

Legend
 Existing level
 Proposed level

Revision	Description	Date

Client
 [Redacted]

Project
 Dwelling at [Redacted]
 Kilkeel

Drawing
Foul Drainage Plan
 Scale 1:500@A3 Date Oct 25 Drawn MC
 Drawing No. 25-110-PP1



Application Review

Application Details

Application Number: 1041110 Application Date: 15/04/2025
Current Status: Approved Application Type: New Consent
Amount Due: £136.00 Original Consent Number: Not Applicable
Payment Id: [REDACTED]q Final Consent Number:
[REDACTED]
File Number: NC823/25_1

Payment Details

Amount Paid £136.00 Payment Date: 04/28/2025 14:45:13

Agent Details

Agent Name: [REDACTED]
Agent Address: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Telephone: 0 [REDACTED]
Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]
Applicant Address [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Telephone: [REDACTED]
Email: [REDACTED]

Site Details

Site Address:

[REDACTED]
[REDACTED]
[REDACTED]
B [REDACTED]

Easting: 329331

Northing: 312804

Discharge Details

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

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 2022/0885

Proposed Soakaway

Type Of System Packaged wastewater treatment plant

At least 7m from any habitable dwelling Yes

At least 10m from any waterway Yes

At least 50m from any drinking water supply Yes

Width of drainage ditch (m) 0.6

Length of drainage ditch (m) 65.0

Is the system certified to BSEN 12566-1 No

Documents

<u>Document Type</u>	<u>Name</u>	<u>Date Uploaded</u>
Location Map	PAO981885_Site Location Plan_001.pdf	15/04/2025
Site Plan	Layout with tank.pdf	15/04/2025
CE Certification	CE DoP Cert Turley 8 PE Precast WW Treatment System.pdf	15/04/2025

Percolation Results

<u>Hole No</u>	<u>Test No</u>	<u>Start Date</u>	<u>End Date</u>	<u>Percolation Value</u>
1	1	19 Mar 2025 07:00:00	19 Mar 2025 08:05:00	26
	2	21 Mar 2025 07:00:00	21 Mar 2025 08:05:00	26

1	3	21 Mar 2025 13:00:00	21 Mar 2025 14:06:00	26
Hole Average:26				
2	1	19 Mar 2025 07:00:00	19 Mar 2025 07:50:00	20
	2	21 Mar 2025 07:00:00	21 Mar 2025 07:50:00	20
	3	21 Mar 2025 13:00:00	21 Mar 2025 13:54:00	21
Hole Average: 20.33333333333333				

Application Review

Application Details

Application Number: 1046777 Application Date: 10/12/2025
Current Status: Approved Application Type: New Consent
Amount Due: £145.00 Original Consent Number: Not Applicable
Payment Id: s [REDACTED] Final Consent Number:
[REDACTED]
File Number: NC2317/25_1

Payment Details

Amount Paid £145.00 Payment Date: 12/11/2025 07:52:03

Agent Details

Agent Name: [REDACTED]
Agent Address: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Telephone: 0 [REDACTED]
Email: [REDACTED]

Applicant Details

Applicant Name: [REDACTED]
Applicant Address [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Telephone: 0 [REDACTED]
Email: [REDACTED]

Site Details

Site Address:



Easting: 329311

Northing: 312772

Discharge Details

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

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 LA07/2022/0885/F

Proposed Soakaway

Type Of System Packaged wastewater treatment plant

At least 7m from any habitable dwelling Yes

At least 10m from any waterway Yes

At least 50m from any drinking water supply Yes

Width of drainage ditch (m) 0.6

Length of drainage ditch (m) 33.0

Is the system certified to BSEN 12566-1 No

Documents

<u>Document Type</u>	<u>Name</u>	<u>Date Uploaded</u>
Location Map	PAO981885_Site Location Plan_001.pdf	10/12/2025
Site Plan	25-110-PP1.pdf	10/12/2025
CE Certification	CE DoP Cert Turley 8 PE Precast WW Treatment System (1) (1).pdf	10/12/2025

Percolation Results

<u>Hole No</u>	<u>Test No</u>	<u>Start Date</u>	<u>End Date</u>	<u>Percolation Value</u>
1	1	14 Oct 2025 14:01:25	14 Oct 2025 14:48:11	18
	2	14 Oct 2025 15:35:47	14 Oct 2025 16:25:30	19

1	3	14 Oct 2025 17:01:22	14 Oct 2025 17:49:11	19
				Hole Average: 18.6666666666667
2	1	14 Oct 2025 14:06:15	14 Oct 2025 14:59:25	21
	2	14 Oct 2025 15:30:54	14 Oct 2025 16:29:25	23
	3	14 Oct 2025 16:55:25	14 Oct 2025 17:49:55	21
				Hole Average: 21.6666666666667

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

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:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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:

[REDACTED]

[REDACTED]

Date: 25th April 2023

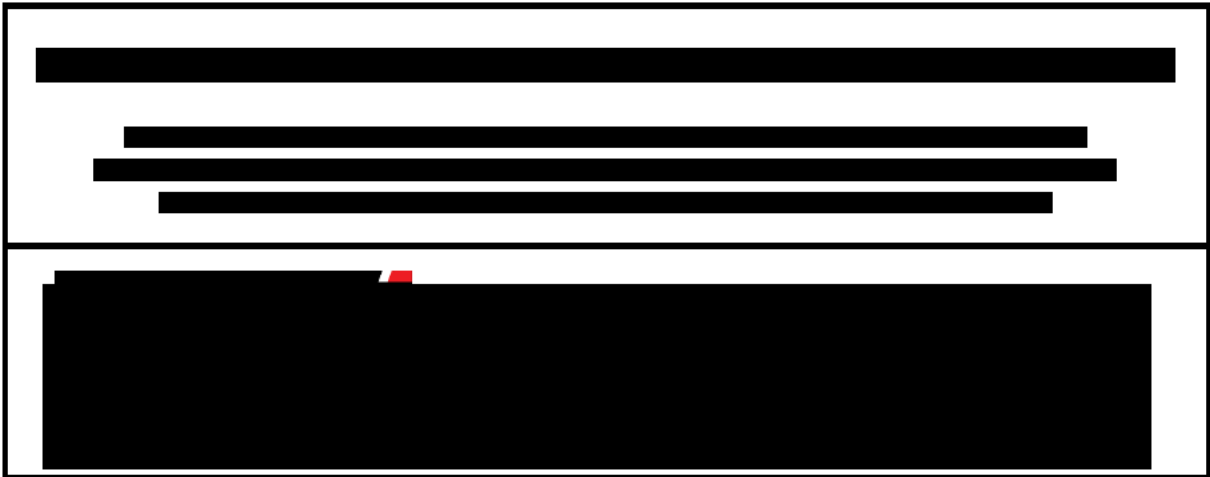


Conforms to BS EN 12566-3: 2016
S.R. 66

18

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

Material	CONCRETE		
Organic Daily Load	0.48 kg/d		
Hydraulic Daily Load	1.2 m ³ /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	8 PE		
Power Consumption	0.90 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)		



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:

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted] [Redacted]
[Redacted] [Redacted]
[Redacted]

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:

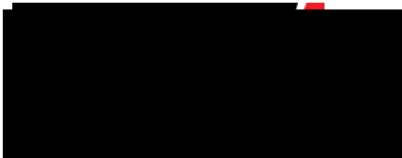
The declared performance and essential characteristics for each product is attached.

Signed for and on behalf of the manufacturer by:

[Redacted]

[Redacted]

[Redacted] [Redacted]

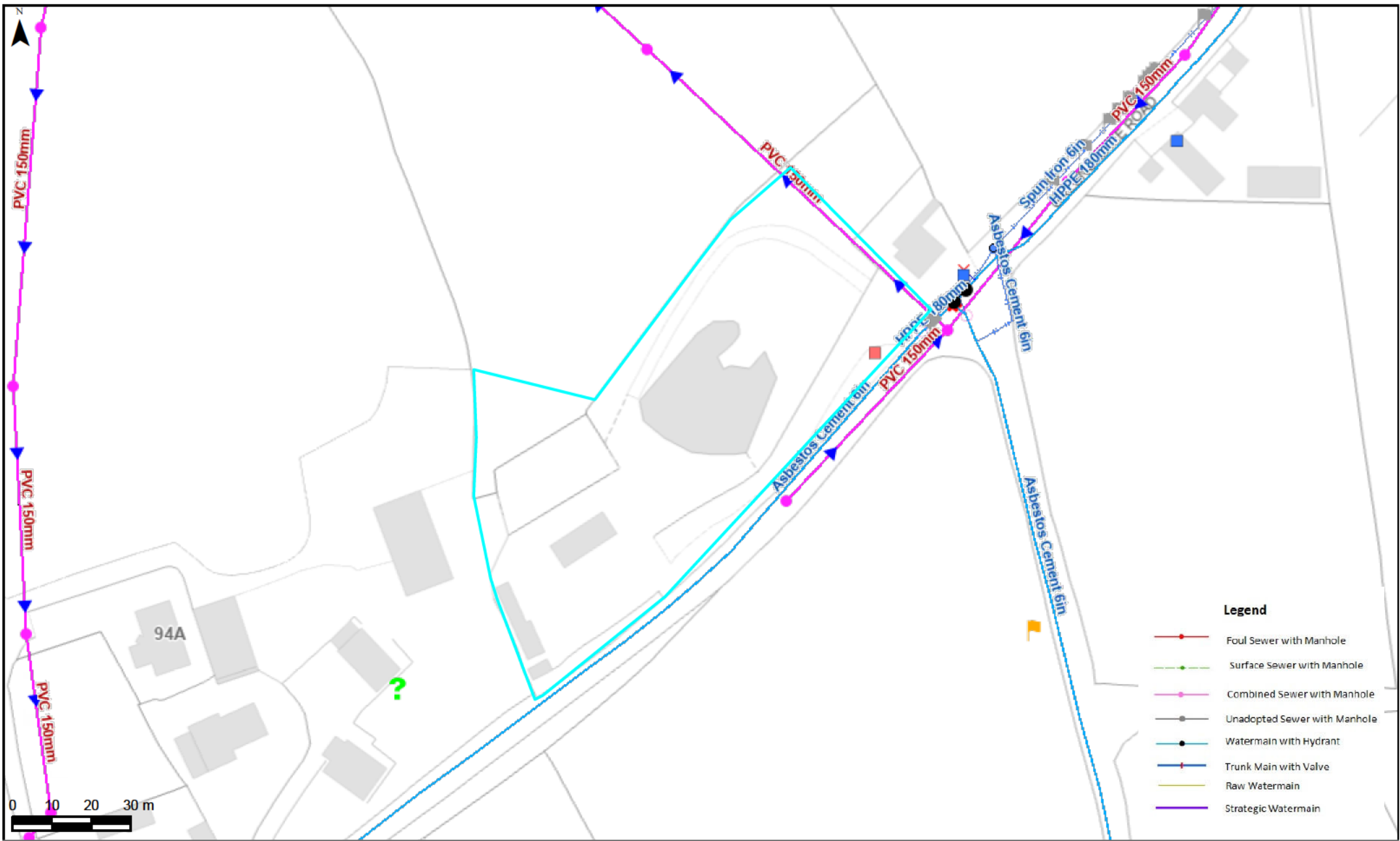


7 [redacted] OS
[redacted] unty Down
[redacted]

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		
Organic Daily Load	0.48 kg/d		
Hydraulic Daily Load	1.2 m ³ /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	8 PE		
Power Consumption	0.90 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)		



ServiceEnquiryInformationA4Landscape Title : DS102215-
 Large Format Plotting Note : PDE
 Crown copyright and database rights LPS (OSNI) EMOU (208.1) 2025
 Service Enquiry A4 Landscape
 Centre X-Y: 329349E 312823N Plotted by :
 Scale : 1 : 1250 Date : 01 July 2025 Time : 09:30

Northern Ireland Water (NIW) Disclaimer:
 The position and attributes of NIW infrastructure shown on this map should be regarded as approximate and should not be relied upon. NIW does not accept any liability for loss or damage to any person or property caused as a result of any inaccuracy in the information. For health and safety reasons it is your responsibility to determine the exact location of NIW infrastructure, prior to any excavation work being undertaken and it is recommended that hand dug trial holes are used to determine the precise location.

Northern Ireland Water
Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA
www.niwater.com
Tel: 03458 770 003

Pre-Development Enquiry Response



[Redacted]
[Redacted]
[Redacted]
[Redacted]

DS Reference:

Response Date:

Dear Sir/Madam

RE: PROPOSED DEVELOPMENT AT [Redacted]

Thank you for your Pre-Development Enquiry (PDE), received **29/05/2025**, in respect of the above development of:
Replacement Dwelling

Valid / Extant Planning:

N/A-Based on private
treatment

Number of Units
(if available):

1

Type of development:

Single Unit

Please find enclosed extracts taken from our records, indicating the approximate routes of existing public wastewater and water services.

Your attention is drawn to the disclaimer notice on all enclosures.

This Pre-Development Enquiry Response will be valid for a period of 18 months and will expire on:
31/12/2026

NI Water are unable to recommend connections to the foul sewer network or provide a developer delivered solution within this catchment.



Public Wastewater Services:

Receiving Wastewater Treatment Works:

Cranfield WwTW

Status of Wastewater Treatment Works:

WwTW-02: Wastewater treatment capacity at the Wastewater Treatment Works named above is not available at present to service the proposed development.

The public system cannot presently serve this development proposal without significant risk of environmental harm. NI Water has no confirmed plans within its current investment cycle to upgrade the wastewater system in this drainage area and is recommending connections to the system are curtailed.

Additionally, the part of the catchment that this proposal would connect to is currently closed to all new connections due to foul network capacity constraints. Please refer to Page 3 - public foul sewer.

Proximity in relation to existing Wastewater Treatment Works/Wastewater Pumping Station:

Not Applicable



Public Foul Sewer:

Status of Public Foul Sewer:

FS-04: Public foul sewer network cannot adequately service this proposal.
The receiving foul sewerage network has reached capacity. The public system cannot presently serve this development proposal without significant risk of environmental harm and public dis-amenity including pollution, flooding and detrimental impact on existing properties. NI Water has no plans to upgrade the sewage infrastructure in this Drainage Area, and as a result are unable to approve any new connections to this network. To resolve the issue/s listed below, NI Water require sufficient capital funding to invest in our Wastewater infrastructure.
The severity of the downstream constraints means that the Wastewater Impact Assessment is also unable to provide a developer lead solution.
The downstream catchment is constrained by overloaded sewage infrastructure including one or more downstream Unsatisfactory Intermittent Discharges (UID's) which are causing a negative impact on the environment.

Further details regarding the downstream foul capacity constraints:

No headroom available at Wastewater Treatment Works

Foul Water Discharge Rate (l/s):

Public Foul Sewer Specific Details:

Diameter(s):

Location/ Road Name(s):

Trade Effluent:

Not applicable.

Public Surface Water Sewer:

Status of Public surface water sewer:

SS-NA: No public storm sewer(s) available which can serve this proposal.

As such the applicant should liaise with DFI –Rivers Agency to see if discharge would be possible to any local watercourses. Following this, the applicant may wish to requisition NI Water to provide a suitable storm outfall sewer to the approved discharge location. Under no circumstances will storm water be permitted to enter a public foul sewer.

Storm Discharge Rate (l/s):

Public Surface Water Specific Details:

Diameter(s):

Location/ Road Name(s):

Public Sewers Traversing:

Details of Public sewer(s) traversing the development site:

NIW public sewer/s traverse the proposed development site. No construction to be made, trees planted or other obstruction permitted over this sewer, or within the permitted wayleave width. Details of which can be found within NIW guidance notes, available at the link below. A diversion may be necessary. No development shall commence until the applicant has demonstrated to the that NIW are content that the proposed development will not affect this sewer, and sufficient drawings have been submitted, which clearly indicate the required wayleaves . The applicant is advised to obtain a records map from NIW and establish the exact location of the infrastructure within the site, and how it may affect the proposal. Further Consultation with NIW Developer Services developerservices@niwater.com is required at an early design stage. Further information, guidance notes and applications can be downloaded from NIW website at www.niwater.com/services-for-developers

150mm combined sewer traversing eastern portion of site.

Northern Ireland Water is a trademark of Northern Ireland Water Limited,

incorporated in Northern Ireland,
Registered Number: NI054463,
Registered Office: Westland House, Old Westland Road,
Belfast, BT14 6TE.



Water Supply Service:

Status of Public water supply:

WS-01: Public water main(s) located as detailed below which can service this proposal based on an average demand rate.

Proposed Water Supply Rate (l/s):

Water Supply Specific Details:

Diameter(s): 6"

Location/ Road Name(s): Greencastle Road

Public water supply traversing the development site:

Not Applicable

Northern Ireland Water

Developer Services
188 Larne Road
Ballykeel, Ballymena
BT42 3HA

www.niwater.com

Tel: 03458 770 003

**Pre-Development
Enquiry Response**



Delivering what matters

If you require any further information on these matters, please contact the undersigned at your convenience.

Issued by:

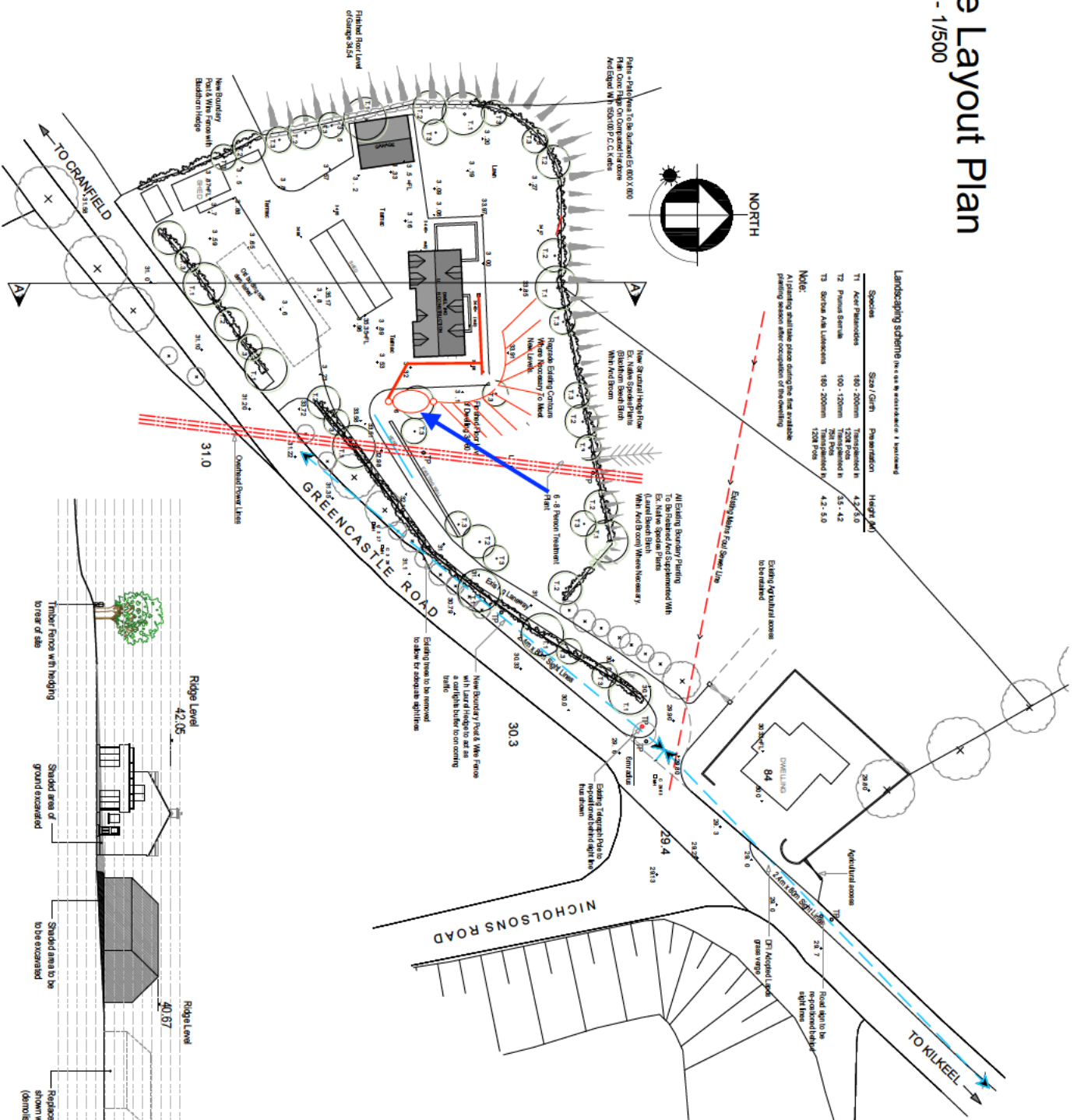
Email:

[PreDevelopmentEnquiry@\[REDACTED\]](mailto:PreDevelopmentEnquiry@[REDACTED])

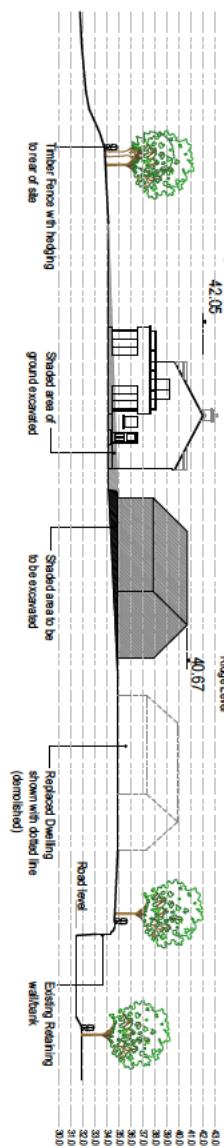


Site Layout Plan

Scale - 1/1500



Site Section A-A
 Scale - No Scale





[REDACTED]

**NIEA Water Regulation
17 Antrim Road
Tonagh, Lisburn
Co Antrim
BT28 3AL**

[REDACTED]@daera-ni.gov.uk

Our Ref NC 823/25
04 September 2025

Dear Sir

WATER (NORTHERN IRELAND) ORDER 1999

I refer to an application, received on 29 April 2025, which you submitted on behalf of your client [REDACTED] under the above Order to discharge sewage into an underground stratum from a proposed dwelling at [REDACTED].

Notice is hereby given that the Department refuses consent on the grounds that additional information was requested on 27 May 2025, to date this has not been received. Consequently, the Department cannot further process your application.

Should you wish to dispute the above decision, please email the Domestic Consents Team domesticconsentsqueries@daera-ni.gov.uk or telephone 02892 623181 in the first instance.

You may appeal against the Department's decision within 28 days of receipt of this letter. If you wish to appeal you should contact Planning & Water Appeals Commission 4th Floor, 92 Ann Street, Belfast, BT1 3HH (Tel 9024 4710, Email info@pacni.gov.uk), to request an appeal application form and guidance notes.

Yours faithfully

[REDACTED]

[REDACTED]
Water Regulation Group

Department of
**Agriculture, Environment
and Rural Affairs**
www.daera-ni.gov.uk

*Sustainability at the heart of a
living, working, active landscape
valued by everyone.*

Yours sincerely,

[Redacted]

[Redacted]

NIEA Water Regulation

Sustainability at the heart of a living, working, active landscape valued by everyone.



An Agency within the Department of
**Agriculture, Environment
and Rural Affairs**
www.daera-ni.gov.uk

Gníomhaireacht de chuid na Roinne
**Talmhaíochta, Comhshaoil
agus Gnóthaí Tuaithe**

An Agency wí'n the Depairtment o
**Fairmin, Environment
an' Kintra Matthers**

INVESTORS IN PEOPLE
We invest in people Standard



Northern Ireland
Environment
Agency

Application reference number: NC 2317/25	Date: 07/01/26
Applicants name: [REDACTED] Site address: [REDACTED]	
Water Quality Inspector: [REDACTED] Direct phone number: [REDACTED]	

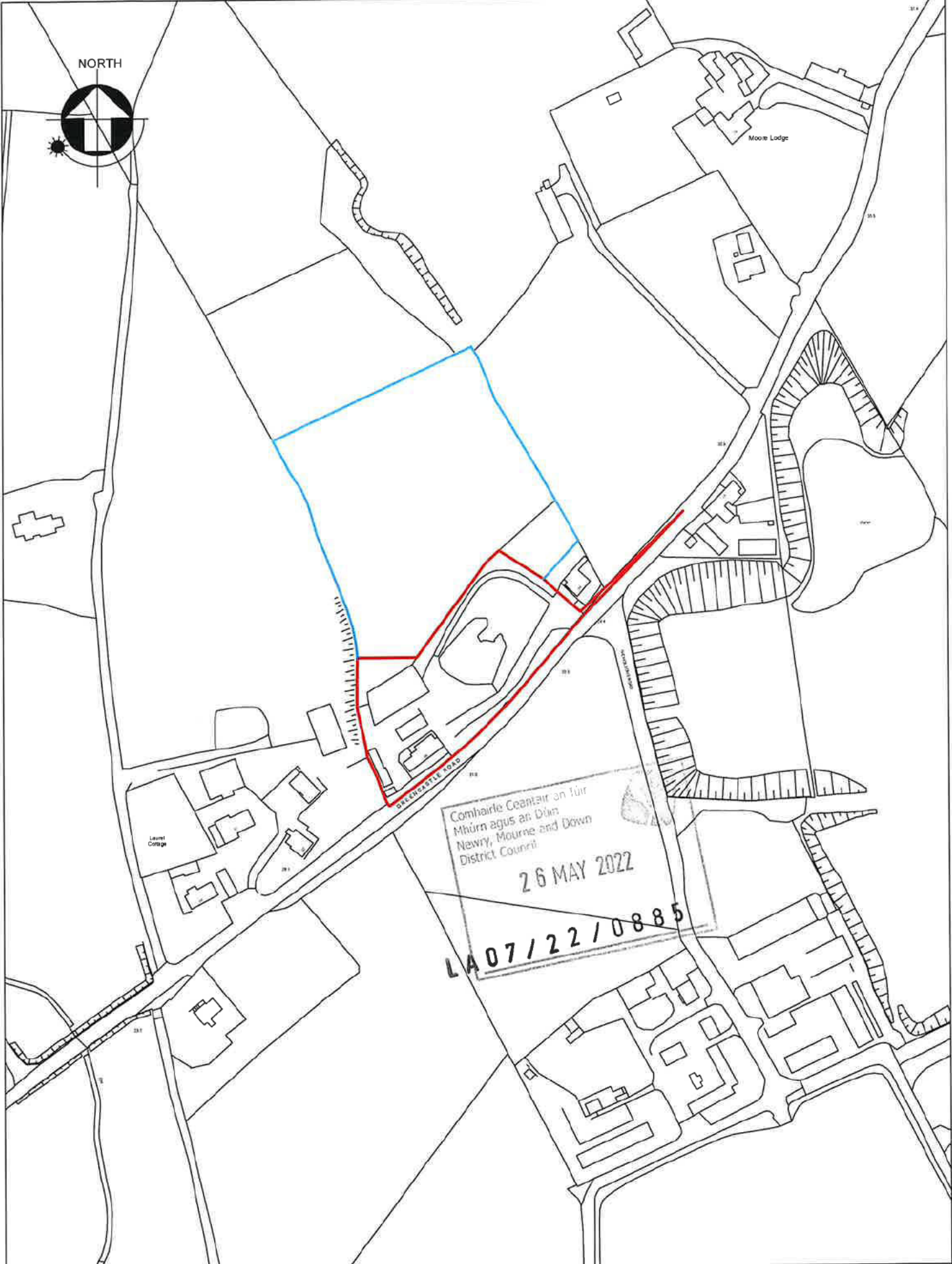
Who was contacted?

Applicant <input type="checkbox"/>	Agent <input type="checkbox"/>	Neither <input checked="" type="checkbox"/>
Date of contact:	Date of site visit: 18/12/25	

Reason for suspension:
No viable test holes present. Test holes to correct dimensions to be opened x 3 in the area of proposed soakaway.
Area proposed for soakaway also appears to be on hard standing and against the slope of the land.

Requirements

Test holes x 3 required and positioning of proposed soakaway to be reviewed as current proposal is on hard standing and against slope.	
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NORTH



Comhairle Ceantair an Iúir
Mhúrn agus an Dúin
Newry, Mourne and Down
District Council
26 MAY 2022
LA07/22/0885

Laurist Cottage

Moore Lodge

DEERSPURGE ROAD

A.4.P01

Client	Scale	Drawn By
[Redacted]	1:2500	C.McK
Drawing Title	Day No.	Checked By
Site Location Map	P01_11682	[Redacted]
Rev. No. & Date	Date	
	12th May 2022	

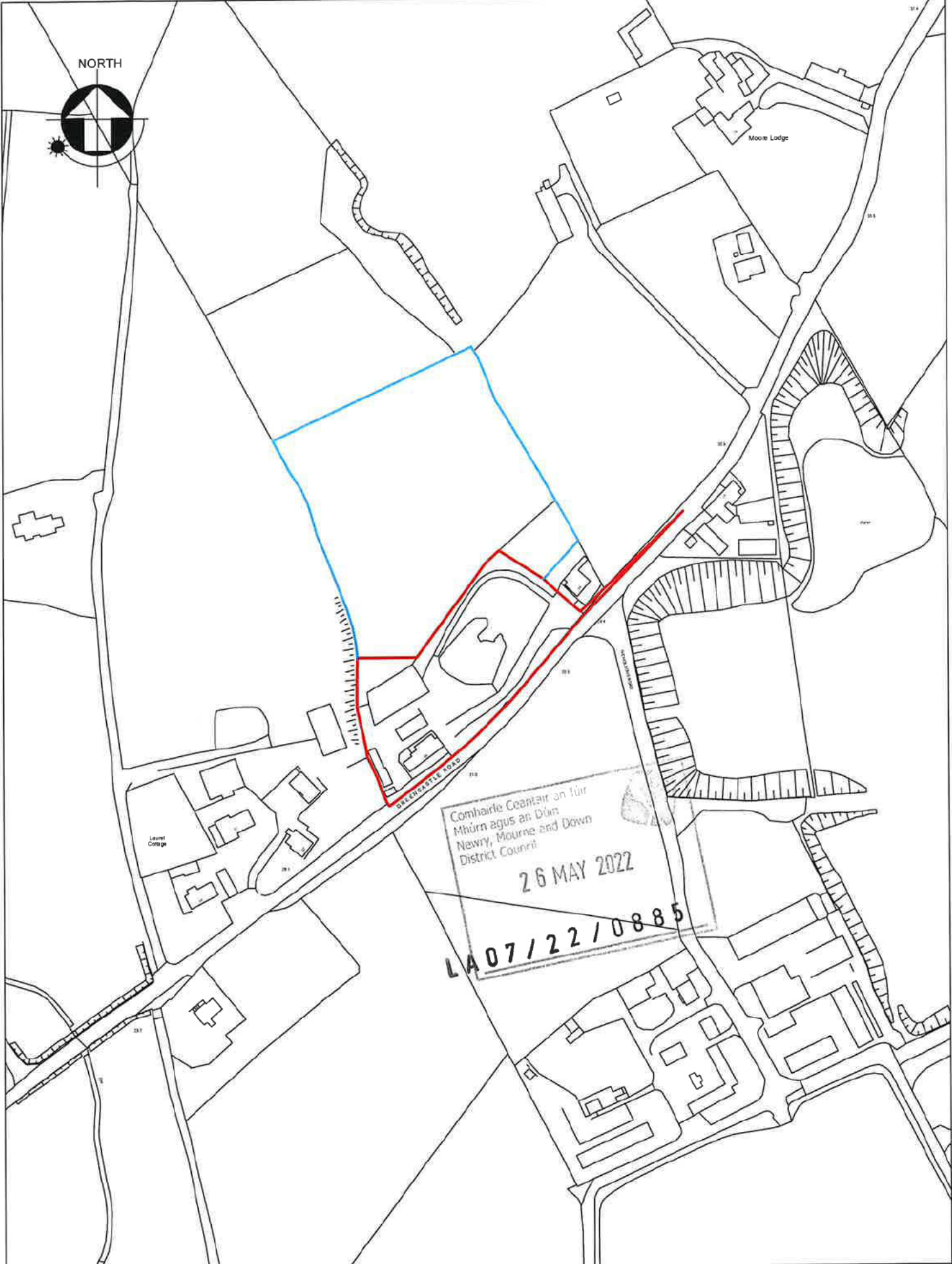


Job No. 11682

collins & collins

Estate Agents
Surveyors & Assessors
Architectural Consultants

11 Malpas Street, Newry, Co Down BT57 1FT
t. 028 3029 6602 / 0492 / 028 3029 6407
e. info@collinscollins.biz / www.collinscollins.biz



NORTH



Comhairle Ceantair an Iúir
Mhúrn agus an Dúin
Newry, Mourne and Down
District Council
26 MAY 2022
LA07/22/0885

A.4.P01

Client	Scale	Drawn By
[Redacted]	/2500	C.McK
Drawing Title	Day No.	Checked By
Site Location Map	P01_11682	[Redacted]
Rev. No. & Date	Date	
	12th May 2022	



11682

collins & collins

Estate Agents
Surveyors & Assessors
Architectural Consultants

11 Malpas Street, Newry, Co Down, BT37 1FT
t. 028 3026 6602 / 0492 1 028 3026407
e. info@collinscollins.biz / www.collinscollins.biz



www.ni-environment.gov.uk

Northern Ireland
Environment
Agency

Application reference number: NC 823/25	Date: 27/5/25
Applicants name: [REDACTED] Site address: [REDACTED]	
Water Quality Inspector: [REDACTED] Direct phone number: [REDACTED]	

Who was contacted?

Applicant <input type="checkbox"/>	Agent <input type="checkbox"/>	Neither <input checked="" type="checkbox"/>
Date of contact:	Date of site visit:	

Reason for suspension:

NIEA have noted that on receipt of the application that there is a Northern Ireland Water Limited (NIWL) sewer line within twenty metres of the proposed site for the premises above.

NIEA requires that all sewage discharges are made to the Northern Ireland Water foul sewerage system where this option is available and the site falls within the distance stated above.

NIEA will therefore need to see the final response and decision from NIWL following completion of a Pre-Development Enquiry and also any associated Waste Water Impact assessment that the PDE mentions.

Requirements

Pre- Development Enquiry	x
Waste Water Impact Assessment	x

[REDACTED]

Direct Tel No: 028 9262 3230

Our Ref: NC 823/25_1

Date : 27 May 2025

Dear [REDACTED]

WATER (NORTHERN IRELAND) ORDER 1999

I refer to the application dated 28 April 2025, which you submitted, on behalf of your client [REDACTED], for consent to discharge sewage effluent from premises at [REDACTED]

The Water Quality Inspector processing the application has requested the information detailed on the attached form, which should be sent to this office as soon as possible.

Accordingly, it is not possible to progress this application any further based on the information already provided.

This letter should be taken as notification that this application is now suspended and will only be reinstated if the information requested is received within 84 days of the date of this letter.

Failure to supply the requested information will result in the refusal of your application. A fresh application will then need to be submitted and accompanied by a cheque for the appropriate fee.

Under the terms of the Water (Northern Ireland) Order 1999, all effluent or sewage discharges which are not connected to the public sewer, require the consent of the Department. Therefore a consent must be obtained as it is an offence under the Water (Northern Ireland) Order 1999 to discharge any effluent into a waterway (or water contained in underground stratum), without the consent of the Department of the Environment for Northern Ireland, the penalty for which on summary conviction is imprisonment for a term not exceeding 3 months, or a fine not exceeding £20,000, or both.

If you have any queries regarding the above, please do not hesitate to contact me at the above phone number.

Yours sincerely

[REDACTED]

[REDACTED]