



BALLYMONEY

COLERAINE

**Northern Area Plan 2016
Draft Plan May 2005**

Technical Supplements 6, 7 & 8

LIMAVADY

**Open Space etc.,
Tourism,
Public Services etc.**

MOYLE

£10.00

May 2005



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Preface

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These Technical Supplements have been produced to inform the Draft Northern Area Plan proposals.

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TECHNICAL SUPPLEMENT 8: PUBLIC SERVICES AND UTILITIES

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Northern Area Plan 2016

Draft Plan May 2005

Technical Supplement 8

Public Services and Utilities



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1.0 Introduction

- 1.1 This supplement to the Northern Area Plan deals with the provision of the main public utilities in Coleraine Borough, Limavady Borough, Ballymoney Borough and Moyle District.
- 1.2 Information has been provided by the various organisations responsible for the services namely:
- a) Water supply and sewage disposal: Department for Regional Development (NI) Water Service.
 - b) Drainage: Department for Regional Development (NI) Water Service and Department of Agriculture and Rural Development, Rivers Agency.
 - c) Waste Disposal and Public Cemeteries: Coleraine Borough, Limavady Borough, Ballymoney Borough and Moyle District Council.
 - d) Electricity Supply: Northern Ireland Electricity.
 - e) Fire Services: Northern Ireland Fire Authority.

2.0 Water Supply

- 2.1 The responsibility for the provision of water and sewerage facilities in this proposed Area Plan falls to two divisions of the Water Service; the Northern Division and the Western Division. The Northern Division has responsibility for the Ballymoney Borough, Coleraine Borough and Moyle District Council Areas. The Water Service Western Division, covers the Limavady District Council Area.
- 2.2 Capital Works Programmes, supported by appraisal studies are currently in hand, and these will assess the existing infrastructure and provide recommendations regarding the capacity and integrity of the infrastructure to cater for future demand. Further details of the Capital Works Programmes can be obtained by contacting the Department for Regional Development (NI) Water Service.

Water Supply and Distribution Northern Division

- 2.3 The key installations of Ballinrees Water Treatment Works and Altnahinch Water Treatment Works will remain to supply the Coleraine Borough Council area, Ballymoney Borough Council area and part of Moyle District Council area. The Dungonnell Water Treatment Works will continue to supply the Cushendall / Cushendun areas.
- 2.4 Watermain Zonal Studies ongoing in the Coleraine, Ballymoney and Moyle areas will address water quality issues and the replacement and upgrade of trunk and distribution mains across the area. Of interest is the proposed trunk main from Ballinrees to Ballymoney, which will provide a networking resource, thus, providing for security of supply to the Ballymoney area in the future.

Western Division

- 2.5 Land to be zoned for development may or may not have the necessary watermain sewers immediately available and present practice does not allow services to be provided to zoned land in the absence of firm development proposals.
- 2.6 The amount of money invested by Water Service on service provision depends upon the extent and type of development involved and the developer will provide any shortfall in the funding. When services are required in advance of building work, Water Service normally requires a bond.
- 2.7 It may be possible to provide water and sewerage services to land zoned for development, but it can take several years to design and construct the necessary infrastructure after planning permission has been sought.
- 2.8 As a result of the above-mentioned ongoing works, it may be necessary to phase or restrict development until Water Service has carried out planned improvement schemes.
- 2.9 All new developments will be required to operate on a fully separate sewerage system. When necessary, developers will be required to obtain consent from Rivers Agency for discharge into a watercourse. Where there is no adjacent watercourse, or where consent to discharge has been refused, developers must liaise with Water Service regarding the possible provision of a storm sewer.
- 2.10 Developers should be advised to liaise with Water Service at an early stage in order to evaluate the above issues and programme of work.

3.0 Sewage Facilities**Sewerage**

- 3.1 Drainage Area Studies are in hand across the Coleraine, Ballymoney and Moyle areas and those for Portrush and Portstewart having been completed with much of the improvement work to the drainage systems implemented. Studies for Coleraine, Castlerock, Ballymoney and Ballycastle are at an advanced stage and more are programmed for Bushmills / Portballintrae, Garvagh and Kilrea.

Sewage treatment

- 3.2 Capital Works Schemes which were an outcome of Wastewater Treatment Works Appraisal Studies are programmed for the North Coast WwTWs (Coleraine, Portstewart, Portrush, Articlave and Castlerock) and Glenstall WwTWs (Ballymoney). Similar studies for the WwTWs at Kilrea, Dervock, Dunloy, Stranocum and Rasharkin have been completed.

Phased development

- 3.3 Some of the WwTWs in the area have performance difficulties and it may be necessary to phase or restrict development until Water Service has carried out planned improvement schemes.

Surface Water Sewers

- 3.4 All new developments will be required to operate on a fully separate sewerage system. Where necessary, developers will be required to obtain consent for discharge into local watercourses from the Rivers Agency of the Department of Agriculture and Rural Development.

Protection of Services

- 3.5 Where sewers or watermains are through land identified for development, Water Service will not permit building over pipework and existing wayleave strips will be protected to allow for maintenance. Major trunk mains should not be located within residential curtilages.

Development Adjacent to Waste Water Treatment Works

- 3.6 Guidelines with respect to development adjacent to Waste Water Treatment Works have been agreed between Planning Service and Water Service. Development adjacent to Waste Water Treatment Works can on occasions cause nuisance, so in selecting land for development it is generally desirable to avoid land alongside existing treatment works. Preferably Waste Water Treatment Works with a design equivalent population of 5,000 or greater should not have development within 300m, while a works with design equivalent population of 250 should have development within 200m.

4.0 Drainage

- 4.1 The Department for Regional Development Water Service is responsible for the provision and maintenance of facilities for draining and depositing of surface water and runoff from roofs, and any paved ground surface within the curtilage of premises provided it is within reasonable cost in accordance with the Water and Sewerage Service (NI) Order 1973.
- 4.2 The Department of Agriculture and Rural Development, Rivers Agency, is the statutory drainage and flood protection authority and will be consulted in relation to applications for development, which may affect watercourses and floodplains.

Drainage Infrastructure

- 4.3 In accordance with government policy, the Department of Agriculture and Rural Development is committed to the introduction of procedures for the recovery of developer contributions towards the costs of drainage infrastructure improvement work.
- 4.4 Currently, drainage improvements necessary to permit development are subject to strict cost/benefit criteria and scheme prioritisation and whilst drainage works to facilitate development may be identified as

viable, their implementation will be dependant on the availability of resources. This situation pertains to a considerable number of sites proposed for housing in the plan. Developers are therefore recommended to consult with Rivers Agency and Water Service at an early stage prior to submission of a planning application, in order to ensure an acceptable means of storm water drainage.

- 4.5 Favourable cost/benefit analysis of any necessary drainage infrastructure improvements is more likely if development is concentrated within a single drainage catchment.
- 4.6 For those sites where necessary infrastructure improvements are not viable, Rivers Agency will not consent to any additional run-off beyond existing rates. The developer is therefore recommended to consult with Rivers Agency and the water service at an early stage prior to submission of a planning application, in order to ensure acceptable means of storm water drainage.
- 4.7 Local streams not only have limited capacity to receive treated effluent, but also have a limited ability to accept increased rates of storm water run-off from areas of new development. In some circumstances improvement works may be necessary. Such improvement works, if viable are dependant upon other competing priorities within the Rivers Agency and this may be a factor in the timing of development in some circumstances.
- 4.8 Many existing urban drainage systems are damaging the environment and are therefore not sustainable in the long term. The government wishes to promote a move to Sustainable Urban Drainage Systems (SUDS). These provide a number of options for draining an area and fall into three broad groups that aim to:
 - a) Reduce the quantity of run-off from the site (source control techniques);
 - b) Slow the velocity of run-off to allow settlement filtering and infiltration (permanent conveyance systems); and,
 - c) Provide passive treatment to collected surface water before discharging into land or to a watercourse (end of pipe systems).

Flooding

- 4.9 Where development sites are proposed in the vicinity of a watercourse, prospective developers are advised to contact the Department of Agriculture and Rural Development Rivers Agency at an early stage to clarify flooding or floodplain issues that may affect particular sites.
- 4.10 In low-lying areas where waterlogging is apparent, development levels will require careful consideration. Where extensive flooding is known to occur Rivers Agency will, as a matter of policy, usually advise against development.

5.0 Waste Disposal

- 5.1 The collection and disposal of refuse is the responsibility of local authorities.
- 5.2 Recycling and composting is also the responsibility of local authorities and is facilitated through the provision of domestic recycle bins, bottle banks and civic amenity sites throughout the plan area.
- 5.3 The councils provide a bulky household waste collection service for those who cannot transport their waste to the civic amenity sites.
- 5.4 The Northwest Region Waste Management Group (NWRWMG) is a voluntary grouping of a number of local authorities in Northern Ireland. All four of the local authorities whose area of responsibility falls within the proposed Northern Area Plan are represented in the group.
- 5.5 The group has prepared a Waste Management Plan aimed at improving waste management practices through a regional approach to economies of scale and resource sharing.
- 5.6 One of the main objectives of the plan, and identified in the Executive Summary, is to promote recycling and recovery and reduce the reliance on landfill sites as the primary means of waste management.
- 5.7 There are a number of key actions to be undertaken up to March 2006 and these include the proposed development of 22 No new civic amenity sites, 41 No new recycling centres and a support network of transfer stations strategically located for movement of waste materials.

6.0 Cemeteries

- 6.1 Throughout the Northern Plan Area, each council has a duty of responsibility for the maintenance of their respective public cemeteries. There are also a number of burial grounds within the Northern Area that are owned and maintained by individual churches. The following is a list of public cemeteries and burial grounds managed by the council areas.

Coleraine Borough Council Area

- 6.2 There are five main cemeteries, which are currently in operation in the Coleraine Borough Council Area:
 - a) Coleraine Cemetery
 - b) Portstewart Cemetery
 - c) Agherton Cemetery
 - d) Ballywillan Cemetery
 - e) Kilrea Cemetery
- 6.3 The Council is also responsible for the maintenance of number of old burial grounds.

Limavady Borough Council Area

- 6.4 The Council is responsible for the Enagh Cemetery, within Limavady town.

Ballymoney Borough Council Area

- 6.5 Ballymoney Borough Council are currently responsible for two operational cemeteries:

- a) Ballymoney Cemetery
- b) Rasharkin Cemetery

Moyle District Council Area

- 6.6 Moyle Council currently is responsible for a number of older cemeteries, most of which are not in general operation, other than:

- a) Templastragh Cemetery
- b) Layde Cemetery

7.0 Electricity

- 7.1 There are 19 major substations, (three 110/33kV and sixteen 33/11kV) located within the Northern Plan area.

Lignite

- 7.2 If lignite is extracted and used as a source of electricity generation, adequate transmission infrastructure will be required to connect the mine-located power station to Kells. This would be by 275kV circuits.

Wind Power

- 7.3 If offshore wind is to be exploited, as a minimum the existing substation arrangements at Portstewart will need to be upgraded to 110kV.
- 7.4 Continued uncertainty regarding the total electricity generation in Northern Ireland gives rise to uncertainty relating to transmission infrastructure. However, a second 110kV circuit from Kells to Coleraine, and increased capacity on other transmission circuits is likely.

8.0 Telecommunications

- 8.1 Public telecommunications systems within the Plan Area are provided by a number of private firms under license.
- 8.2 Fixed telecommunications provision within the Plan Area is primarily undertaken by British Telecom supplemented in a number of locations by other private firms.
- 8.3 In recent years significant growth of mobile telecommunications has occurred. Four providers operate second generation networks, namely Vodafone, O₂, T-Mobile and Orange.

- 8.4 There will be an increased growth of telecommunication systems throughout the Plan Area to accommodate the introduction of new digital broadband technology. This will include the development of third generation mobile systems and developing Fixed Radio Access and satellite systems.

9.0 Natural Gas

- 9.1 The infrastructure necessary to facilitate the provision of natural gas is currently being provided within the plan area. When complete this will allow access to natural gas supplies to residential, commercial and industrial properties within the plans major settlements.

10.0 Fire Authority

- 10.1 The Fire Authority for Northern Ireland currently occupies 10 sites within the plan area, located at:

- a) Limavady
- b) Coleraine
- c) Ballymoney
- d) Ballycastle
- e) Dungiven
- f) Kilrea
- g) Portstewart
- h) Portrush
- i) Cushendall
- j) Rathlin

- 10.2 The Northern Ireland Fire Authority is currently undertaking a strategic review of the provision of its services throughout Northern Ireland. The Fire Authority is currently looking for replacement facilities in Coleraine and Ballycastle, although as yet no suitable sites have been identified. Future upgrading of existing facilities is proposed within the plan period.