
Email: conor@turleybros.com**

 - 5 System of Assessment and verification of constancy of performance of the construction product as set out in CPR, Annex V:
System 3

 - 6 Factory Production Control assessed by: **RMV Quality Assurance**

 - 7 Product Type Testing Notified Body: **PIA-SR66-1606-1069**

 - 8 Declared Performance:
The declared performance and essential characteristics for each product is attached.
- Signed for and on behalf of the manufacturer by: **Fergal Turley**
-

Date:



Turley Bros

7 Corcreechy Road, Sheepbridge, Newry, County Down
BT34 1LP Northern Ireland

Conforms to BS EN 12566-3: 2016
S.R. 66

18

Prefabricated Septic Tank : One-Chamber SBR System CT-10-1
PIA-SR66-1606-1069

Material	CONCRETE		
Nominal Organic Daily Load	0.25 kg/d		
Nominal Hydraulic Daily Load	0.75 m³/d		
Treatment Efficiency (nominal sequences)		EFFICIENCY	EFFLUENT
	COD	96.3%	25.0 mg/l
	BOD ₅	99.0%	3.0 mg/l
	NH ₄ -N	98.4%	0.7 mg/l
	SS	98.8%	4.0 mg/l
Treatment Capacity	4 EH		
Power Consumption	0.69 kWh/d		
Watertightness	PASS		
Durability	PASS		
Number of Desludging	NOT MORE THAN ONCE		
Reaction to Fire	A1		
Structural Behaviour (vertical load test)	PASS (dry ground conditions)		

Agent Details

Agent Name:

[REDACTED]

Agent Address:

Ballykeel

Dromore

Co. Down

BT25 1JF

Telephone:

[REDACTED]

Email:

[REDACTED]

Applicant Details

Applicant Name:

[REDACTED]

Applicant Address

TREMOGE

CARRICKMORE

Co. Tyrone

BT79 9BU

Telephone:

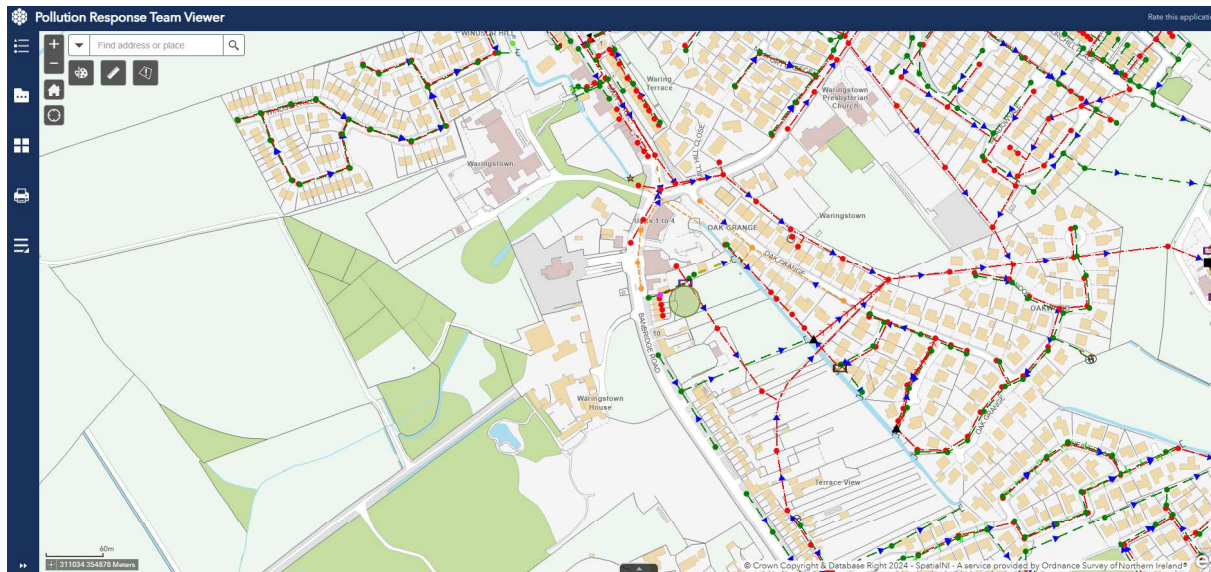
[REDACTED]

Email:

[REDACTED]

Conclusion/decision:

Within Waringstown urban area served by NI Water foul sewer with a CSO very near.



This one dwelling application is one part of Planning LA08/2021/1564/RM which is for a development of four dwellings.

14m East of No's 1 to 4 Church View Banbridge Road Waringstown BT66 7RG ■ Determined

Reserved Matters

Application Reference: LA08/2021/1564/RM

Proposal Description

Site for 4 No. dwellings and garages.

Application actions v

DetailsMapRelated CasesDocuments 55ConsultationsComments 2

Site boundary

A detailed map showing the site boundary in green. The site is located between a 'Public House' and a 'Well (covered)'. The map shows several numbered units (1-17) and streets like 'Banbridge Road' and 'DANK GRANGE'. A 'Lecture Box' and 'Post Office' are also visible. The map includes a scale bar and a north arrow.

Information supplied with application and by email thereafter suggests that connection to sewer will not be possible due to capacity issues with the system now closed to any new application. What they have submitted is not a formal PDE it's a planning consultation document? But Schedule 161 paperwork was very near to signing stage/completion for adoption of the whole four home development to sewer, when NI Water cancelled and closed the system. Planning stage actually suggested septic tanks as foul solution.

This is clearly a development and I don't believe we should entertain allowing one or definitely not four, single domestic applications here. The solution is for the developer to install one sewage treatment plant to serve the four dwelling development under a trade application along with application to NI Water for future adoption of that small works. When some capacity becomes available in the sewer they could then remove the small works and move foul discharge there, under agreement with NI Water.

Decision maker [REDACTED] WQI 12/2/2025

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: [REDACTED] - Planning application - LA08/2025/0701/S54
Date: 14 November 2025 13:57:00
Attachments: [REDACTED]

[REDACTED]

I am the case officer for this application. Water Management Unit are not able to attend the Planning Committee on 6th January 2026. Northern Ireland Environment Agency (NIEA) is a statutory consultee to planning and as such can only make recommendations, any final decision lies with the Planning Authority.

Water Management Unit is unable to recommend that the condition is changed from "NIEA recommends that no development should take place on-site until the method of sewage disposal has been agreed in writing with NI Water or a consent to discharge has been granted." To "No dwelling shall be occupied 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." as there is no guarantee that Discharge Consent will be granted.

This condition was set to ensure protection to the aquatic environment and to help the applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available. This includes the purchase of any waste water treatment plant.

Private sewage treatment systems cannot be considered as an automatic alternative where connection to NIW infrastructure is constrained. The NIEA applies a hierarchy-based approach to sewage discharge applications, with priority given to connection to public infrastructure where available. The proliferation of individual septic tanks or small treatment plants, particularly in urban environments with established NIW infrastructure, is not considered environmentally sustainable and does not provide long-term protection for future homeowners.

NIEA require all private sewage infrastructure relating to residential dwellings to meet the NI Water specification for adoption. No discharge consent for private sewage infrastructure will be granted unless a valid Article 161 Agreement and bond is in place to ensure the long-term maintenance of sewage infrastructure to achieve compliance that will protect the environment and homeowners. 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, and the available environment to receive the proposed discharge. Discharge Consent can only be assessed whenever the department has received an application deemed complete which is not the case with this application. To date no application for a private Waste water treatment plant to serve this development has been received by NIEA.

When Water Management Unit were consulted on the outline and subsequent planning applications the Standing Advice was referred to. At this time no application was received for a consent to discharge. It was not until early 2025 when a Domestic Discharge consent was received. This type of consent is for single properties in the rural setting not multiple dwellings or a housing development. The agent was advised that a potential solution for the developer would be to install one sewage

treatment plant to serve the four-dwelling development under a Trade application along with application to NI Water for future adoption of that private works.




Water Management Unit understands that

- There is currently no available capacity in NIW infrastructure to serve this development.
- There are no confirmed upgrade works scheduled for delivery in the current or next investment periods (PC21 or PC28).
- Currently, NIW is not in a position to adopt a developer-constructed wastewater treatment plant at this location.

As such Water Management Unit recommends the condition remains as is.


Development Management Team



From: 
Sent: 14 November 2025 10:35
To: 
Cc: 
Subject: FW: Planning application LA08/2025/0701/S54

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

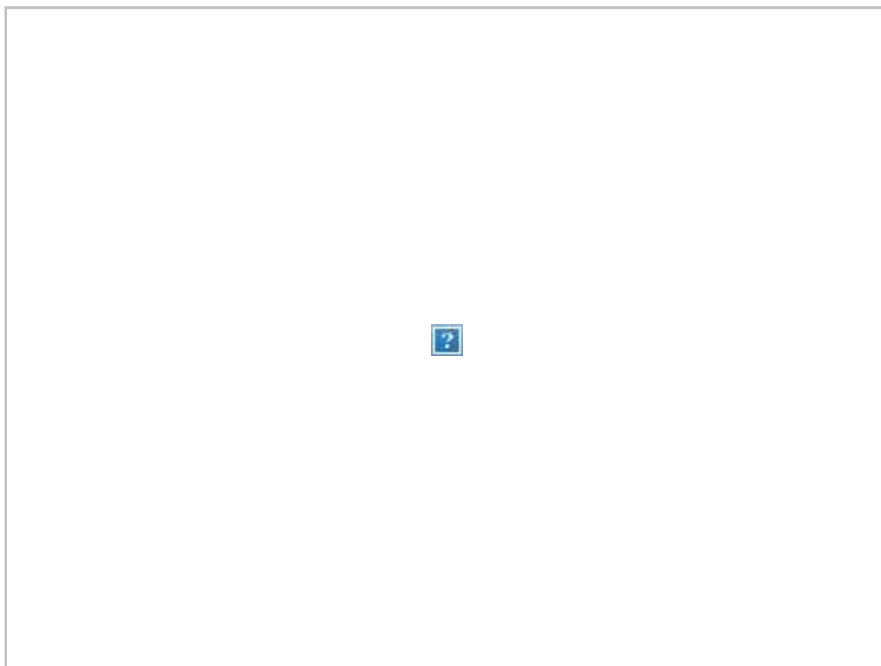
Hi 

I am not sure if you are the case officer for the above application. If not, I would appreciate if you would forward this email to the case officer.

DAERA WMU are recommending that the wording of the sewage condition remains 'prior to commencement' rather than 'occupation' as requested by the applicant. A site visit has confirmed that development has commenced on the site – photo below.

Based on WMU comments Officers are minded to refuse the application. I would appreciate if WMU can confirm that one of their Officers will be available to attend the Council's Planning and Regulatory Services Committee on the 6th January 2026 to explain to Committee members the reasons why the condition should not be amended and that a refusal reason be provided to be included in the Committee report to be presented to members.

If you wish to discuss I can be contacted on [REDACTED]



Regards

[REDACTED]
Higher Planning Officer
Armagh City Banbridge & Craigavon Borough Council
Development Management Team
Bridgewater House
23A Castlewellan Road Banbridge
BT32 4AX

Tel. [REDACTED]
Email : [REDACTED]

DISCLAIMER Armagh City, Banbridge and Craigavon Borough Council t: 0300 0300 900 e: info@armaghbanbridgecraigavon.gov.uk w: www.armaghbanbridgecraigavon.gov.uk This electronic message contains information from Armagh City, Banbridge and Craigavon Borough Council which may be privileged or confidential. The information is intended to be for the sole use of the individual(s) or entity named above. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic message in error, please notify us by telephone or email above immediately.

From: [REDACTED]
To: [DAERA WMUplanningconsultations](#); [DAERA Planning Response Team](#)
Subject: RE: CM: Planning application LA08/2025/0701/S54 - Technical query
Date: 14 October 2025 13:57:37
Attachments: [REDACTED]

Happy to update my response to include the NIW new response but it doesn't change our overall stance. No connection to NIW sewer has been approved so a consent to discharge is still required.

[REDACTED]

[REDACTED]
Development Management Team,
Water Management Unit,
Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL



From: DAERA WMUplanningconsultations <WMUPlanningConsultations@daera-ni.gov.uk>
Sent: 14 October 2025 13:25
To: [REDACTED]
Subject: FW: CM: Planning application LA08/2025/0701/S54 - Technical query

[REDACTED]
WMU/PC/ 37944-3 –
14m East of No's 1 to 4 Church View, Banbridge Road, Waringstown, BT66 7RG
Erection of 4 dwellings and garages - A Section 54 application to amend condition 13 of planning approval LA08/2021/1564/RM which relates to sewage disposal. The amended condition shall read:
"No dwelling shall be...

AE1-25-4463 -ADVICE

From: DAERA Planning Response Team <PlanningResponse.Team@daera-ni.gov.uk>
Sent: 14 October 2025 13:20
To: DAERA WMUplanningconsultations <WMUPlanningConsultations@daera-ni.gov.uk>
Subject: FW: CM: Planning application LA08/2025/0701/S54 - Technical query

Good afternoon,

Please see below email from Planner for your attention.

We await your advice.

Regards

[Redacted]

[Redacted] | **Planning Response Team (PRT)**

Department of Agriculture, Environment and Rural Affairs (DAERA)
Northern Ireland Environment Agency (NIEA)

For NIEA Planning Queries; ☎ [Redacted] | ✉ planningresponse.team@daera-ni.gov.uk |

📍 **NIEA Lisburn** | 17 Antrim Road | Lisburn | BT28 3AL | **Web** <https://www.daera-ni.gov.uk/>



From: [Redacted]

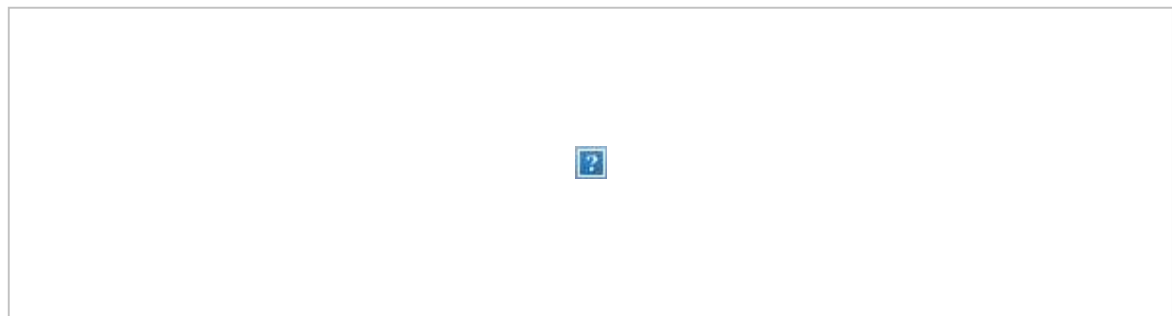
Sent: 14 October 2025 12:59

To: DAERA Planning Response Team <PlanningResponse.Team@daera-ni.gov.uk>

Subject: CM: Planning application LA08/2025/0701/S54

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Sir/Madam



The WMU case officer may want to amend the consultation response for the above application – the condition referred to no development shall commence rather than occupied.

I would appreciate if the WMU case officer would advise how they wish to proceed.

Regards

[Redacted]

Higher Planning Officer
Armagh City Banbridge & Craigavon Borough Council
Development Management Team

Bridgewater House
23A Castlewellan Road Banbridge
BT32 4AX

Tel. [REDACTED]

Email : [REDACTED]

DISCLAIMER Armagh City, Banbridge and Craigavon Borough Council t: 0300 0300 900 e: info@armaghbanbridgecraigavon.gov.uk w: www.armaghbanbridgecraigavon.gov.uk This electronic message contains information from Armagh City, Banbridge and Craigavon Borough Council which may be privileged or confidential. The information is intended to be for the sole use of the individual(s) or entity named above. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic message in error, please notify us by telephone or email above immediately.

From: [DAERA Industrial Consents](#)
To: [REDACTED]
Cc: [WATER MANAGEMENT CONSULTATIONS](#)
Subject: RE: WМУ/PC/ 37944-3 - LA08/2025/0701/S54 - 14m East of No's 1 to 4 Church View, Banbridge Road, Waringstown, BT66 7RG - DUE 22-10-25-ROS
Date: 07 October 2025 16:14:22
Attachments: [REDACTED]

H [REDACTED]

Domestic consent application was received in February 2025.

This application was rejected by the domestic consent team on the 24th March 2025. The below reasoning was provided to the agent:

- You have submitted an application for a site that was found to be part of a development therefore requiring a trade consent to discharge from private sewage team this cannot be progressed through the online DCA system, you should complete the attached WO1 form and return to the Trade Team to progress. Should you require any assistance with your trade application you can contact the team directly at NIEA.DICAPAdmin@daera-ni.gov.uk

To date no trade consent application has been received.

However it is important to note, that prior to the issue of any final trade consent, NIEA must receive confirmation that Northern Ireland Water (NIW) will adopt the wastewater infrastructure via an Article 161 Agreement.

Currently, NIEA understands from NIW that:

- There is currently no available capacity in NIW infrastructure to serve this development.
- There are no confirmed upgrade works scheduled for delivery in the current or next investment periods (PC21 or PC28).
- Currently, NIW is not in a position to adopt a developer-constructed wastewater treatment plant at this location.

Given the lack of discharge solutions, the private sewage team could not support the request to amend the wording of condition 13 away from a "pre development requirement" as per LA08/2025/0701/S54

The current wording of planning condition 13 is in accordance with the recommended conditions and informatives contained within the DAERA Environmental Advice for Planning, Standing Advice for Multiple Dwellings.

Regards

[REDACTED]
Water Registration: Private Sewage
Northern Ireland Environment Agency
17 Antrim Road | Tonagh | Lisburn | Co. Antrim | BT28 3AL
[REDACTED]

A close-up of a logo Description automatically generated
[REDACTED]

DAERA logo in trilingual
[REDACTED]

[Visit NetRegs](#) for environmental guidance and new updates to legislation

[REDACTED]

From: [REDACTED]
Sent: 03 October 2025 14:47
To: DAERA Industrial Consents <industrialconsents@daera-ni.gov.uk>
Subject: FW: WМУ/PC/ 37944-3 - LA08/2025/0701/S54 - 14m East of No's 1 to 4 Church View, Banbridge Road, Waringstown, BT66 7RG - DUE 22-10-25-ROS

This one is in again so I thought it best to check where we are with the consent application.

[REDACTED]

[REDACTED]
Development Management Team,
Water Management Unit,
Northern Ireland Environment Agency
17 Antrim Road, Lisburn, BT28 3AL

[REDACTED]

From: DAERA WMUplanningconsultations <WMUPlanningConsultations@daera-ni.gov.uk>
Sent: 03 October 2025 14:30
To: [REDACTED]
Subject: WМУ/PC/ 37944-3 - LA08/2025/0701/S54 - 14m East of No's 1 to 4 Church View, Banbridge Road, Waringstown, BT66 7RG - DUE 22-10-25-ROS

From: [NIEA Consent Applications](#)
To: [REDACTED]
Cc: [REDACTED] [NIEA Consent Applications](#)
Subject: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - REFUSED
Date: 04 February 2026 12:59:08
Attachments: [image001.png](#)

Apologies, email issued for the same Rejection on Monday the 2nd February contained some incorrect information, the correct Rejection is as follows;

DOMESTIC CONSENT APPLICATION ID – 1047157, 1047158, 1047159 and 1047160

YOUR APPLICATIONS HAVE BEEN REJECTED

Your applications have been rejected because of the following:

- Your applications have been Rejected as these properties are part of a development and are not consentable as it would constitute a trade discharge. The Consenting Officer has advised that the solution is for the developer to install one sewage treatment plant to serve the four dwelling development under a trade application along with application to NI Water for future adoption of that small works. When some capacity becomes available in the sewer, they could then remove the small works and move foul discharge there, under agreement with NI Water.

If you have any further questions in relation to Domestic Discharge Consent you can email - consents.admin@daera-ni.gov.uk

Regards

[REDACTED]
Water Regulation Team

DAERA-logo-2x



From: NIEA Consent Applications
Sent: 28 January 2026 09:43
To: [REDACTED]
Cc: DAERA Industrial Consents <Industrialconsents@daera-ni.gov.uk>
Subject: CM: DCA ID 1047157 1047158 1047159 and 1047160 - 4 sites at Church View Banbridge Road Waringstown - MORE INFORMATION REQUIRED

DOMESTIC CONSENT APPLICATION ID 1047157 1047158 1047159 and 1047160

Planning Application Reference - LA08/2020/0013/O - Site for 4 No. dwellings & garages

YOUR APPLICATION IS ON HOLD

The Domestic Discharge Application process is designed to consent single properties in the rural setting and usually, in isolation. It is intended to allow for the quick consideration of the environmental impacts of a single discharge where the risk is considered low.

Your application appears to be for multiple dwellings or may be part of a housing development and therefore we require some further information before we can proceed to process it.

Please provide evidence of advice from NI Water on the potential for connection to the mains sewer network e.g. a Pre development Enquiry (PDE) response.

The preferred solution for wastewater treatment remains connection to the NI Water sewer. Where such an option is not available (either due to geographical issues or constraints on capacity etc.) NIEA require evidence that this option has been adequately considered. This is to ensure protection of both the environment and the future occupants of the dwellings.

Please provide the information requested to industrialconsents@daera-ni.gov.uk. Please also use this email address for any queries about your application.


Consent Applications Team
Northern Ireland Environment Agency
Water Regulation Team
17 Antrim Road
Lisburn
Tonagh
BT28 3AL

DAERA-logo-2x

