



<b>Title of Report:</b>	<b>NI Water Conditions</b>		
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>		
<b>Date of Meeting:</b>	<b>26 March 2025</b>		
<b>For Decision or For Information</b>	<b>For Information</b>		
<b>To be discussed In Committee YES/NO</b>	<b>No</b>		
<b>Linkage to Council Strategy (2021-25)</b>			
Strategic Theme	Improvement and Innovation		
Outcome	Council maintains its performance as the most efficient of NI's local authorities		
Lead Officer	Head of Planning		
<b>Estimated Timescale for Completion</b>			
Date to be Completed	N/A		
<b>Budgetary Considerations</b>			
Cost of Proposal	N/A		
Included in Current Year Estimates	<b>N/A</b>		
Capital/Revenue	N/A		
Code	N/A		
Staffing Costs	N/A		
<b>Legal Considerations</b>			
Input of Legal Services Required	<b>NO</b>		
Legal Opinion Obtained	<b>NO</b>		
<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

## FOR INFORMATION

### 1.0 Purpose

- 1.1 This Report is to provide Members with an update on the position regarding the NI Water infrastructure issues and its impact on progressing planning applications.

### 2.0 Details

- 2.1 Members will be aware of the issues in relation to the NI Water wastewater infrastructure from correspondence from NI Water of 30 September 2024 and discussions with agents at special Planning Committee meeting held on 13 February 2025.
- 2.2 The Head of Planning and Development Management Manager met with NI Water on 03 March 2025 to further discuss this issue. During these discussions it was clear that, in relation to the wastewater infrastructure constraint, there were no areas identified within this Council area where a solution could not be identified that would resolve the issue.
- 2.3 A meeting will be held with NI Water and all heads of Planning in April 2025 to further discuss this issue.

### Way Forward

- 2.4 It was clear from discussions that a solution could be identified to resolve the wastewater infrastructure constraint in this Council area.
- 2.5 As such, it is proposed going forward that where the consultation response from NI Water states *“Refusal: Subject to the applicant engaging with NI Water as outlined in the response below, NI Water may reconsider its recommendation.”* Council’s Planning Department will proceed to process the application subject to the following negative conditions:
- No development shall progress beyond the foundation of buildings stage until it has been demonstrated to the satisfaction of the Council and agreed in writing that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewage from the development.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

- No development shall be occupied until connection has been made to the public sewer and the Article 161 Agreement authorised.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

**2.6** The onus will rest with the developer to ensure they have all permissions in place to commence the development.

### **3.0 Recommendation**

**3.1** **It is recommended** that the Planning Committee considers and notes the way forward with the imposition of negative conditions to address the NI Water wastewater infrastructure constraints issue.