

Application reference number: NC 2317/25	Date: 07/01/26
Applicants name: [REDACTED] Site address: 88 Greencastle Road Kilkeel	
Water Quality Inspector: [REDACTED] Direct phone number: [REDACTED]	

Who was contacted?

Applicant ☐	Agent ☐	Neither ☒
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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Our Ref: NC 2317/25

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

NIEA Water Regulation
17 Antrim Road
Lisburn
Tonagh
BT28 3AL
Telephone: 028 92 623181
Email: domesticconsentsqueries@daera-ni.gov.uk

Date: 09 January 2026

Dear [REDACTED],

WATER (NORTHERN IRELAND) ORDER 1999 – RE NC 2317/25

I refer to the application which you submitted, on behalf of your client [REDACTED], for consent to discharge sewage effluent from premises at 88 Greencastle Road, Kilkeel, BT34 4ST.

The Water Quality Inspector processing the application has requested additional information detailed in the attached pro-forma.

Accordingly, it is not possible to progress this application any further.

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

Failure to supply the requested information within 84 days from date of this letter will result in the refusal of your application. A new application will then need to be submitted, and appropriate fee will be required.

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.

The additional information should be emailed to domesticconsentsqueries@daera-ni.gov.uk quoting the above reference number.

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



Yours sincerely,

[Redacted Signature]

[Redacted Name]

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

Kelly, Gareth (DAERA)

From: [REDACTED]
Sent: 20 April 2026 11:53
To: [REDACTED]
Cc: [REDACTED]
Subject: CM: Re: Greencastle Road , Kilkeel
Attachments: percolation test results 6 Mar 26.pdf

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

Hi [REDACTED]

See table for testing.

regards [REDACTED]

On Wed, Apr 15, 2026 at 9:17 AM [REDACTED] > wrote:
Sorry [REDACTED]

The date was a typo; it should have been the 6th of March not February. I will complete the table and send it over.

Many thanks

Regards [REDACTED]

On Wed, Apr 15, 2026 at 8:59 AM [REDACTED] <[REDACTED]> wrote:

Hi [REDACTED]

I requested tests be redone on the 25th February and at that time there were no fresh holes. These results predate that.

I would need the results in the attached table format also (Page 4)

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: 15 April 2026 08:50
To: [REDACTED] <[REDACTED]>
Cc: [REDACTED]
Subject: Re: Greencastle Road , Kilkeel

Good morning [REDACTED],

See summary of percolation testing.

Regards [REDACTED]

On Wed, Apr 15, 2026 at 8:10 AM [REDACTED] <[REDACTED]> wrote:

[REDACTED]

I also require the test results generated from these latest test holes.

Regards

[REDACTED]

From: [REDACTED]
Sent: 31 March 2026 17:25

To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Greencastle Road , Kilkeel

Hello [REDACTED]

Yes I have had a look at the test holes so they can now be filled in.

I will get back to you shortly on application progress.

Regards

[REDACTED]

From: [REDACTED]
Sent: 31 March 2026 09:10
To: [REDACTED]
Cc: [REDACTED]
Subject: Greencastle Road , Kilkeel

Good morning [REDACTED]

My client has advised that he has caught children playing on his site even though it is fenced and he is concerned about the test holes for the percolation tests that they may fall into them.

Can you confirm that you have inspected these so we can have them filled.

We would also be grateful if you could advise as to the progress of the consent application.



MH REF	COVER LEVEL	INVERT LEVEL	DEPTH TO INVERT	D'STEAM MANHOLE	D'STEAM GRADIENT	D'STEAM DIST MH	PIPE ARRANGEMENT	MH CHAMBER SIZE
SMH1	34.35	32.80	1.55	----	----	----	110mm $\varnothing$ 110mm $\varnothing$ i=32.90 i=32.90	600
SMH2	34.30	33.00	1.30	SMH1	1:80	8.0	150mm $\varnothing$ 150mm $\varnothing$ i=33.00 i=33.00	600
SMH3	34.35	33.20	1.15	SMH2	1:80	16.0	150mm $\varnothing$ 150mm $\varnothing$ i=33.20 i=33.20	600
SMH4	34.35	33.35	1.00	SMH3	1:80	12.00	150mm $\varnothing$ 150mm $\varnothing$ i=33.35 i=33.35	600
SMH5	34.20	33.40	0.80	SMH4	1:50	5.0	150mm $\varnothing$ i=33.40	600
SMH6	34.35	33.58	0.77	SMH1	1:50	8.0	150mm $\varnothing$ 150mm $\varnothing$ i=33.58 i=33.58	600
SMH7	34.30	33.67	0.63	SMH6	1:80	7.0	150mm $\varnothing$ 150mm $\varnothing$ i=33.67 i=33.67	600
SMH8	34.50	33.74	0.76	SMH7	1:80	5.50	150mm $\varnothing$ i=33.74	600
SMH9	34.40	33.70	0.70	SMH6	1:80	10.0	150mm $\varnothing$ 150mm $\varnothing$ i=33.70 i=33.70	600
SMH10	34.45	33.84	0.61	SMH9	1:80	11.0	150mm $\varnothing$ 150mm $\varnothing$ i=33.84 i=33.84	600
SMH11	34.65	34.03	0.62	SMH10	1:80	15.5	150mm $\varnothing$ i=34.03	600
SMH12	34.40	33.80	0.60	SMH9	1:80	8.0	150mm $\varnothing$ i=33.80	600

MH REF	COVER LEVEL	INVERT LEVEL	DEPTH TO INVERT	D'STEAM MANHOLE	D'STEAM GRADIENT	D'STEAM DIST MH	PIPE ARRANGEMENT	MH CHAMBER SIZE
FMH1	33.70	32.90	0.80	----	----	----	110mm $\varnothing$ 110mm $\varnothing$ i=32.90 i=32.90	600
FMH2	33.70	33.10	0.6	FMH1	1:40	8.0	110mm $\varnothing$ 110mm $\varnothing$ i=33.10 i=33.10	600
FMH3	33.74	33.14	0.64	FMH2	1:80	3.0	110mm $\varnothing$ 110mm $\varnothing$ i=33.14 i=33.14	600
FMH4	34.50	33.29	1.21	FMH3	1:80	6.0	110mm $\varnothing$ 110mm $\varnothing$ i=33.29 i=33.29	600
FMH5	34.35	33.46	0.89	FMH4	1:80	14.0	110mm $\varnothing$ 110mm $\varnothing$ i=33.46 i=33.46	600
FMH6	34.35	33.60	0.75	FMH5	1:80	11.50	110mm $\varnothing$ i=33.60	600
FMH7	34.30	33.38	0.92	FMH4	1:80	3.0	110mm $\varnothing$ 110mm $\varnothing$ i=33.38 i=33.38	600
FMH8	34.35	33.48	0.87	FMH7	1:80	8.0	110mm $\varnothing$ 110mm $\varnothing$ i=33.48 i=33.48	600
FMH9	34.30	33.70	0.60	FMH8	1:80	17.50	110mm $\varnothing$ i=33.70	600

Revision

Description

Date

D	Minor revisions	Jan 26
C	Minor revisions	Jan 26
B	Minor revisions	Jan 26
A	Minor revisions	Dec 25

Client

Job

Proposed Dwelling at
88 Greencastle Road, Kilkeel

Drawing

Drainage Layout

Scale

1:500@A3

Date

Oct 25

Drawn

MC

Drawing No.

25-110-B50d

Appendix 1 Percolation Test Recording Table

Percolation test results and Calculation of Vp.								
Hole No.	Test Date	TEST NO.	START TIME	FINISH TIME	ELAPSED TIME			Vp (seconds /mm)
					Hours	Minutes	Seconds	(Seconds divided by 150)
1	6/03/26	1	11:15:00	12:02:25	0	47	25	19
	"	2	13:25:15	14:15:22	0	50	7	20
	"	3	15:45:02	16:29:57	0	44	55	18
Average value for Hole 1								19
2	6/03/26	1	11:25:02	12:20:18	0	55	13	22
	"	2	13:40:11	14:32:25	0	52	14	21
	"	3	15:58:06	16:47:58	0	49	52	20
Average value for Hole 2								21
3	6/03/26	1	11:33:03	12:23:09	0	50	1	20
	"	2	13:44:03	14:46:25	0	57	22	23
	"	3	16:08:05	16:55:41	0	47	36	19
Average value for Hole 3								21

















PROPOSED DISCHARGE TO UNDERGROUND STRATUM

Single Domestic Dwelling Assessed Registration Checklist A

Application Reference Number

Septic tank ☐ EN 12566-1

Packaged treatment plant ☒ EN 12566-3 certified for 95% BOD removal

Assessment Criteria

		Comments
Unable to connect to NIWL sewerage	☒	PDE (exp 31/12/2026)
Sewage only from a <u>single</u> domestic dwelling	☒	
Accurate IGR of discharge point	☒	
Percolation test average value appropriate	☒	Acceptable - Vp between 15 and 100
Drainage field area and trench length appropriate	☒	0.6m x 33m
> 7m from any inhabited dwelling	☒	
> 10m from any waterway	☒	
> 50m from any potable water source	☒	
Appropriate site location map	☒	
Site plan (at no greater than 1:500 scale) showing location of all elements of the sewage treatment facilities. For SSIS to show tank and soakaway.	☒	Soakaway and plant identified on map

Site visit undertaken Yes ☒ Completed by field staff
No ☐

Comments

Complete ☒ Incomplete ☐

Application suitable for Assessed Registration? Yes ☒
No ☐

If "No" please state reason and action required:

Assessed by

Signature

Date

gency
uaisceart Éireann
cy

☒

Reference

Application 1046777 - Decision document

Site Details

Site Address:

12 Jun 2026 09:55:42

88 Greencastle Road
Kilkeel
Co. Down
BT34 4ST

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

Gender	Percentage
Men	45%
Women	35%

**northern ireland
water**

Delivering what matters

Response Date: 01/07/2025

RE: PROPOSED DEVELOPMENT AT 88 GREENCASTLE ROAD, KILKEEL, DOWN, BT34 4ST

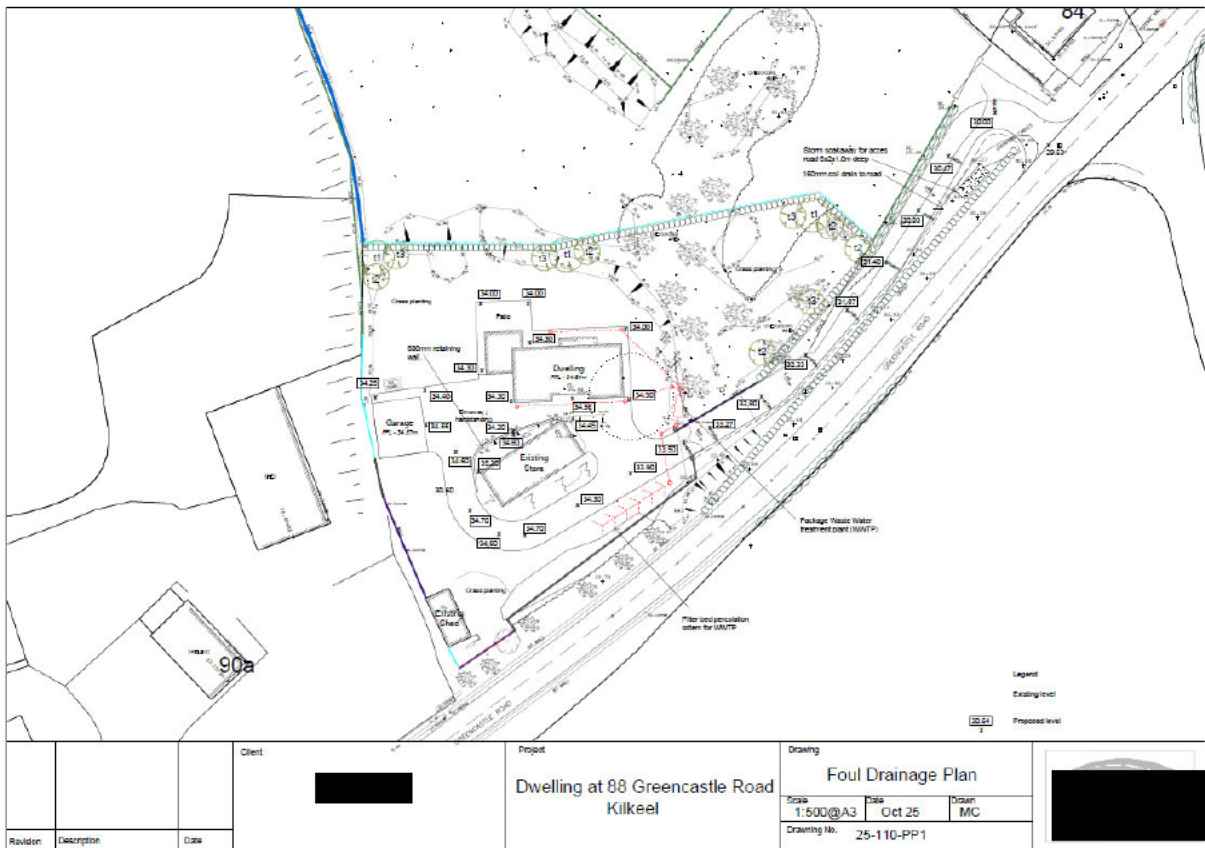
Valid / Extant Planning:

Single Unit

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.

Hole No.	Test Date	TEST NO.	START TIME	FINISH TIME	ELAPSED TIME			Vp (seconds /mm)
					Hours	Minutes	Seconds	(Seconds divided y 150)
1	6/03/26	1	11:18:00	12:02:25	0	47	25	19
	"	2	13:25:15	14:15:22	0	50	7	20
	"	3	15:45:02	16:29:57	0	44	55	18
Average value for Hole 1								19
2	6/03/26	1	11:25:02	12:20:15	0	55	13	22
	"	2	13:40:11	14:32:25	0	52	14	21
	"	3	15:58:06	16:47:58	0	49	52	20
Average value for Hole 2								21
3	6/03/26	1	11:33:03	12:23:09	0	50	1	20
	"	2	13:44:03	14:46:25	0	57	22	23
	"	3	16:08:05	16:55:41	0	47	26	19
Average value for Hole 3								21



Agent Details

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

Applicant Details

Applicant Name: Roy Elliott
Applicant Address 50 Manse Road
Kilkeel
Co. Down
BT34 4BN
Telephone: [REDACTED]
Email: [REDACTED]

Site Details

Site Address:

12 Jun 2026 09:55:42

88 Greencastle Road
Kilkeel
Co. Down
BT34 4ST
Easting: 329311
Northing: 312772



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		
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)		

Conclusion/decision:

Proposal for WwTP to soakaway located within boundary of property.

Percolation tests completed on 06/03/2026 with acceptable Vp values (between 15 and 100), received by Department on 20/04/2026.

Proposal acceptable – recommendations to be completed.



15/06/2026