

From: [REDACTED]
To: [REDACTED]
Subject: FOI info from Laptop for St Patricks Circle, Saul
Date: 30 June 2026 13:32:34
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)

Good afternoon All,

This is all the info I have for the site; [REDACTED] will be in touch with regards to drafting a response and any redacting required

FYI I'm on hols from tomorrow morning until the 14th July

Thanks

[REDACTED]
Regulation & Enforcement Division
Water Regulation: Private Sewage Team
Northern Ireland Environment Agency - Lisburn
17 Antrim Road | Tonagh | Lisburn | Co. Antrim | BT28 3AL

✉ [REDACTED] | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

A close-up of a logo? ? Description automatically generated



DAERA logo in trilingual



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



Flow Data Request Form



Northern Ireland
Environment
Agency

To: Hydrology Team, WMU

File Reference: Pre app with G7 approval

Date of Request: 09/10/2023

River / Stream Name (if known):

Unknown

Irish Grid Reference:

J 51150 46303

*Applicant/Agent Name:

- NIHE

*Applicant/Agent Contact Tel:

Site Address: (Please supply full postal address)

ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK

Has a site visit been conducted?

YES / ~~NO~~

Site photos/info available?

Yes ☐

If yes by whom? - WMU ☒ Reg Ops ☐

No ☒

Additional supporting information:

**Only for Industrial Consents and septic tank applications*

Water Order - Please indicate under which activity the request is being made

Reduced Fee Domestic Consent Applications (NIWO 01)		Water Utility Annual Charges (NIWO 07)	
Standard Fee Domestic Consent Applications (NIWO 02)		Water Utility: Pre-Application NIW (NIWO 08)	
Annual Charge (NIWO 03)		Water Utility Applications PPP (NIWO 09)	
Trade Application: Reduced Fee – Non Domestic (NIWO 04)	☒	Water Utility App Private Pumping Station (NIWO10)	
Trade Application: Standard Fee (NIWO 05)		Water Utility App NIW: Review, Interim, Temp (NIWO11)	
Water Utility Applications – Standard Fee (NIWO 06)			

Please supply the following information as requested (tick box):

Q95₍₁₎ ☒ (1 day mean flow exceeded by 95% of 1 day mean flows)

Mean Daily Flow ☒ (mean daily flow based on annual average run-off volume)

Estimated Catchment Area ☒

Other (Please specify)

Requesting Officer:

Priority: High ☒ Med ☐ Low ☐

Target reply:

**PLEASE ENCLOSE MAP WITH
DISCHARGE POINT CLEARLY
MARKED ON WATERWAY
AS PER CONSENT APPLICATION
(map scale 1:5000 or smaller)**

Received

Enq No.

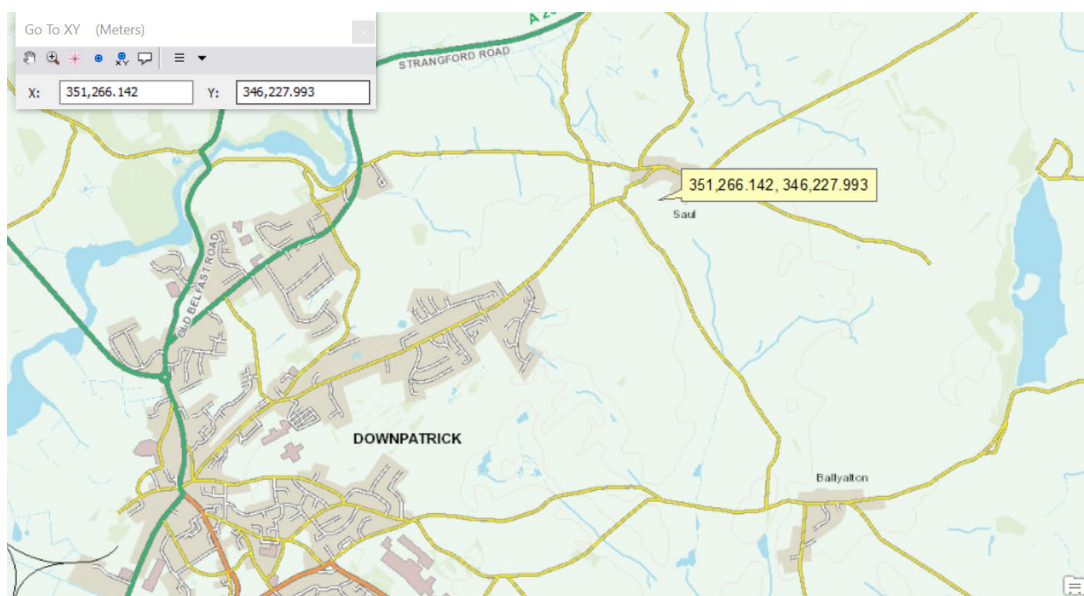
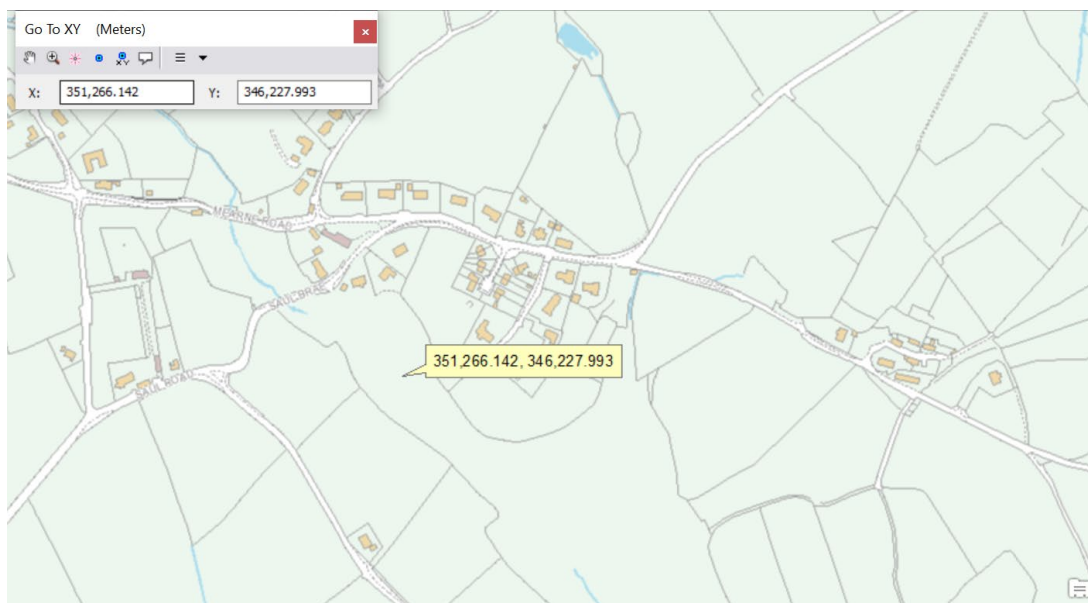
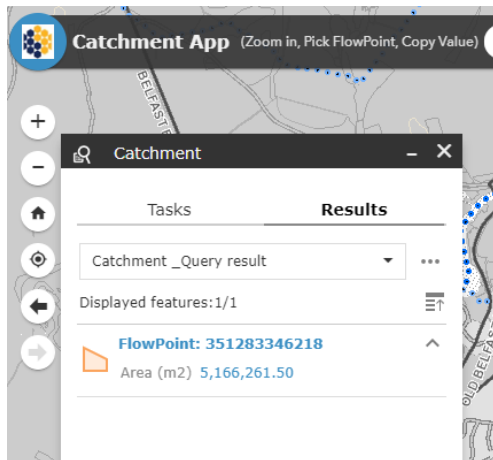
WR

Initials

FOR HYDROLOGY TEAM USE ONLY

NIHE St Patrick's Circle, Downpatrick

Although no waterway is present on Arcmap, NIEA's Catchment app shows waterway with catchment of 5.166KM



Flow Data Request Form



Northern Ireland
Environment
Agency

To: Hydrology Team, WMU

File Reference: Pre app with G7 approval

Date of Request: 09/11/2023

River / Stream Name (if known):

Unknown

Irish Grid Reference:

J 51266 46228

*Applicant/Agent Name:

- NIHE

*Applicant/Agent Contact Tel:

Site Address: (Please supply full postal address)

ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK

Has a site visit been conducted?

YES / NO

Site photos/info available?

Yes ☐

If yes by whom? - WMU ☒ Reg Ops ☐

No ☒

Additional supporting information:

Although no waterway is present on Arcmap, NIEA's Catchment app shows waterway with catchment of 5.166KM – Flowpoint: 351283346218

**Only for Industrial Consents and septic tank applications*

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Please supply the following information as requested (tick box):

Q95₍₁₎ ☒ (1 day mean flow exceeded by 95% of 1 day mean flows)

Mean Daily Flow ☒ (mean daily flow based on annual average run-off volume)

Estimated Catchment Area ☒

Other (Please specify)

Requesting Officer:

Priority: High ☒ Med ☐ Low ☐

Target reply:

**PLEASE ENCLOSE MAP WITH
DISCHARGE POINT CLEARLY
MARKED ON WATERWAY
AS PER CONSENT APPLICATION
(map scale 1:5000 or smaller)**

Received

Enq No.

WR

Initials

FOR HYDROLOGY TEAM USE ONLY

Hydrology

Water Management Unit

Resource Efficiency Division

To: [REDACTED]

Our ref:2023/287

Date:11/10/2023

Flow Estimate

Please find below our estimate in reply to your request for the following location:

Location address: St Patricks Circle, St Tassagh's Terrace

Grid Reference (X, Y): 351149 346303

Watercourse name: Unknown

Enquiry reference Alternative Discharge Point St Patricks Circle **Enquiry date:** 09/10/2023

<u>Estimated Flow</u>	Q95₍₁₎ :	331 m³/day
	Mean Flow :	4743 m³/day
	Estimated Catchment Area:	4.66 km²
	Sustained Flow:	Yes

Comments:

Yours sincerely

NIEA Hydrology Team:  028  (Internal 

Hydrology

Water Management Unit

Resource Efficiency Division

To: [REDACTED]

Our ref:2023/286

Date:11/10/2023

Flow Estimate

Please find below our estimate in reply to your request for the following location:

Location address: St Patricks Circle, St Tassagh's Terrace

Grid Reference (X, Y): 351266 346227

Watercourse name: Unknown

Enquiry reference Pre-app St Patricks Circle

Enquiry
date: 09/10/2023

<u>Estimated Flow</u>	Q95₍₁₎ :	340	m³/day
	Mean Flow :	4709	m³/day
	Estimated Catchment Area:	4.62	km²
	Sustained Flow:	Yes	

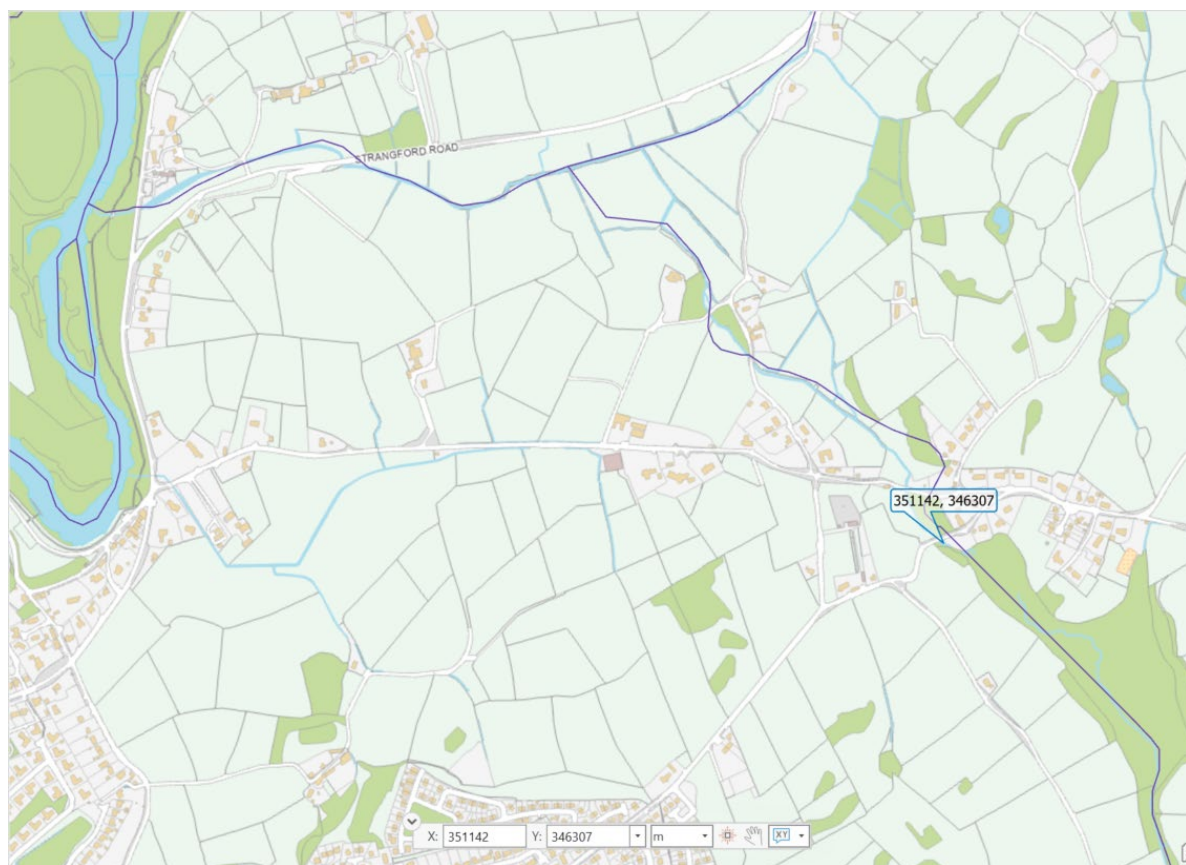
Comments:

Yours sincerely

NIEA Hydrology Team:  028  (Internal 

Modelling Proforma – St Patricks Circle, Saul

- | | |
|----|---|
| 1. | Proposed Waterway for Discharge – Location Map including Eastings & Northings |
|----|---|



2. Proposed Waterway for Discharge - Water Quality

BOD – Moderate 5.64mg/l

Mid-Good is 3.5mg/l – to be used for modelling

Ammonia – High 0.151

High to Good boundary is 0.30mg/l

River Waterbody Number	River Waterbody Name	Multiple Stations Classify	Monitoring Station Number	Mid H	Mid G	HG	GM	MP	PB	BOD 90th Percentile	BOD River Water Body Status WFD202	No of Samps	Typology - Ammon	Mid H	Mid G	HG	GM	MP	PB	Ammonia 90th Percentile	Ammonia River Water Body Status WFD202
GBN11NE050505115	Quolle River	2	F10541	1.5	3.5	3.0	4.0	6.0	7.5	5.64	MODERATE	35	Lowla	0.15	0.45	0.30	0.60	1.10	2.50	0.151	HIG

3. Flow Request Response from Hydrology

To: [REDACTED]

Our ref:2023/287

Date: 11/10/2023

Flow Estimate

Please find below our estimate in reply to your request for the following location:

Location address: St Patricks Circle, St Tassagh's Terrace

Grid Reference (X, Y): 351149 346303

Watercourse name: Unknown

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-	Mean Flow :	4743 m ³ /day
	Estimated Catchment Area:	4.66 km ²
	Sustained Flow:	Yes

4.	Discharge Volume
----	------------------

Pre app so no figures supplied.

App likely to be 15 domestic properties $15 \times 5 \text{ } 150 = 11.25\text{m}^3/\text{day}$

5.	Modelling Outputs																																															
5.1	Calculation of mean and standard deviation - BOD																																															
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5.3 Calculation of mean and standard deviation - Ammonia

INPUT DATA	
Percentile concentration	0.151
Percentile	90
Coefficient of variation	0.7

RESULTS	
Mean	0.08
Standard deviation	0.06

5.4 Ammonia Result

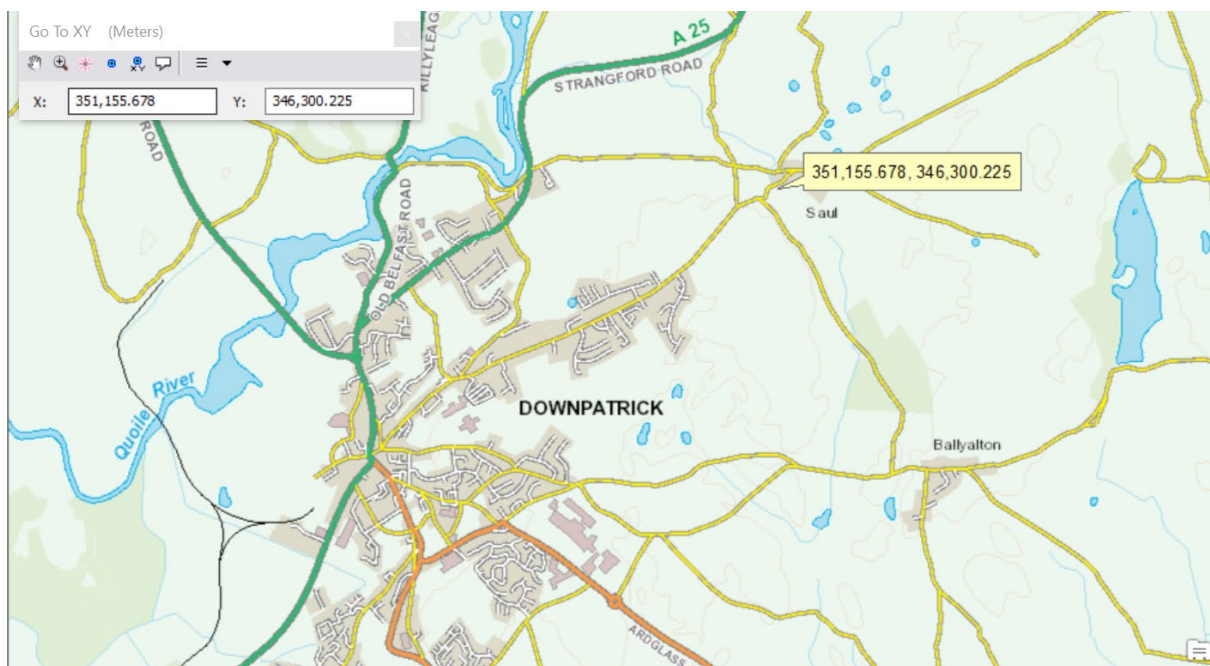
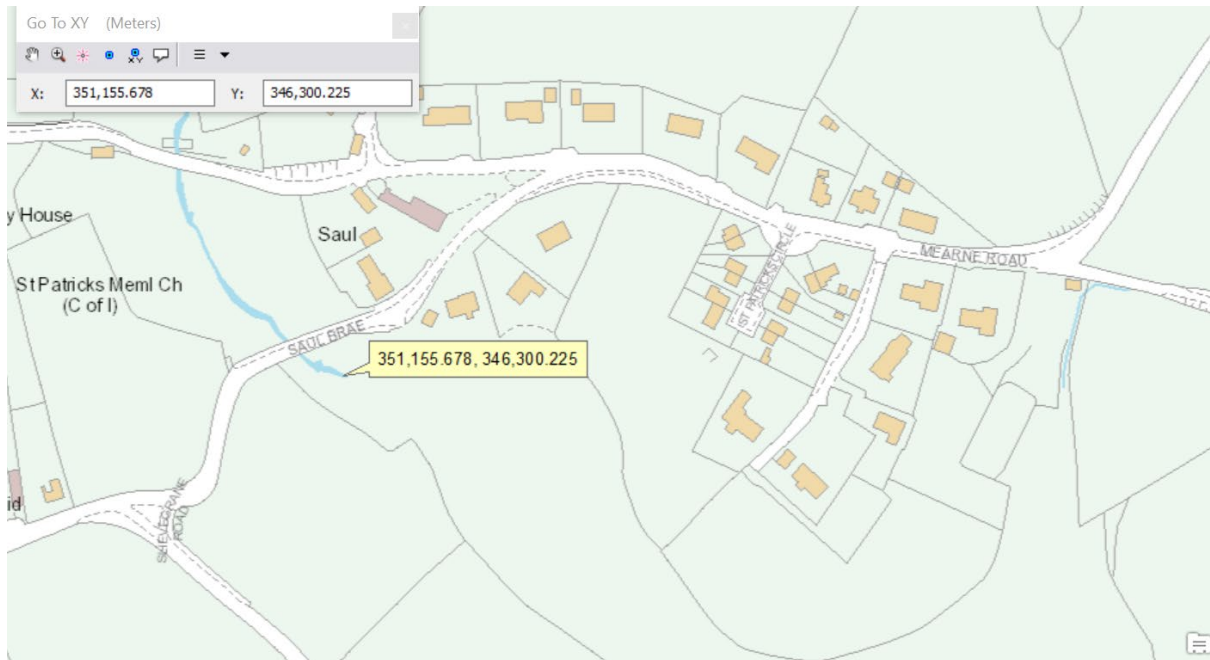
River quality target downstream of discharge:

Name of discharge	St Patricks Circle, Saul
Name of river	Trib of Quoile River
Name of determinand	Ammonia

UPSTREAM RIVER DATA		DISCHARGE DATA	
Mean flow	4743	Mean flow	11.25
95% exceedence flow	331	Standard deviation of flow	3.75
Mean quality	0.08	Mean quality	4.32
Standard deviation of river quality	0.06	Standard deviation of quality	3.02
90-percentile	0.15	... or 95-percentile	9.99

RIVER DOWNSTREAM OF DISCHARGE		DISCHARGE QUALITY NEEDED	
Mean quality	0.09	Mean quality	1.42
Standard deviation of quality	0.06	Standard deviation of quality	0.94
90-percentile quality	0.17	95-percentile quality	3.24
95-percentile quality	0.20	99-percentile quality	4.80
99-percentile quality	0.30	99.5-percentile quality	5.35
Quality target (90-percentile)	0.17		

5.5	Conclusion and Decision
Permissible discharge quality limit: BOD: 14.96 mg/l : As waterway is in Moderate status the Modelling has been completed to achieve Mid Good status. Ammonia: 3.24 mg/l : As the waterway is in high status 10% deterioration has been permitted but no deterioration in class has been permitted. Therefore BOD limit of 10mg/l & ammonia limit of 10mg/l acceptable standard. Standards to be include in consent conditions: BOD 10mg/l, SS 15mg/l & Ammonia 3mg/l.	
5.6	Approval
Completed by: _____ Date: _____ 31/07/2025 _____ Approved by (Signature): _____ Date: _____	

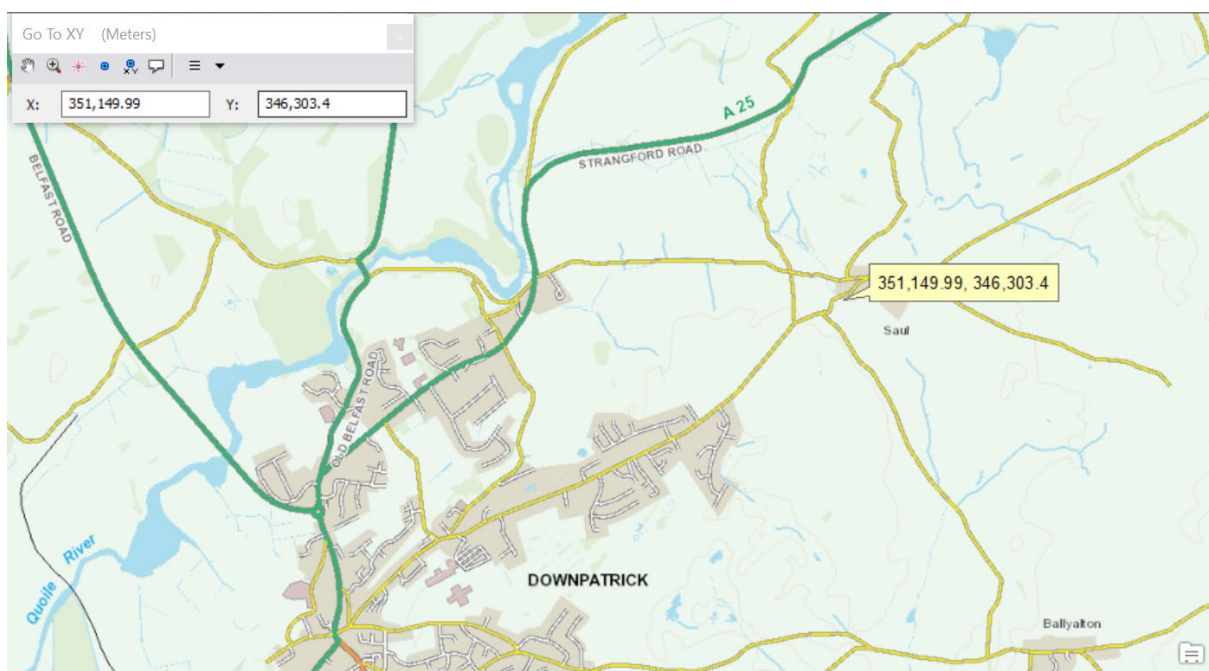
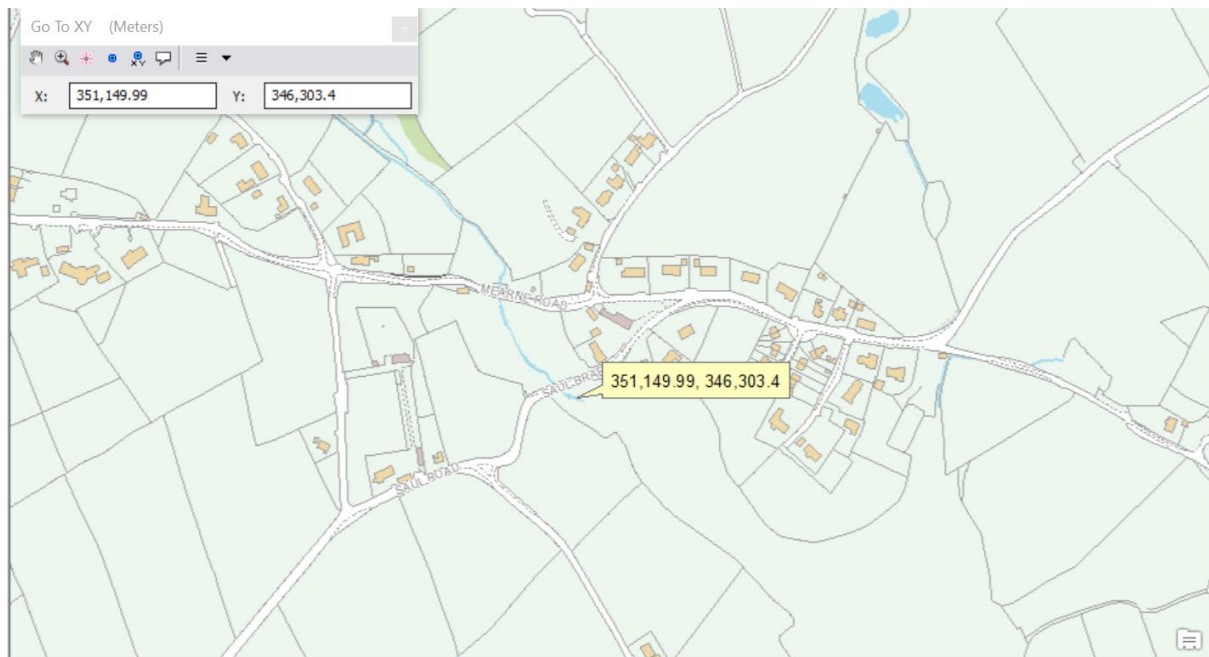




Submitting a pre app hydrology request for [REDACTED] (NIHE lead engineer) regarding St Patrick's Circle and need your approval. Nothing needs written down i just need your verbal ok - as its a pre app no fee has been submitted and hydrology won't do the work without a fee or line manager approval. It's been a long (3+ years) ongoing NIHE problem site and i think we might have a solution NIHE are prepared to do the civil works for. Only potential issue is the size of the waterway (max 7.2m3 daily discharge). Could you give me a thumbs up for the hydrology flow data app?

Yes, absolutely. proceed with Hydrology assessment... anything to aid a successful resolution to ongoing issue.

NIHE Alternative discharge point St Patrick's Circle, Downpatrick



St Patricks Circle, Saul

Proposed new discharge solution for 15 properties. 12 unconsented NIHE properties and 3 individual domestic properties.

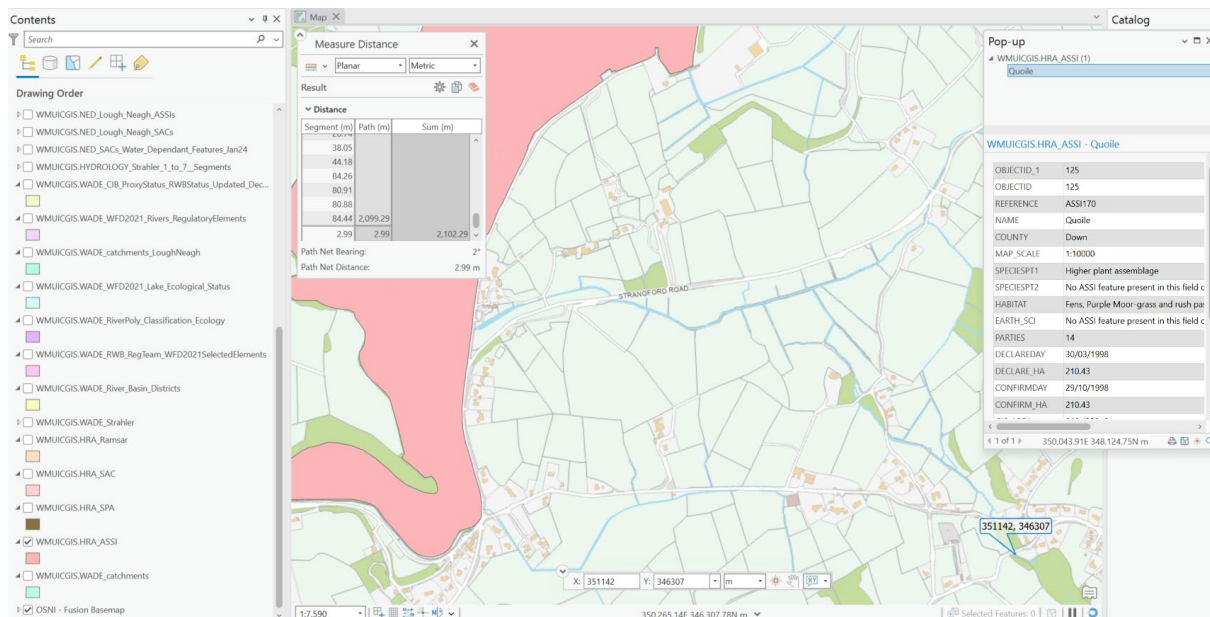
Quoile River Catchment. Monitoring Station F10541

BOD – Moderate 5.64mg/l

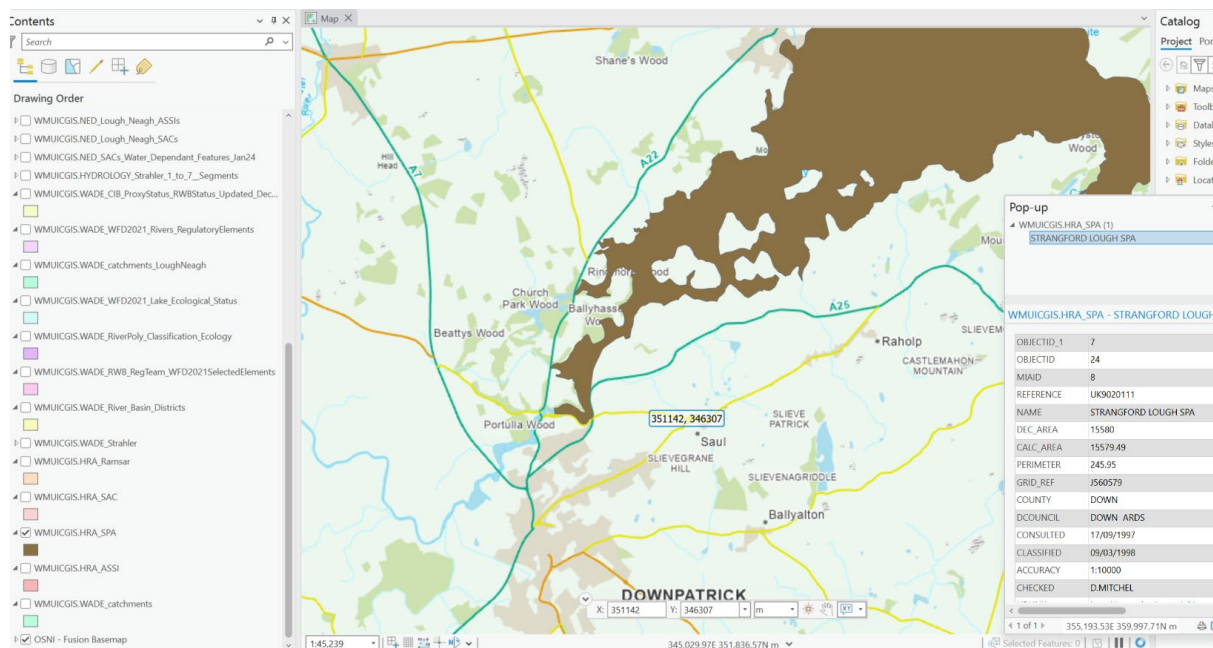
Ammonia – High 0.151mg/l

Monte Carlo Modelling shows:

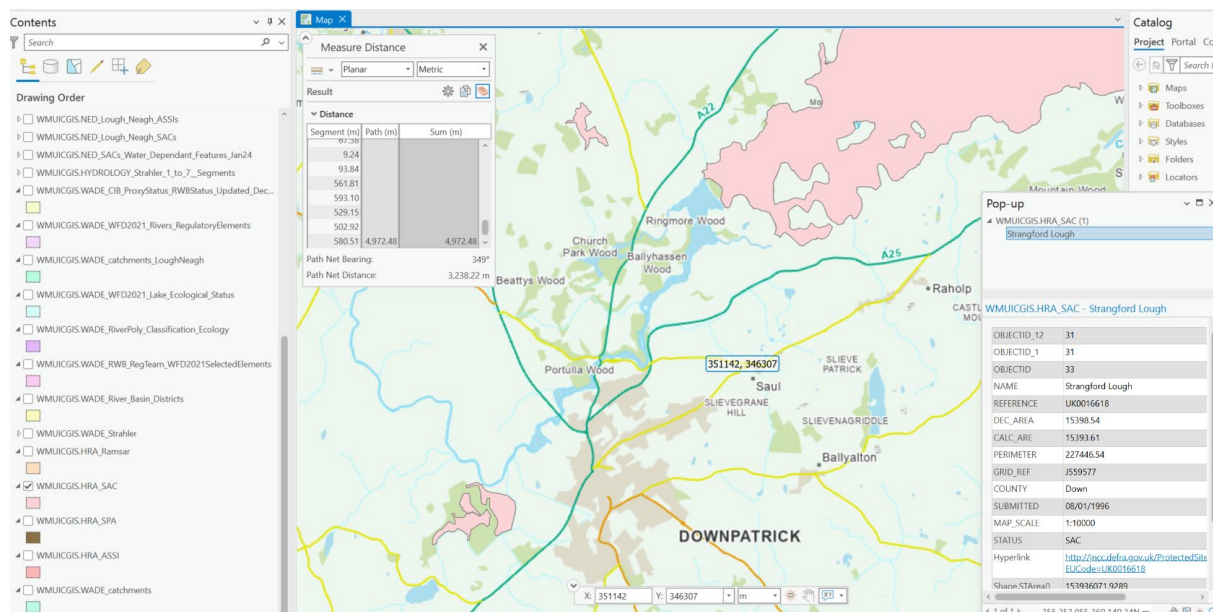
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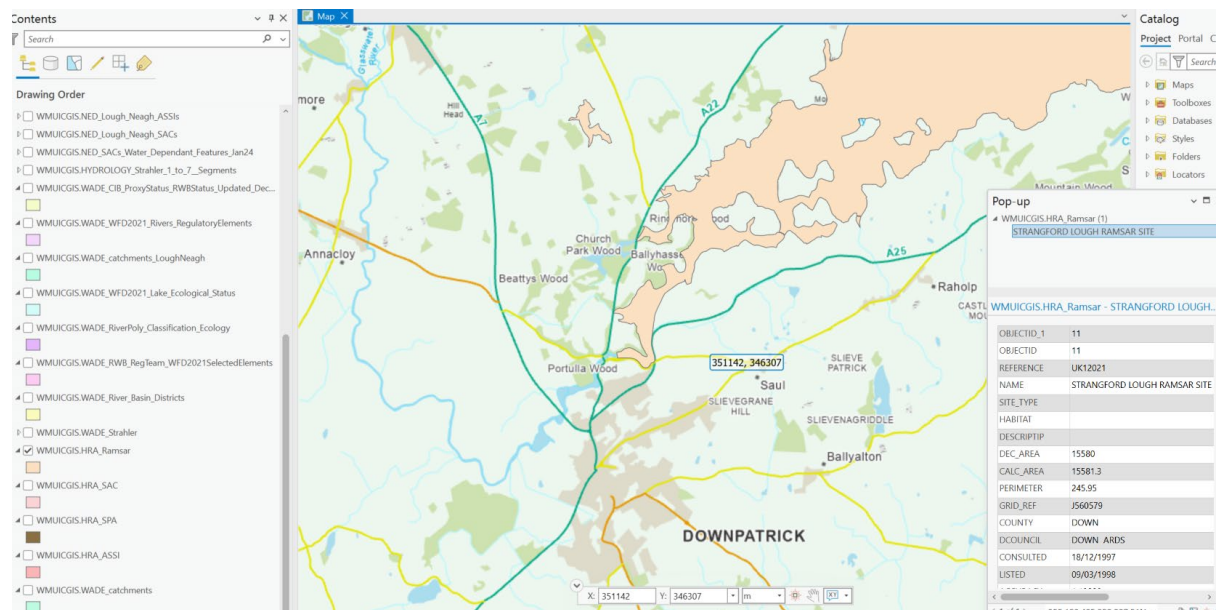
ASSI170 – Quoile Approx 2.1KM downstream



UK9020111 Strangford Lough SPA Approx 2.1KM downstream



UK0016618 Strangford Lough SAC Approx 4.9KM downstream



UK12021 Strangford Lough RAMSAR Approx 2.1KM downstream

From: [REDACTED]
To: [REDACTED]
Subject: RE: ST PATRICK'S CIRCLE SAUL
Date: 10 April 2025 14:11:00
Attachments: [image001.jpg](#)

Good afternoon [REDACTED]

Thanks for getting back to me and I can confirm that based on flow data previously provided for your proposed discharge point, as you marked on the attached map, NIEA can consider this proposal, although I can't give you an idea of consent standards (BOD, SS and Ammonia) as yet.

I would state that NIEA's preferred option is always an NI Water adoptable system but as the site has been discharging for many years we may be able to consider this proposal without adoption. However, before you do any further investigation into this potential solution, I would ask that you confirm who will be the owner and therefore be responsible for the continued maintenance of this system. I ask this because without NI Water adoption, NIEA would have concerns with regards to security for future homeowners and ensuring long-term protection of the environment.

Many thanks and happy to discuss further

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency



[REDACTED] | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: 10 April 2025 08:28
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

[REDACTED]

We have been exploring the possibility of installing a pumping station and pumping to NI Water infrastructure in Downpatrick.

However the cost we currently have been given by NI Water is in excess of £650k and excludes any attenuation which NI Water indicate may add significantly to the cost. Our consultant thinks NI Water costs are low and they think the figure may be closer to £1 million.

Given these extremely high costs we may consider the option for a non adopted solution which would include a new treatment works and discharge to watercourse at point shown on attached drawing.

Is it possible for you to organise a low flow measurement to see if such a connection is possible.

I understand that a final decision cannot be made until an application is made but this would at least give the NIHE to see if such an option is potentially viable.

[REDACTED]
Contract & Performance Mgr (Civils)
Project Delivery
Mob: [REDACTED]
Email: [REDACTED]



From: [REDACTED] <[REDACTED]>
Sent: 20 November 2024 09:28
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good morning [REDACTED]

Cast your mind way back to last year. Could I check with you if any progress has been made regarding an application for the St. Patricks Circle Saul site composed of 12 properties?

Many thanks

[REDACTED]
[Water Regulation: Private Sewage](#)
[Northern Ireland Environment Agency](#)

 [REDACTED] |  Tel: 028 [REDACTED] |  Ext: [REDACTED]

From: [REDACTED]
Sent: 02 October 2023 17:46
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good afternoon [REDACTED]

Thanks for the update but I have a couple of questions/issues regarding your proposals.

I note on the map you have stated 'open channel cut through marshy area' would this be left open as NIEA would consider the channel a open sewer and probably not accept it. You would need to lay a pipe to the waterway within this channel and infill the ground.

However, NIEA could not make a final decision on this plan without further info: A proposed discharge point, volume of discharge (is it for all 12 properties? : ie 12 properties x 4 persons per property x 150L/person/day = 7,200L/day) and spec of effluent treatment works proposed.

If your director wishes for me to explore this solution I will submit a hydrology request to the

team and get flow data – this will tell me max discharge volume NIEA would consent and the standards that would be set on your consent – let me know if you wish me to progress the checks..... Please note no final decision can be made without an actual consent to discharge application being submitted but the flow data will give me a good idea of the conditions.

Many thanks and happy to discuss

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency
✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: Monday, October 2, 2023 5:27 PM
To: [REDACTED] <[REDACTED]>
Subject: ST PATRICK'S CIRCLE SAUL

[REDACTED]

We are making arrangements to appoint a consultant to provide a design for a new system at this location.

Is the attached approach a possibility, cutting an open channel through the marshy area.

Not even sure if this proposal is technically viable but my director is interested to see if this is an option.

[REDACTED]

[REDACTED] || Senior Civil Engineer ||
BSc. C. Eng, MICE, MBA || Asset Management || 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]
Ext [REDACTED]
Mobile [REDACTED]

Legend

Properties by Tenure

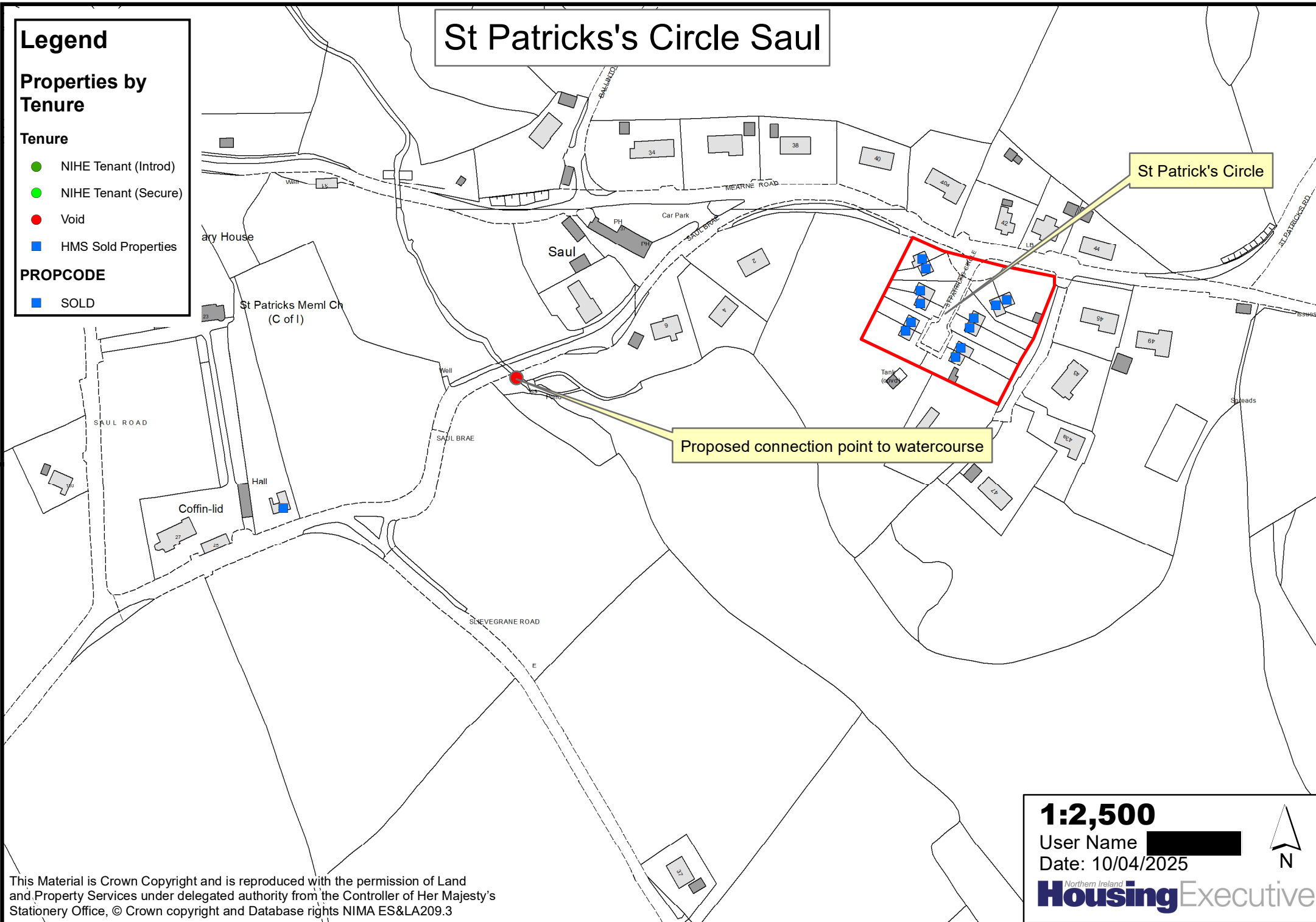
Tenure

- NIHE Tenant (Introd)
- NIHE Tenant (Secure)
- Void
- HMS Sold Properties

PROPCODE

- SOLD

St Patrick's Circle Saul



1:2,500

User Name [REDACTED]

Date: 10/04/2025



Housing Executive
Northern Ireland

From: [DAERA Industrial Consents](#)
To: [REDACTED]
Subject: FW: ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK
Date: 07 September 2022 16:03:42

From: [REDACTED] <[REDACTED]>
Sent: 05 September 2022 14:44
To: Industrial Consents <Industrialconsents@daera-ni.gov.uk>
Subject: ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK

I believe I may have requested a consent for properties at St. Patricks Circle but none was found.

I have just been made aware the location was previously known as [St Tassach's Terrace, Downpatrick](#).

I have attached a location map at 1:25,000 and a layout at 1:1250.

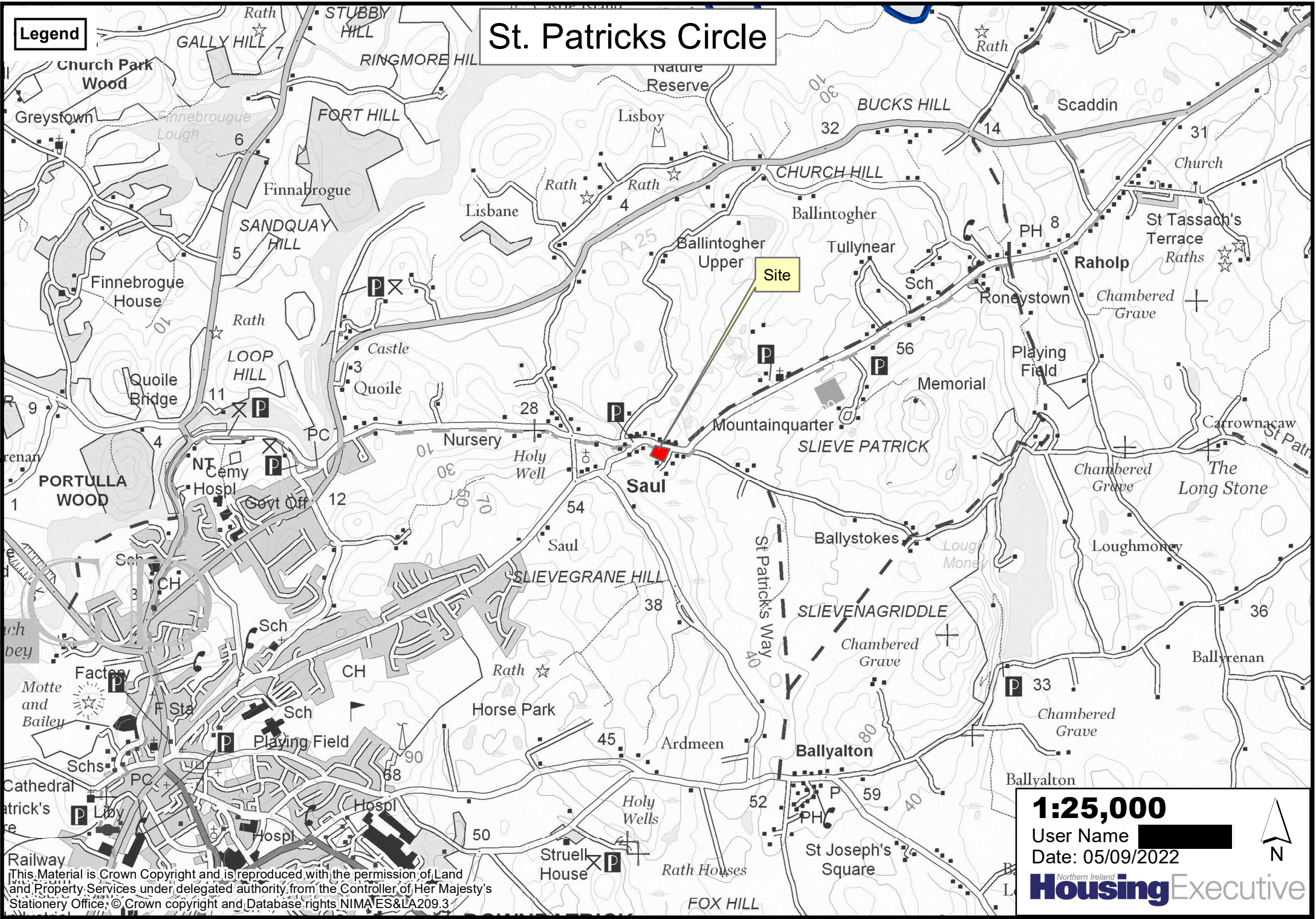
[REDACTED]

[REDACTED] || [Senior Civil Engineer](#) || [BSc. C.Eng, MICE, MBA](#) || [Asset Management, 9 Lanyon Place, Belfast BT1 3LP](#)

[Tel](#) [REDACTED]
[Ext](#) [REDACTED]
[Mobile](#) [REDACTED]

Legend

St. Patricks Circle



1:25,000
User Name [REDACTED]
Date: 05/09/2022
Housing Executive

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Legend

Properties by Tenure

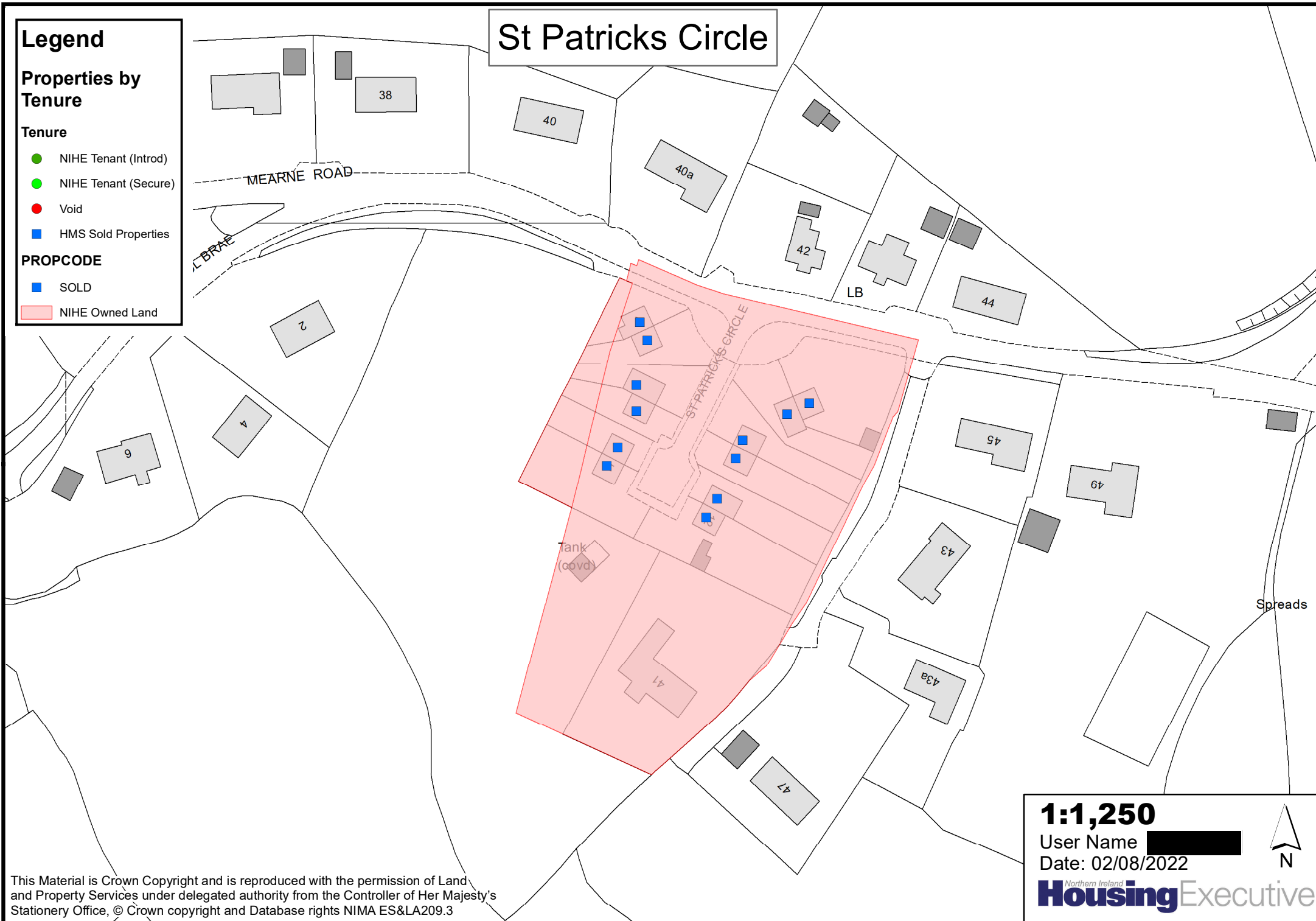
Tenure

- NIHE Tenant (Introd)
- NIHE Tenant (Secure)
- Void
- HMS Sold Properties

PROPCODE

- SOLD
- NIHE Owned Land

St Patricks Circle



1:1,250

User Name [REDACTED]

Date: 02/08/2022



Housing Executive
Northern Ireland

From: [REDACTED] (DAERA)
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: St Patrick's Circle, Saul, Downpatrick - Septic Tank Query
Date: 22 September 2022 09:34:07
Attachments: [image001.png](#)

Hi [REDACTED]

Please see the email below confirming the septic tank is not an NIW asset.

A holding response was sent to the solicitor on 14th Sept advising ... We are currently liaising with other statutory bodies to establish the ownership of the septic tank at the site address provided by you and if a consent for the system is in place. We will be in contact again in due course with a further update.

[REDACTED]
[REDACTED] is taking this query forward, please liaise with him re the response to the solicitor.

Thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: 21 September 2022 16:08
To: [REDACTED] (DAERA) <[REDACTED]>
Cc: [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>
Subject: FW: St Patrick's Circle, Saul, Downpatrick - Septic Tank Query

Caution – This email has been received from outside the NICS network.
Please ensure you can verify the sender's name and email address.
Treat all attachments and links with caution.
FOR INTERNAL NICS STAFF ONLY - If you have any concerns regarding the email please forward to spam@finance-ni.gov.uk.

Hi [REDACTED]

[REDACTED] asked me to look into your query. Both Developer Services and the Field Manager have confirmed that the septic tank is not an NI Water asset. The Field Manager believes the septic tank is still owned & maintained by NIHE.

Kind regards
[REDACTED]

From: [REDACTED] (DAERA) <[REDACTED]>
Sent: 09 September 2022 12:13
To: [REDACTED] <[REDACTED]>
Cc: [REDACTED] <[REDACTED]>
Subject: St Patrick's Circle, Saul, Downpatrick - Septic Tank Query

CAUTION: This email originated from outside NI Water - **DO NOT Reply, Open any**

attachments or **Click any links** unless you know this email is safe.

Hi [REDACTED]

NIEA have received a query regarding an existing septic tank serving at number of dwellings at St Patrick's Circle, Saul, Downpatrick, BT30 7JF (also known as St Tassach's Terrace). The houses appear to have previously been under NIHE ownership but have since become privately owned. One of the properties is currently for sale and the solicitor has queried whether the septic tank is consented. From our records there does not appear to be a consent in place from NIEA and I was wondering if you could check please if the septic tank is possibly an NIW asset? I have attached a location map relating to the properties and the grid ref is approx. 351365 346328.

Many thanks,

[REDACTED]
[REDACTED]
Water Regulation: Industrial Consents
Regulation Unit | Resource Efficiency Division
Northern Ireland Environment Agency
17 Antrim Road
Lisburn
BT28 3AL
Tel: (028) 92633436

DAERA Signature Strip New 2020 Green



For information on how NI Water processes personal data, please see our [Privacy Notice](#).

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From: [DAERA Industrial Consents](#)
To: [REDACTED]
Subject: FW: ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK
Date: 07 September 2022 16:03:42

From: [REDACTED] <[REDACTED]>
Sent: 05 September 2022 14:44
To: Industrial Consents <Industrialconsents@daera-ni.gov.uk>
Subject: ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK

I believe I may have requested a consent for properties at St. Patricks Circle but none was found.

I have just been made aware the location was previously known as [St Tassach's Terrace, Downpatrick](#).

I have attached a location map at 1:25,000 and a layout at 1:1250.

[REDACTED]

[REDACTED] || [Senior Civil Engineer](#) || [BSc. C.Eng, MICE, MBA](#) || [Asset Management, 9 Lanyon Place, Belfast BT1 3LP](#)

[Tel](#) [REDACTED]
[Ext](#) [REDACTED]
[Mobile](#) [REDACTED]

From: [REDACTED]
To: [DAERA NIEA Hydrology](#)
Subject: Hydrology request Alternative point St Patrick's Circle, Downpatrick
Date: 09 October 2023 14:40:00

Good afternoon All,

ST PATRICKS CIRCLE_ ST TASSACH'S TERRACE DOWNPATRICK – Alternative discharge point ex-NIHE properties but NIHE still responsible for discharge. Planned upgrade to system

Could you please supply flow data re the above site

Many thanks

[REDACTED]
Water Regulation: Industrial Consents
Northern Ireland Environment Agency

✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

Flow Data Request Form



Northern Ireland
Environment
Agency

To: Hydrology Team, WMU

File Reference: Pre app with G7 approval

Date of Request: 09/10/2023

River / Stream Name (if known):

Unknown

Irish Grid Reference:

J 51150 46303

*Applicant/Agent Name:

[REDACTED] - NIHE

*Applicant/Agent Contact Tel:

[REDACTED]

Site Address: (Please supply full postal address)

ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK

Has a site visit been conducted?

YES / ~~NO~~

Site photos/info available?

Yes ☐

If yes by whom? - WMU ☒ Reg Ops ☐

No ☒

Additional supporting information:

**Only for Industrial Consents and septic tank applications*

Water Order - Please indicate under which activity the request is being made

Reduced Fee Domestic Consent Applications (NIWO 01)		Water Utility Annual Charges (NIWO 07)	
Standard Fee Domestic Consent Applications (NIWO 02)		Water Utility: Pre-Application NIW (NIWO 08)	
Annual Charge (NIWO 03)		Water Utility Applications PPP (NIWO 09)	
Trade Application: Reduced Fee – Non Domestic (NIWO 04)	☒	Water Utility App Private Pumping Station (NIWO10)	
Trade Application: Standard Fee (NIWO 05)		Water Utility App NIW: Review, Interim, Temp (NIWO11)	
Water Utility Applications – Standard Fee (NIWO 06)			

Please supply the following information as requested (tick box):

Q95₍₁₎ ☒ (1 day mean flow exceeded by 95% of 1 day mean flows)

Mean Daily Flow ☒ (mean daily flow based on annual average run-off volume)

Estimated Catchment Area ☒

Other (Please specify)

Requesting Officer:

[REDACTED]

Priority: High ☒ Med ☐ Low ☐

Target reply:

**PLEASE ENCLOSE MAP WITH
DISCHARGE POINT CLEARLY
MARKED ON WATERWAY
AS PER CONSENT APPLICATION
(map scale 1:5000 or smaller)**

Received

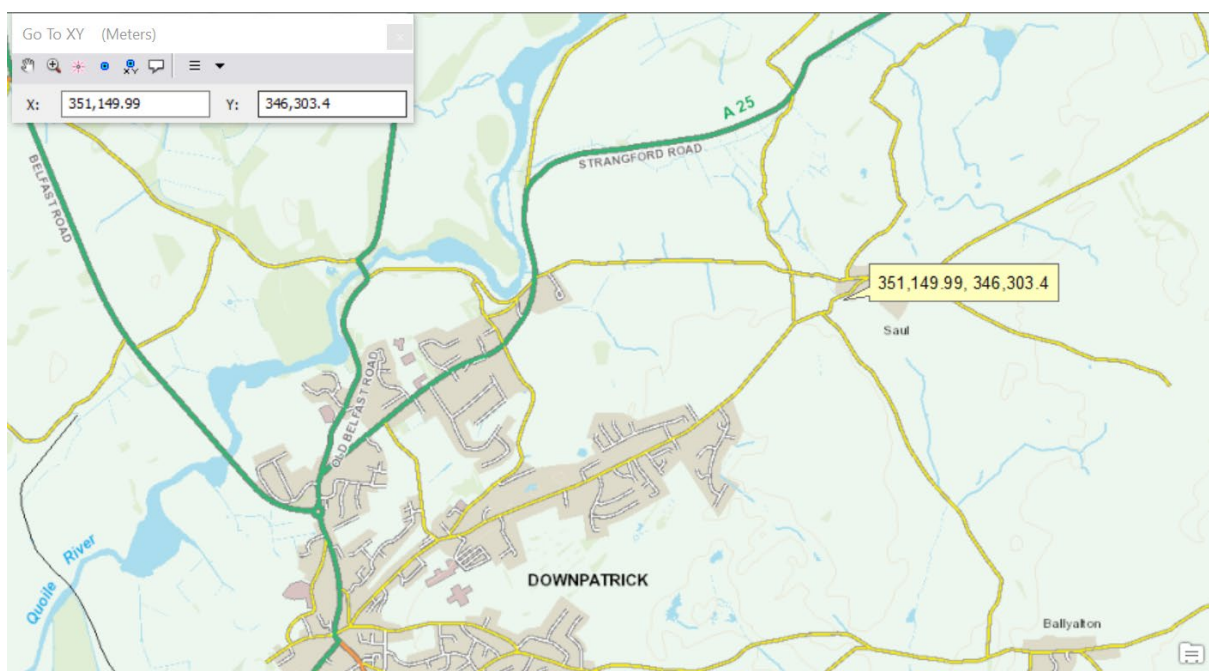
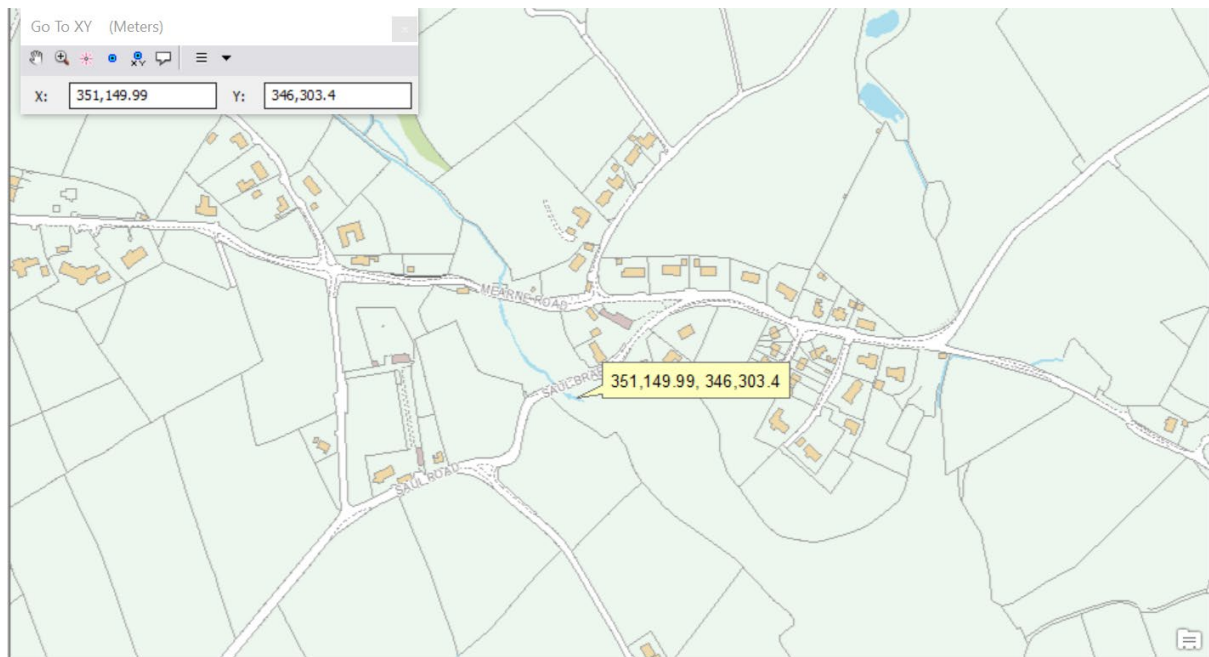
Enq No.

WR

Initials

FOR HYDROLOGY TEAM USE ONLY

NIHE Alternative discharge point St Patrick's Circle, Downpatrick



From: [REDACTED]
To: [REDACTED]
Subject: ST PATRICK'S CIRCLE SAUL
Date: 02 October 2023 17:27:10

[REDACTED]

We are making arrangements to appoint a consultant to provide a design for a new system at this location.

Is the attached approach a possibility, cutting an open channel through the marshy area.

Not even sure if this proposal is technically viable but my director is interested to see if this is an option.

[REDACTED]

[REDACTED] || Senior Civil Engineer ||

BSc. C. Eng, MICE, MBA || Asset Management || 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]

Ext [REDACTED]

Mobile [REDACTED]

Legend

Properties by Tenure

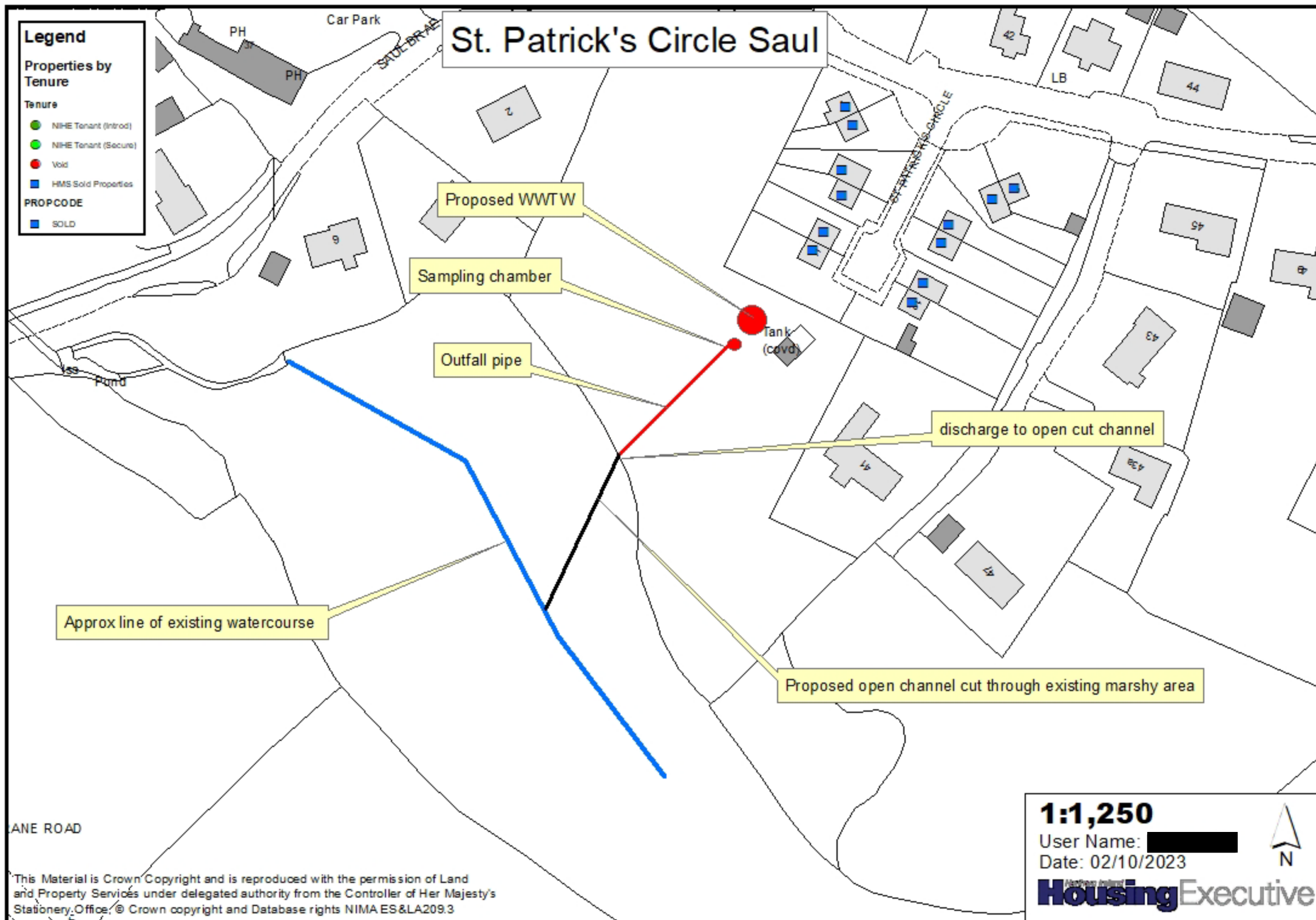
Tenure

- NIHE Tenant (Introd)
- NIHE Tenant (Secure)
- Void
- HMS Sold Properties

PROPCODE

- SOLD

St. Patrick's Circle Saul



1:1,250

User Name: [REDACTED]

Date: 02/10/2023



Housing Executive

From: [REDACTED]
To: [REDACTED]
Subject: RE: ST PATRICK'S CIRCLE SAUL
Date: 02 October 2023 17:45:00

Good afternoon [REDACTED]

Thanks for the update but I have a couple of questions/issues regarding your proposals.

I note on the map you have stated 'open channel cut through marshy area' would this be left open as NIEA would consider the channel a open sewer and probably not accept it. You would need to lay a pipe to the waterway within this channel and infill the ground.

However, NIEA could not make a final decision on this plan without further info: A proposed discharge point, volume of discharge (is it for all 12 properties? : ie 12 properties x 4 persons per property x 150L/person/day = 7,200L/day) and spec of effluent treatment works proposed.

If your director wishes for me to explore this solution I will submit a hydrology request to the team and get flow data – this will tell me max discharge volume NIEA would consent and the standards that would be set on your consent – let me know if you wish me to progress the checks..... Please note no final decision can be made without an actual consent to discharge application being submitted but the flow data will give me a good idea of the conditions.

Many thanks and happy to discuss

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency

✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: Monday, October 2, 2023 5:27 PM
To: [REDACTED] <[REDACTED]>
Subject: ST PATRICK'S CIRCLE SAUL

[REDACTED]

We are making arrangements to appoint a consultant to provide a design for a new system at this location.

Is the attached approach a possibility, cutting an open channel through the marshy area.

Not even sure if this proposal is technically viable but my director is interested to see if this is an option.

[REDACTED]

[REDACTED] || Senior Civil Engineer ||

BSc. C. Eng, MICE, MBA || Asset Management|| 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]
Ext [REDACTED]
Mobile [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: ST PATRICK'S CIRCLE SAUL
Date: 02 October 2023 17:51:13

[REDACTED]

I expected you to indicate this. I also do not think NI Water would be happy with this arrangement.

If you go ahead with the hydrology request that would be great as I can see no other discharge point other than this stream although discharge point is likely to be further west close to the road.

[REDACTED]

[REDACTED] || Senior Civil Engineer ||
BSc. C. Eng, MICE, MBA || Asset Management || 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]
Ext [REDACTED]
Mobile [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: 02 October 2023 17:46
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good afternoon [REDACTED]

Thanks for the update but I have a couple of questions/issues regarding your proposals.

I note on the map you have stated 'open channel cut through marshy area' would this be left open as NIEA would consider the channel a open sewer and probably not accept it. You would need to lay a pipe to the waterway within this channel and infill the ground.

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[REDACTED]

Water Regulation: Private Sewage
Northern Ireland Environment Agency

✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>

Sent: Monday, October 2, 2023 5:27 PM

To: [REDACTED] <[REDACTED]>

Subject: ST PATRICK'S CIRCLE SAUL

[REDACTED]

We are making arrangements to appoint a consultant to provide a design for a new system at this location.

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Not even sure if this proposal is technically viable but my director is interested to see if this is an option.

[REDACTED]

[REDACTED] || Senior Civil Engineer ||

BSc. C. Eng, MICE, MBA || Asset Management || 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]

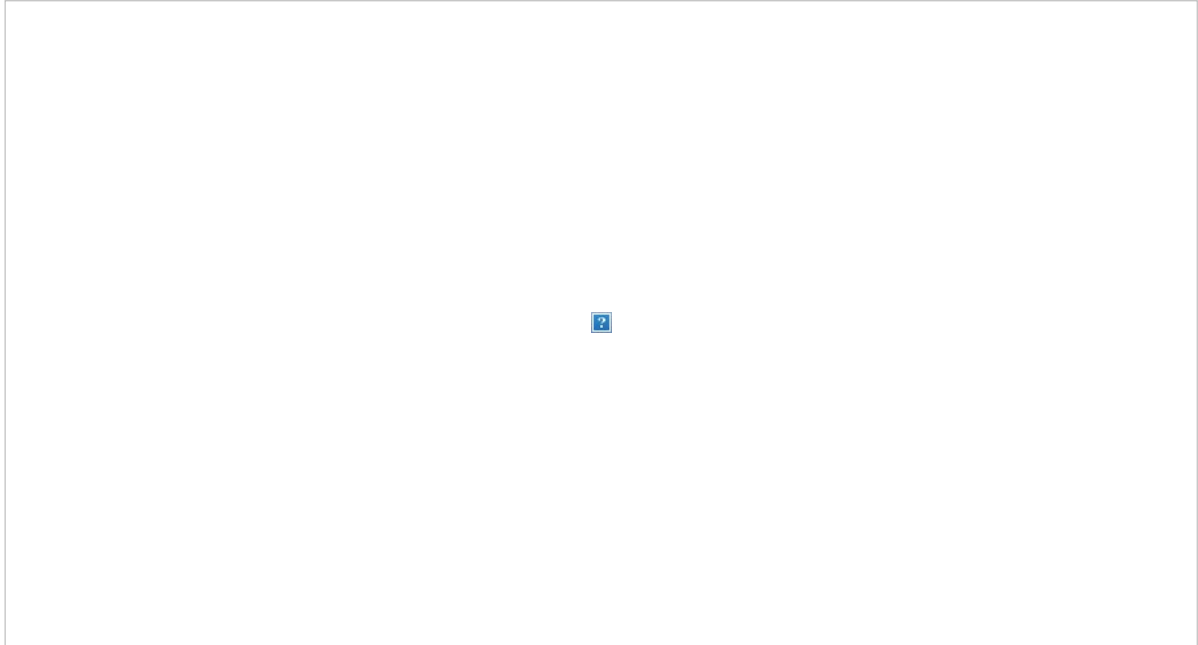
Ext [REDACTED]

Mobile [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: ST PATRICK'S CIRCLE SAUL
Date: 03 October 2023 11:14:00
Attachments: [image001.png](#)

Morning [REDACTED]

Our mapping system shows the waterway over nearer the road as you commented. Do you wish me to submit hydrology request for there (more likely to get the flows required) or go with your map (flows less likely but less civils for NIHE)



Regards

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency
Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: Monday, October 2, 2023 5:51 PM
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

[REDACTED]

I expected you to indicate this. I also do not think NI Water would be happy with this arrangement.

If you go ahead with the hydrology request that would be great as I can see no other discharge point other than this stream although discharge point is likely to be further west close to the road.

[REDACTED]

[REDACTED] || Senior Civil Engineer ||
BSc. C. Eng, MICE, MBA || Asset Management || 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]
Ext [REDACTED]
Mobile [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: 02 October 2023 17:46
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good afternoon [REDACTED]

Thanks for the update but I have a couple of questions/issues regarding your proposals.

I note on the map you have stated 'open channel cut through marshy area' would this be left open as NIEA would consider the channel a open sewer and probably not accept it. You would need to lay a pipe to the waterway within this channel and infill the ground.

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Many thanks and happy to discuss

Water Regulation: Private Sewage
Northern Ireland Environment Agency
✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 | ☎ Ext:

From: <>
Sent: Monday, October 2, 2023 5:27 PM
To: <>
Subject: ST PATRICK'S CIRCLE SAUL

We are making arrangements to appoint a consultant to provide a design for a new system at this location.

Is the attached approach a possibility, cutting an open channel through the marshy area.

Not even sure if this proposal is technically viable but my director is interested to see if this is an option.

|| Senior Civil Engineer ||
BSc. C. Eng, MICE, MBA || Asset Management|| 2 Adelaide Street, Belfast, BT2 8PB

Tel
Ext
Mobile

From: [REDACTED]
To: [DAERA NIEA Hydrology](#)
Subject: Hydrology request St Patrick's Circle, Downpatrick
Date: 09 October 2023 14:30:00

Good afternoon All,

ST PATRICKS CIRCLE_ ST TASSACH'S TERRACE DOWNPATRICK – ex-NIHE properties but NIHE still responsible for discharge. Planned upgrade to system

Could you please supply flow data re the above site

Many thanks

[REDACTED]
Water Regulation: Industrial Consents
Northern Ireland Environment Agency

✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

Flow Data Request Form



Northern Ireland
Environment
Agency

To: Hydrology Team, WMU

File Reference: Pre app with G7 approval

Date of Request: 09/11/2023

River / Stream Name (if known):

Unknown

Irish Grid Reference:

J 51266 46228

*Applicant/Agent Name:

- NIHE

*Applicant/Agent Contact Tel:

Site Address: (Please supply full postal address)

ST PATRICKS CIRCLE/ ST TASSACH'S TERRACE DOWNPATRICK

Has a site visit been conducted?

YES / NO

Site photos/info available?

Yes ☐

If yes by whom? - WMU ☒ Reg Ops ☐

No ☒

Additional supporting information:

Although no waterway is present on Arcmap, NIEA's Catchment app shows waterway with catchment of 5.166KM – Flowpoint: 351283346218

**Only for Industrial Consents and septic tank applications*

Water Order - Please indicate under which activity the request is being made

Reduced Fee Domestic Consent Applications (NIWO 01)		Water Utility Annual Charges (NIWO 07)	
Standard Fee Domestic Consent Applications (NIWO 02)		Water Utility: Pre-Application NIW (NIWO 08)	
Annual Charge (NIWO 03)		Water Utility Applications PPP (NIWO 09)	
Trade Application: Reduced Fee – Non Domestic (NIWO 04)	☒	Water Utility App Private Pumping Station (NIWO10)	
Trade Application: Standard Fee (NIWO 05)		Water Utility App NIW: Review, Interim, Temp (NIWO11)	
Water Utility Applications – Standard Fee (NIWO 06)			

Please supply the following information as requested (tick box):

Q95₍₁₎ ☒ (1 day mean flow exceeded by 95% of 1 day mean flows)

Mean Daily Flow ☒ (mean daily flow based on annual average run-off volume)

Estimated Catchment Area ☒

Other (Please specify)

Requesting Officer:

Priority: High ☒ Med ☐ Low ☐

Target reply:

**PLEASE ENCLOSE MAP WITH
DISCHARGE POINT CLEARLY
MARKED ON WATERWAY
AS PER CONSENT APPLICATION
(map scale 1:5000 or smaller)**

Received

Enq No.

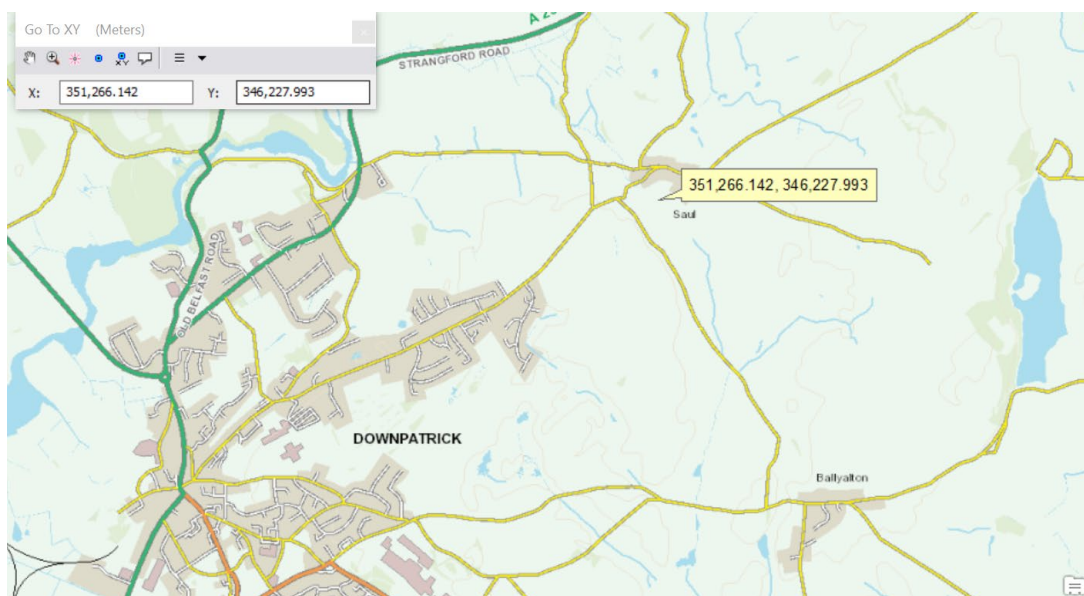
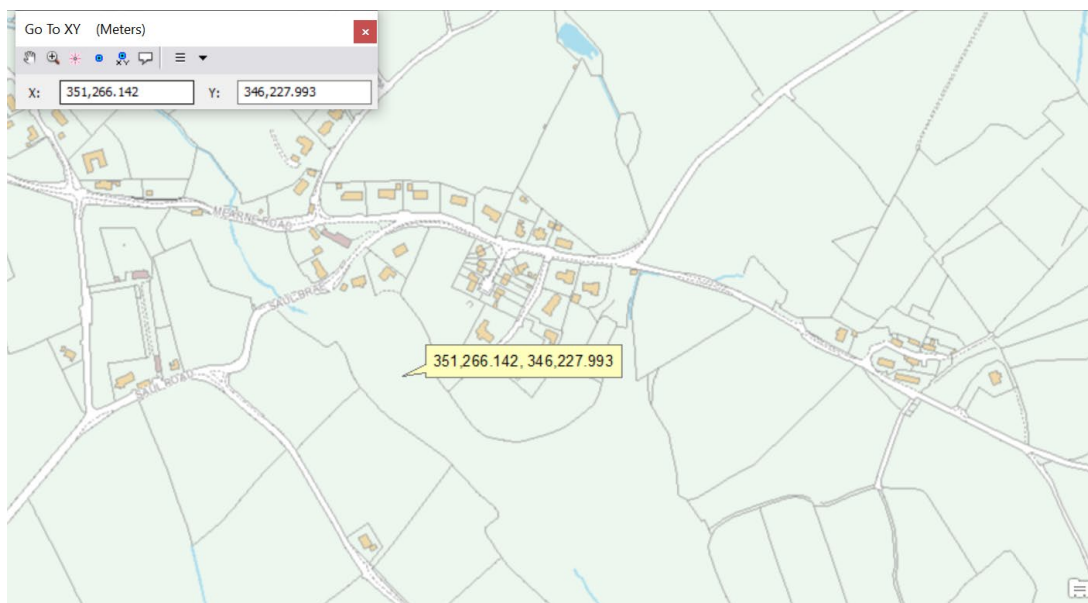
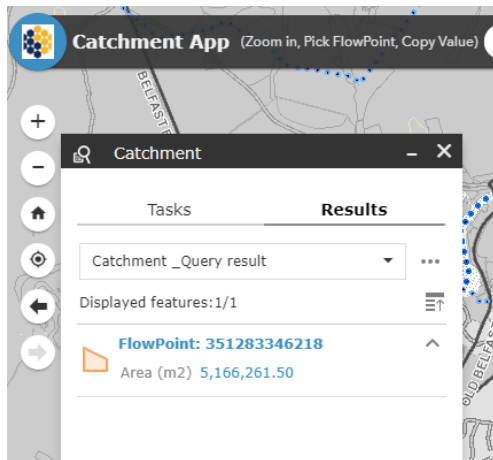
WR

Initials

FOR HYDROLOGY TEAM USE ONLY

NIHE St Patrick's Circle, Downpatrick

Although no waterway is present on Arcmap, NIEA's Catchment app shows waterway with catchment of 5.166KM



From: [REDACTED]
To: [REDACTED]
Subject: RE: St Patricks Circle Downpatrick
Date: 20 November 2024 09:26:00
Attachments: [image001.jpg](#)

Good morning to you both.

The last I heard regarding this site was discussions I had with [REDACTED] back in Oct 2023. NIHE had employed a consultant to look at potential solutions and was to get back to me.

I haven't issued a consent for the site and couldn't find one back in 2022 when I looked.

I'll give [REDACTED] a shout now to see what stage they are at now with proposals but I think you can go back to [REDACTED] to confirm the site doesn't have a consent.

Thanks

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency
✉ [REDACTED] | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: 19 November 2024 13:16
To: [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>
[REDACTED] <[REDACTED]>
Subject: St Patricks Circle Downpatrick

Hi [REDACTED]

I think this was one of the sites we went on a site visit with [REDACTED] to. I have attached an email I found on CM, as far as I am aware there wasn't any consent in place for these houses and [REDACTED] from NIHE was in discussions with [REDACTED] about the site.

[REDACTED]

Have you any recollection of this site and do you know if there was any further movement on it since 2022?

This is a new query from someone in NIHE – does anyone know if [REDACTED] still works there or how should we be responding to this latest query re this site?

Many Thanks

[REDACTED]

From: NIEA_DICAPAdmin <NIEA.DICAPAdmin@daera-ni.gov.uk>

Sent: 19 November 2024 13:00

To: [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]>

Subject: FW: E St Patricks Circle Downpatrick

Hello guys, I have done a search on Dicap and trim and getting nothing up for 1-11 St Patricks Circle can use have a look before I get back to this lady just incase.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]>

Sent: 19 November 2024 12:37

To: NIEA_DICAPAdmin <NIEA.DICAPAdmin@daera-ni.gov.uk>

Subject: FW: E St Patricks Circle Downpatrick

Hello

Please could you confirm if there is a trade consent for property numbers 1-11 St Patricks Circle Downpatrick.

Many Thanks

Kind Regards

[REDACTED]

Building Safety | Asset Management

[REDACTED] 

4th Floor, Housing Centre, Adelaide Street, Belfast, BT2 8PB

✉ [REDACTED] : www.nihe.gov.uk

From: NIEA_DICAPAdmin <NIEA.DICAPAdmin@daera-ni.gov.uk>

Sent: 12 November 2024 10:54

To: [REDACTED] <[REDACTED]>

Subject: RE: E St Patricks Circle Downpatrick

I deal with Trade this is why I need to know is this one house one septic tank or a few houses using septic tank?

Also is there a number for the house?

Thanks

Water Regulation Team

From: [REDACTED] <[REDACTED]>
Sent: 12 November 2024 10:46
To: NIEA_DICAPAdmin <NIEA.DICAPAdmin@daera-ni.gov.uk>
Subject: RE: E St Patricks Circle Downpatrick

Hello

I would appreciate any information you have of either domestic or trade consent.

If there is just one septic tank serving one property could you send me information on this.

Many Thanks

Kind Regards

[REDACTED]

Building Safety | Asset Management

[REDACTED] 

4th Floor, Housing Centre, Adelaide Street, Belfast, BT2 8PB

✉ [REDACTED] : www.nihe.gov.uk

From: NIEA_DICAPAdmin <NIEA.DICAPAdmin@daera-ni.gov.uk>
Sent: 12 November 2024 10:32
To: [REDACTED] <[REDACTED]>
Subject: RE: E St Patricks Circle Downpatrick

Hello domestic consent is for one house I septic tank

Is this one house one septic tank?

Thanks

Water Regulation Team

From: [REDACTED] <[REDACTED]>
Sent: 12 November 2024 09:30
To: NIEA_DICAPAdmin <NIEA.DICAPAdmin@daera-ni.gov.uk>
Subject: E St Patricks Circle Downpatrick

Good Morning

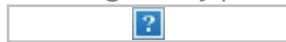
I have been searching for a particular consent on the domestic register with no success.

Could I check if there is a trade consent for St Patricks Circle Downpatrick Co Down BT30 7JF?

Kind Regards



Building Safety | Asset Management



4th Floor, Housing Centre, Adelaide Street, Belfast, BT2 8PB

✉  www.nihe.gov.uk

From: [REDACTED]
To: [REDACTED]
Subject: RE: ST PATRICK'S CIRCLE SAUL
Date: 20 November 2024 09:27:00

Good morning [REDACTED]

Cast your mind way back to last year. Could I check with you if any progress has been made regarding an application for the St. Patricks Circle Saul site composed of 12 properties?

Many thanks

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency

✉ [REDACTED] | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED]
Sent: 02 October 2023 17:46
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good afternoon [REDACTED]

Thanks for the update but I have a couple of questions/issues regarding your proposals.

I note on the map you have stated 'open channel cut through marshy area' would this be left open as NIEA would consider the channel a open sewer and probably not accept it. You would need to lay a pipe to the waterway within this channel and infill the ground.

However, NIEA could not make a final decision on this plan without further info: A proposed discharge point, volume of discharge (is it for all 12 properties? : ie 12 properties x 4 persons per property x 150L/person/day = 7,200L/day) and spec of effluent treatment works proposed.

If your director wishes for me to explore this solution I will submit a hydrology request to the team and get flow data – this will tell me max discharge volume NIEA would consent and the standards that would be set on your consent – let me know if you wish me to progress the checks..... Please note no final decision can be made without an actual consent to discharge application being submitted but the flow data will give me a good idea of the conditions.

Many thanks and happy to discuss

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency

✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: Monday, October 2, 2023 5:27 PM

To: [REDACTED] <[REDACTED]>

Subject: ST PATRICK'S CIRCLE SAUL

[REDACTED]

We are making arrangements to appoint a consultant to provide a design for a new system at this location.

Is the attached approach a possibility, cutting an open channel through the marshy area.

Not even sure if this proposal is technically viable but my director is interested to see if this is an option.

[REDACTED]

[REDACTED] || Senior Civil Engineer ||

BSc. C. Eng, MICE, MBA || Asset Management|| 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]

Ext [REDACTED]

Mobile [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: ST PATRICK'S CIRCLE SAUL
Date: 31 July 2025 11:04:14
Attachments: [image004.jpg](#)
[image001.jpg](#)

[REDACTED]

We are still assessing our options and have been in touch with a number of land owners to see if we can access the proposed discharge point with a gravity system.

Rather than the original 12 dwellings we may need to add an additional three properties bringing the total to 15 dwellings.

Location of proposed treatment unit may now be close to the proposed outfall point.

Is such a proposal likely to get approval from the NIEA?

Is there a minimum distance a treatment unit of this size must be from dwellings?

If you wish to discuss give me a call.

[REDACTED]
Contract & Performance Mgr (Civils)
Project Delivery
Mob: [REDACTED]
Email: [REDACTED]



From: [REDACTED] <[REDACTED]>
Sent: 10 April 2025 14:11
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good afternoon [REDACTED]

Thanks for getting back to me and I can confirm that based on flow data previously provided for your proposed discharge point, as you marked on the attached map, NIEA can consider this proposal, although I can't give you an idea of consent standards (BOD, SS and Ammonia) as yet.

I would state that NIEA's preferred option is always an NI Water adoptable system but as the site has been discharging for many years we may be able to consider this proposal without adoption. However, before you do any further investigation into this potential solution, I would ask that you confirm who will be the owner and therefore be responsible for the continued maintenance of this system. I ask this because without NI Water adoption, NIEA would have concerns with regards to security for future homeowners and ensuring long-term protection of the environment.

Many thanks and happy to discuss further

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency



[REDACTED] | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>

Sent: 10 April 2025 08:28

To: [REDACTED] <[REDACTED]>

Subject: RE: ST PATRICK'S CIRCLE SAUL

[REDACTED]

We have been exploring the possibility of installing a pumping station and pumping to NI Water infrastructure in Downpatrick.

However the cost we currently have been given by NI Water is in excess of £650k and excludes any attenuation which NI Water indicate may add significantly to the cost. Our consultant thinks NI Water costs are low and they think the figure may be closer to £1 million.

Given these extremely high costs we may consider the option for a non adopted solution which would include a new treatment works and discharge to watercourse at point shown on attached drawing.

Is it possible for you to organise a low flow measurement to see if such a connection is possible.

I understand that a final decision cannot be made until an application is made but this would at least give the NIHE to see if such an option is potentially viable.

[REDACTED]
Contract & Performance Mgr (Civils)
Project Delivery
Mob: [REDACTED]
Email: [REDACTED]



From: [REDACTED] <[REDACTED]>
Sent: 20 November 2024 09:28
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good morning [REDACTED]

Cast your mind way back to last year. Could I check with you if any progress has been made regarding an application for the St. Patricks Circle Saul site composed of 12 properties?

Many thanks

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency



[REDACTED] | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED]
Sent: 02 October 2023 17:46
To: [REDACTED] <[REDACTED]>
Subject: RE: ST PATRICK'S CIRCLE SAUL

Good afternoon [REDACTED]

Thanks for the update but I have a couple of questions/issues regarding your proposals.

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Many thanks and happy to discuss

[REDACTED]
Water Regulation: Private Sewage
Northern Ireland Environment Agency

✉ Industrialconsents@daera-ni.gov.uk | ☎ Tel: 028 [REDACTED] | ☎ Ext: [REDACTED]

From: [REDACTED] <[REDACTED]>

Sent: Monday, October 2, 2023 5:27 PM

To: [REDACTED] <[REDACTED]>

Subject: ST PATRICK'S CIRCLE SAUL

[REDACTED]

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[REDACTED]

[REDACTED] || Senior Civil Engineer ||

BSc. C. Eng, MICE, MBA || Asset Management || 2 Adelaide Street, Belfast, BT2 8PB

Tel [REDACTED]

Ext [REDACTED]

Mobile [REDACTED]

Legend

Properties by Tenure

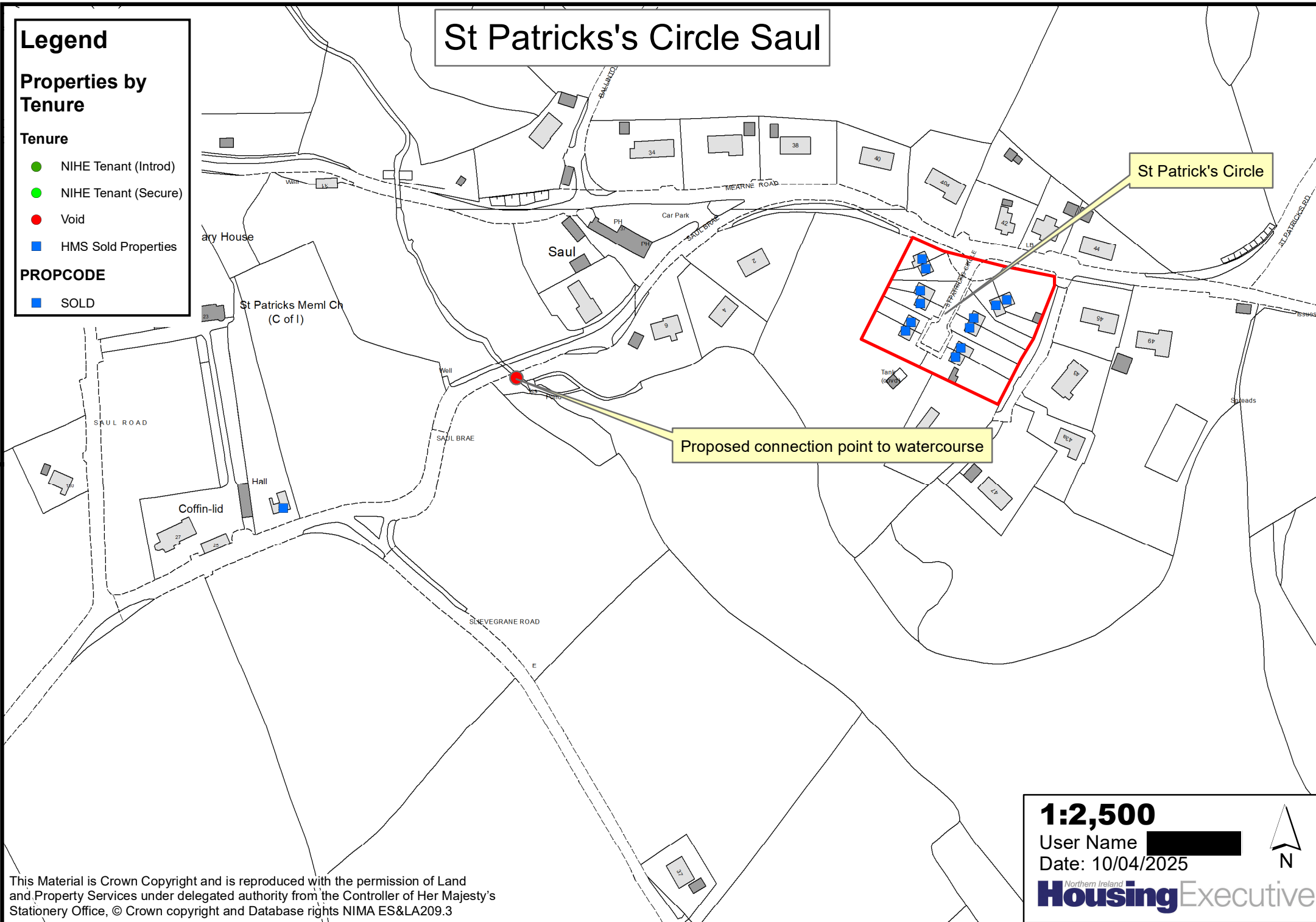
Tenure

- NIHE Tenant (Introd)
- NIHE Tenant (Secure)
- Void
- HMS Sold Properties

PROPCODE

- SOLD

St Patrick's Circle Saul



1:2,500

User Name [REDACTED]

Date: 10/04/2025



Housing Executive
Northern Ireland