

# COMMERCIAL OR INDUSTRIAL DEVELOPMENTS

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ADVICE FOR PLANNING OFFICERS AND APPLICANTS SEEKING PLANNING  
PERMISSION FOR COMMERCIAL OR INDUSTRIAL DEVELOPMENTS DISCHARGING  
TO THE WATER ENVIRONMENT

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## Scope of this Standing Advice guidance document

This standing advice on planning applications applies specifically to the potential impact of commercial or industrial developments upon water quality with regards to wastewater and rain water management.

Activities associated with the development, other than wastewater and rain water management, that may pose a risk to the water environment will be addressed directly in the NIEA consultation response to the planning application.

Issues such as contaminated land, badgers, bats etc. are not covered by this document.

Any development proposal where the site is located on potentially contaminated land will require an assessment of the risk to the water environment to accompany the application. Site specific risk assessment should follow the procedures as detailed in the NIEA Development Guide “Redeveloping Contaminated Sites”

## NIEA’s Standing Advice on planning consultations for commercial or industrial developments

### Wastewater Treatment and Drainage

All proposed developments should connect to a mains sewer, where available, and providing that the sewer and associated Waste Water Treatment Works (WWTW) can take the additional load. Northern Ireland Water Limited (NIW) can advise if this is possible.

If it is not possible to connect the proposed development to the mains sewer then discharge consent under the terms of the Water (NI) Order 1999 will be required for the discharge of sewage effluent from the proposed development. Refer to Standing Advice No 11 – Discharges to the Water Environment.

If the applicant possesses an existing discharge consent for the address, this will need to be reviewed if any aspect of this consent is altered i.e. there is an increase in the volume of effluent discharged, structural changes or to reflect a change in the ownership of the consented premises.

All wastewater treatment systems and soakaways must be located in such a position that they cannot significantly impact upon surface or ground waters and cannot cause a nuisance to any nearby properties.

Care should be taken to ensure that only clean surface water is discharged to the surrounding water environment during the construction and operational phases of the development. NIEA recommend that the applicant considers the implementation of SuDS (Sustainable Drainage Systems) to deal with this storm water runoff.

## Recommended Conditions and Informatives

### Conditions

**Condition:** No development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a consent to discharge has been granted.

**Reason:** To ensure a practical solution to sewage disposal is possible at this site.

**Condition:** Each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system, once the buildings are occupied.

**Reason:** In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

### Informatives

1. The storm drainage of the site, during site clearance, construction and operational phases of the development, should be designed to the principles of Sustainable Drainage Systems (SuDS), where practicable, in order to minimise the polluting effects of storm water on waterways.
2. Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C697. A separate site handbook (C698) for the construction of SuDS has also been produced by CIRIA.
3. Should a sewage pumping station be required for this development then the applicant must apply to NIEA WMU for Water Order (1999) consent for an 'emergency overflow'.
4. The applicant should consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the development works including the need for discharge consent. Discharged waters should meet appropriate discharge consent conditions.
5. The applicant must comply with the Control of Pollution (Oil Storage) Regulations (Northern Ireland) 2010.
6. The applicant should ensure that the management of all waste are suitably authorised through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999. This should be demonstrated through a Site Waste Management Plan (see <http://www.netregs.gov.uk>)

7. The applicant should comply with all the relevant Pollution Prevention Guidelines (PPGs) in order to minimise the impact of the project on the environment, paying particular attention to DOE Standing Advice Note No. 4 – Pollution Prevention Guidelines (April 2015) for the demolition, construction and operational phases of the development.

*Standing Advice Notes are available on the NI Planning Portal under Advice / NIEA Guidance / Standing Advice. Alternately the following address can be copied and pasted to a web browser.*

*[http://www.planningni.gov.uk/index/advice/northern\\_ireland\\_environment\\_agency\\_guidance/standing\\_advice.htm](http://www.planningni.gov.uk/index/advice/northern_ireland_environment_agency_guidance/standing_advice.htm)*



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