

From [REDACTED]
Sent: 25 February 2018 15:48

To [REDACTED]

Subject: Adoption of Sewer at Hunters Mill in Downpatrick

External Email
[REDACTED]

I had successfully persuaded the builders insurance group NHBC to buy back 5 houses in in the block around number 21 in this estate and have them demolished and rebuilt properly. This took several years in conjunction with the local residents association.

I was thus a bit shocked to hear that other residents not affected by the subsidence issue are now not able to sell their houses as NI Water has not adopted the sewers.

If you look at the attached documents, you will see that sales of these other houses are falling through as NI Water will not adopt the sewers.

As NHBC sold their damaged properties to a builder who is planning to re-build, NI Water could liaise with NHBC and deal with this new issue quite cheaply as part of this building process

I know NI Water has surveyed the site as I saw them there late last year while they were doing it. So you should know what needs to be done.

The family whose documents I sent you have agreed to let me share these with you. They had been trying to sell their house for some time - it was only after the sale of the properties by NHBC that they were able to sell.

Can you please contact NHBC and arrange for whatever cost is involved in adopting these sewers is dealt with?

The person at NHBC I have been dealing with is Paul Western whose email is PWestern@nhbc.co.uk

[REDACTED]

PS Other contact details for NHBC are

NHBC Claims | NHBC House | Davy Avenue | Knowlhill | Milton Keynes | Bucks | MK5 8FP
Tel: [0344 6331000](tel:03446331000) Fax: [0344 633 0030](tel:03446330030)
Email: claims@nhbc.co.uk Website: www.nhbc.co.uk

From:
Sent:
To:
Subject:

26 February 2018 10:39

RE: Adoption of Sewer at Hunters Mill in Downpatrick

As discussed NIW have completed an extensive assessment of the sewers within the development. You are correct in that the sewers have not been adopted.

To carry out repairs to the sewers will cost in the region of £400k. This involves the replacement of a total of 180m of foul and storm sewer along with the reconstruction of the associated manholes. It will require the piling of all the sewers and the manholes. It will also require works to the individual house connections from the boundary of the houses to the sewer in the roadway. There will also need to be extensive reconstruction of the road surface as a result of this works.

Geotechnical investigation was carried out. This revealed a large layer of fill (circa 2m) on top of very poor ground. The geotechnical report identifies that it will take about 30 years for the site to achieve an acceptable level of settlement. Until this is achieved it suggests that any repair works done to the sewers now will most likely need to be re-addressed in the future with further significant costs.

The bond for the site which is held by DFI Roads is insufficient to cover the costs of the repairs to the sewers. Owing to this shortfall NI Water are not in a position to undertake to complete any repairs to the sewers.

I am happy if a third party such as NHBC wishes to consider paying for this work. As discussed I will arrange for someone in my team to contact NHBC to discuss. However whilst NHBC will probably be happy to discuss with NIW it is likely that as NIW do not have a contract with NHBC the residents will need to head up any claim / discussions with NHBC. As I said NIW are willing to be involved in discussion.

NIW appreciates the concerns of the residents surrounding the adoption of the sewers. I would take this opportunity to point out that even if the repairs to the sewers are completed NIW will only adopt the sewers when we are fully satisfied that the repaired sewers have not continued to settle.

I will arrange to contact NHBC and will endeavour to update you on how discussion have went.

Regards


northern ireland water




Delivering what matters

Please consider the environment before printing this email

[REDACTED]

From: [REDACTED]
Sent: 03 August 2018 15:46
To: [REDACTED]
Cc: [REDACTED]
Subject: Hunters Mill Development
Attachments: [REDACTED] Hunters Mill - August 2018.PDF

Dear [REDACTED]

Please find attached a response to your email of 20th July 2018.

Regards
[REDACTED]

From: [REDACTED]
Date: Friday, 20 Jul 2018, 1:27 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: Opportunity to fulfill Ministerial Directive affordably

Dear [REDACTED]

I am writing to let you know that the worst of the houses in Hunters Mill have been demolished and that the new developer is applying for planning permission to build anew and will have to lay new sewerage lines for his properties.

Clearly he intends to address the subsidence issue and has taken expert advice about this site.

This affords you the opportunity of fulfilling the ministerial directive for this site as was done in Newtonards - but more affordably than your various missives to me have estimated to date.

Most of the houses do not have such a bad problem as those that have been demolished - where the main subsidence had occurred.

Thus working with the developer you could come up with an affordable solution between what he has to do anyway - and what you need to do to fulfill the Ministerial directive and take charge of the sewer system for the area.

The developer is [REDACTED] and I have cced him above

[REDACTED]

----- Forwarded message -----

[REDACTED]

Date: Fri, May 11, 2018 at 12:58 PM
Subject: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]

[REDACTED]

Good afternoon [REDACTED]

Thank you for your email below dated 20 April 2018 to [REDACTED]. As the subject matter falls within my area of responsibility [REDACTED] has asked me to respond to you on his behalf.

I am aware that you have recently been in contact with [REDACTED] regarding these sites and I trust that you have found the subsequent response informative.

As your most recent email relates to matters under the control of Northern Ireland Water I have asked them to reply to you directly. You should expect a reply on or before 18 May 2018.

I trust this arrangement is agreeable to you.

Regards

[REDACTED]

[REDACTED]

Rathkeltair House

Market Street

DOWNPATRICK

BT30 6AJ

From [REDACTED]
Sent: 03 May 2018 14:34
To [REDACTED]
Subject [REDACTED]

[REDACTED]

From: Water Incidents
Sent: 06 March 2018 08:59
To: [REDACTED]
Subject: FW: NI Water response to your enquiry

All

For info.

From: [REDACTED]
Sent: 06 March 2018 08:18
To: [REDACTED]
Subject: NI Water response to your enquiry

Hi [REDACTED]

Please see statement below in response to your enquiry.

Kind regards
[REDACTED]

"NI Water has carried out an extensive investigation into the repair of the sewers laid by the developer within the housing development at Hunters Mill. Due to the ground conditions within the development, the sewers have settled extensively.

"To repair the sewers will cost in the region of £400,000 requiring extensive works to stabilise the ground, the manholes and the sewer. A report carried out into the ground conditions has indicated that this work cannot be undertaken until the ground within the development has fully settled. Indications are that this will not happen for another ten to fifteen years.

"Given the very poor ground conditions and the associated costs, the situation is being reviewed by NI Water in conjunction with colleagues in the Department for Infrastructure."

[REDACTED]
northern Ireland water
Westland House
40 Old Westland Road
Belfast, BT14 6TE

[REDACTED]
Web: www.niwater.com

twitter.com/niwnews

From [REDACTED]
Sent: 20 April 2018 10:35
To [REDACTED]
Subject: Re: FW: query on Ministerial Directive

Thankyou

I'd also like to know the amount of money spent on fixing the sewers in the other 4 Estates subject to the Ministerial Order to make them fit to be adopted

[REDACTED]

On Wed, 18 Apr 2018, 13:20 [REDACTED] wrote:

[REDACTED]

Further to [REDACTED] below, I wanted to send you an e-mail to update you on the latest position.

I am working with colleagues in NIW to pull together all relevant information on this case and when this is complete you will receive a full written reply.

I am also aware that you have also submitted a Freedom of Information request on this issue and I can inform you that this will be replied to within the timeframe of the FoI process.

I hope this is helpful and I look forward to speaking with you soon.

Regards

[REDACTED]

[REDACTED]

Dfi Roads

From [REDACTED]
Sent: 26 February 2018 21:05
To [REDACTED]
Cc: [REDACTED]
Subject: RE: query on Ministerial Directive

Dear Councilor [REDACTED]

Thank you for your e mail below.

I will have this investigated and either I or a member of my staff will get back to you.

Regards

[REDACTED]
Department for Infrastructure
Clarence Court
10-18 Adelaide Street
Belfast
BT2 8GB

From [REDACTED]
Sent: 26 February 2018 14:02
To [REDACTED]
Subject [REDACTED]

Dear [REDACTED]

I understand that Minister Michelle McIlveen made a ministerial directive about 3 years ago to have the department step in for 5 sewer-cum-road intractable situations in 5 estates across NI.

The point being that without the Department getting involved it was unlikely that these situations would ever be resolved trapping taxpayers in unsellable houses.

These have mostly been dealt with, most recently in Newton Ards.

However one remains undone - namely Hunters Mill in Downpatrick.

Can you inform me of when the ministerial directive will be fulfilled in respect of Hunters Mill?

Roads can only adopt the roads in this estate AFTER NIWater have made good the sewers abandoned by the bankrupt developer in a poor state.

NIWater have costed putting right the storm and sewer drains at £400,000

I look forward to hearing from you.

[REDACTED]

From: [REDACTED]
Sent: 06 November 2020 12:03
To: [REDACTED]
Subject: RE: Gating order request to be checked -Downpatrick

[REDACTED]

The roads in this development have not been adopted due to serious issues with the sewers in this development. There are insufficient funds in the road bond to carry out the necessary repairs so the site has and will remain unadopted until these matters have been resolved.

Regards

[REDACTED]

From: [REDACTED]
Sent: 06 November 2020 10:16
To: [REDACTED]
Subject: FW: Gating order request to be checked -Downpatrick

[REDACTED]

I've received an adoption request from NM&D council for Hunters Mill in Downpatrick. The area is not adopted or maintained by the Department. Would you be able to provide any info as to why the area was not adopted?

Thanks,

[REDACTED]

From: [REDACTED]
Sent: 06 November 2020 09:56
To: [REDACTED]
Subject: FW: Gating order request to be checked -Downpatrick

[REDACTED]

Apologies. Find attached. If you would acknowledge receipt please.
Thank you.

[REDACTED]

Offic: Dhun Padraig
Downpatrick Civic Centre
Downshire Estate
Ardglass Road
Downpatrick BT30 6GQ

[REDACTED]

Sent: 04 November 2020 15:08
To: NewryMourneandDownWest@infrastructure-ni.gov.uk
Subject: Gating order request to be checked -Downpatrick



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Tel. 02844 612645
INFO@DOWNDRAINS.COM

Project Information

Project Name	Project Number	Project Date
DPH CONSTRUCTION HUNTERS MILL		27/05/2021

Client

Company: DPH CONSTRUCTION
Contact: GARY LAVERTY
Street: 109 BALLYCULTER RD
Town or City: DOWNPATRICK
County: CO DOWN

Site

Street: HUNTERS MILL
Town or City: DOWNPATRICK
County: CO DOWN
Post Code: BT30

Contractor

Company: DOWN DRAINS
Contact: BRENDAN QUINN
Street: 107A BALLYNOE RD
Town or City: DOWNPATRICK
County: CO DOWN
Post Code: BT30 8AJ
Phone: 02844 612645
Mobile: 07703221110
Email: INFO@DOWNDRAINS.COM



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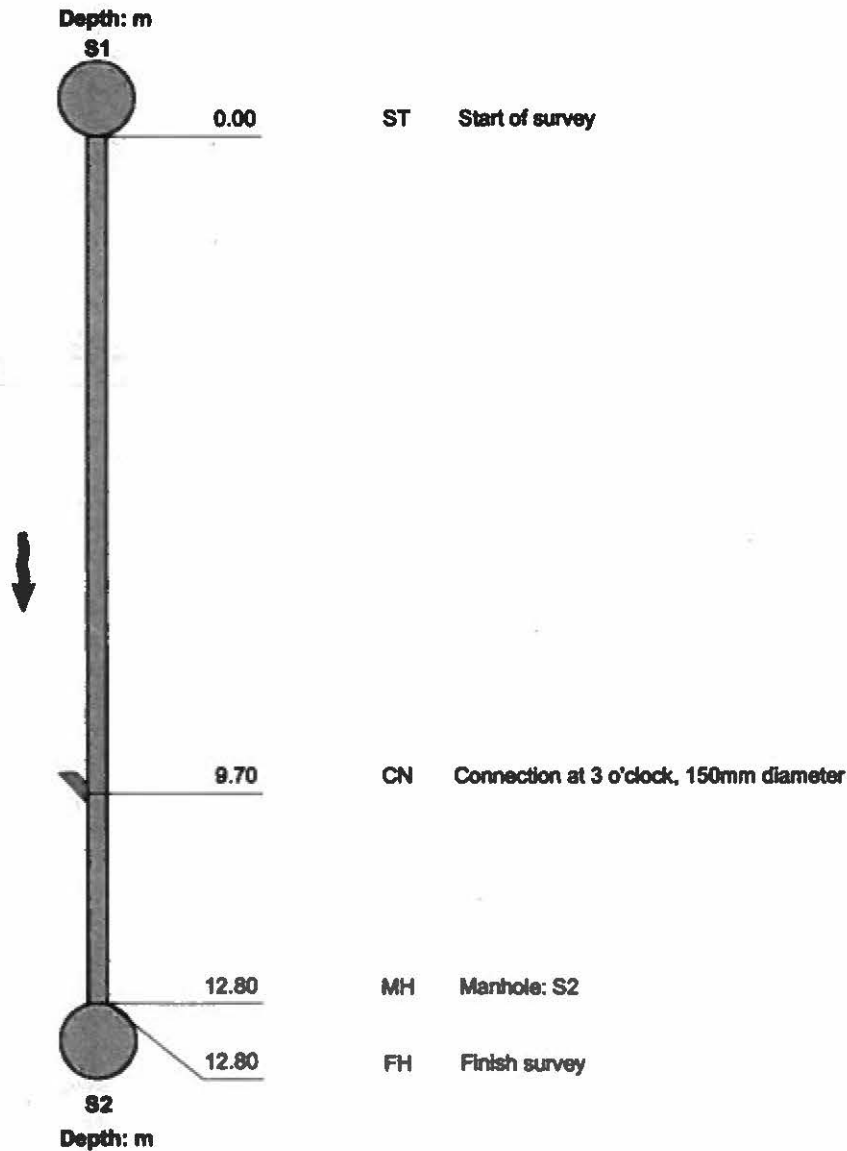
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Section Inspection - 27/05/2021 - S1X

Section 1	Inspection 1	Date 27/05/21	Time 16:55	Client's Job Ref Not Specified	Weather Not Specified	Pre Cleaned 1	PLR S1X
Operator MARK		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified
Town or Village: Downpatrick		Inspection Direction: Downstream			Upstream Node: S1		
Road: Hunters Mill		Inspected Length: 12.80 m		Upstream Pipe Depth:			
Location:		Total Length: 12.80 m		Downstream Node: S2			
Surface Type:		Joint Length: 0.00 m		Downstream Pipe Depth:			
Use: Surface water				Pipe Shape: Circular			
Type of Pipe:				Dia/Height: 150 mm			
Year Constructed:				Pipe Material: Polyvinyl chloride			
Flow Control:				Lining: No Lining			
Inspection Purpose: Sample survey to determine asset condition				Lining Material: No Lining			

Comments:
Recommendations:

Scale: 1:112	Position [m]	Code	Observation	MPEG	Phot	Grade
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Construction Features	Miscellaneous Features
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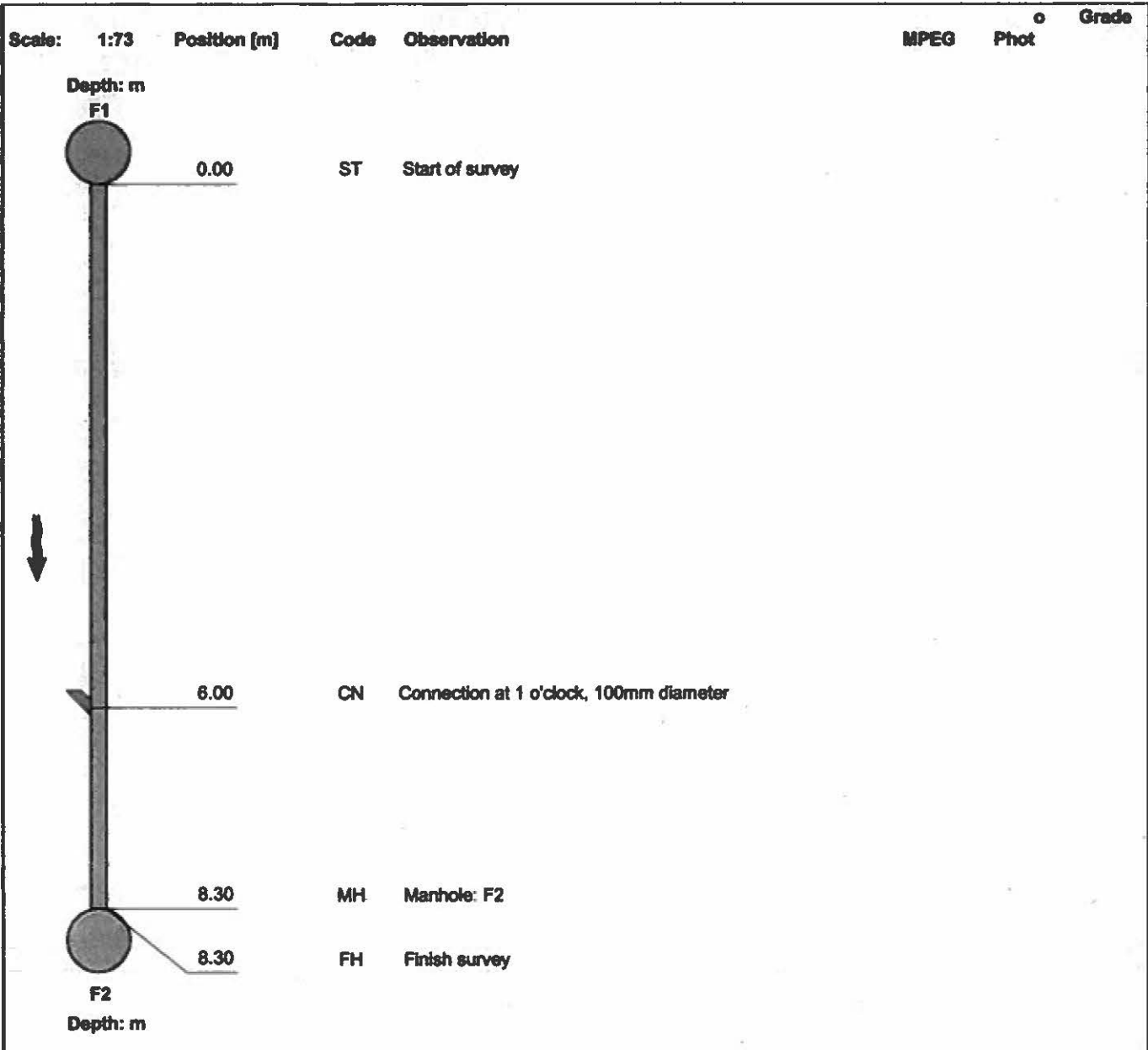
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
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Section Inspection - 27/05/2021 - F1X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
2	1	27/05/21	17:02	Not Specified	Not Specified	1	F1X
Operator MARK		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified
Town or Village: Downpatrick		Inspection Direction: Downstream			Upstream Node: F1		
Road: Hunters Mill		Inspected Length: 8.30 m			Upstream Pipe Depth:		
Location:		Total Length: 8.30 m			Downstream Node: F2		
Surface Type:		Joint Length: 0.00 m			Downstream Pipe Depth:		
Use: Foul				Pipe Shape: Circular			
Type of Pipe:				Dia/Height: 150 mm			
Year Constructed:				Pipe Material: Polyvinyl chloride			
Flow Control:				Lining: No Lining			
Inspection Purpose: Sample survey to determine asset condition				Lining Material: No Lining			
Comments: Recommendations:							



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 27/05/2021 - F2X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
3	1	27/05/21	17:11	Not Specified	Not Specified	1	F2X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
MARK		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified
Town or Village:		Downpatrick		Inspection Direction: Downstream		Upstream Node: F2	
Road:		Hunters Mill		Inspected Length: 46.80 m		Upstream Pipe Depth:	
Location:				Total Length: 46.80 m		Downstream Node: F3	
Surface Type:				Joint Length: 0.00 m		Downstream Pipe Depth:	
Use: Foul				Pipe Shape: Circular			

Type of Pipe:	Dia/Height:	150 mm
Year Constructed:	Pipe Material:	Polyvinyl chloride
Flow Control:	Lining:	No Lining
Inspection Purpose: Sample survey to determine asset condition	Lining Material:	No Lining

Comments:
Recommendations:

Scale:	1:407	Position [m]	Code	Observation	MPEG	Photo	Grade
	0.00	ST	Start of survey				
	1.10	CN	Connection at 2 o'clock, 100mm diameter				
	5.80	CN	Connection at 1 o'clock, 100mm diameter				
	18.20	CN	Connection at 2 o'clock, 100mm diameter				
	23.20	CN	Connection at 2 o'clock, 100mm diameter				
	30.80	CN	Connection at 1 o'clock, 100mm diameter				
	33.00	WL	Water level, 20% of sewer height				
	34.00	CU	Camera under water				
	44.00	CU	Camera under water: UNDER WATER TO MH				
	46.80	MH	Manhole: F3				
	46.80	FH	Finish survey				

Construction Features					Miscellaneous Features						
Structural Defects					Service & Operational Observations						
STR No.	Def	STR Peak	STR Mean	STR Total	STR Grade	SER No.	Def	SER Peak	SER Mean	SER Total	SER Grade
0		0.0	0.0	0.0	1.0	0		0.0	0.0	0.0	1.0



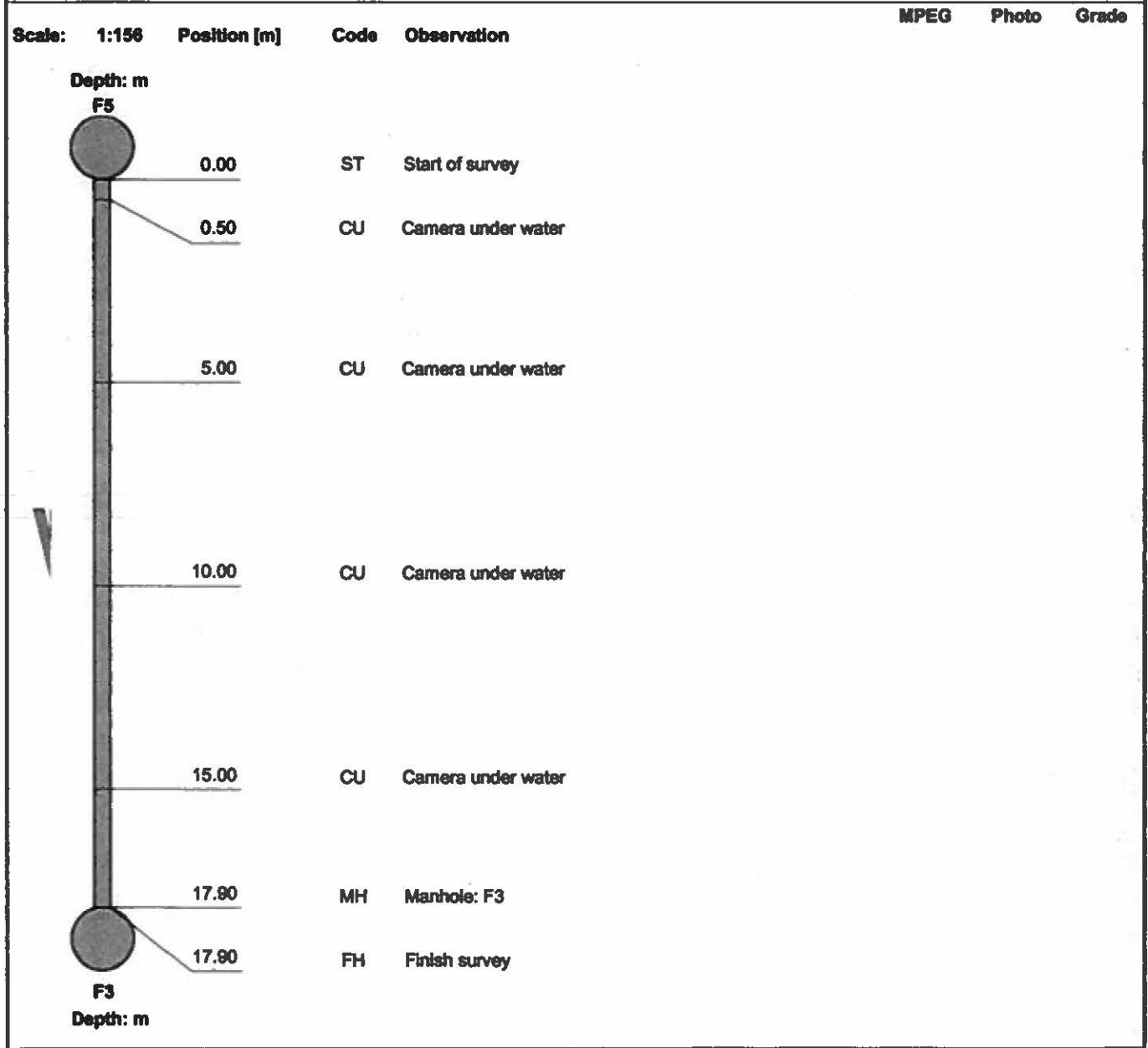
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Section Inspection - 27/05/2021 - F5X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
4	1	27/05/21	17:37	Not Specified	Not Specified	1	F5X
Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID		

MARK	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified
Town or Village:	Downpatrick	Inspection Direction:	Downstream	Upstream Node:	F5
Road:	Hunters Mill	Inspected Length:	17.90 m	Upstream Pipe Depth:	
Location:		Total Length:	17.90 m	Downstream Node:	F3
Surface Type:		Joint Length:	0.00 m	Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	150 mm		
Year Constructed:		Pipe Material:	Polyvinyl chloride		
Flow Control:		Lining:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining	

Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Inspection - 27/05/2021 - F4X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
5	1	27/05/21	18:05	Not Specified	Not Specified	1	F4X
Operator MARK		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified
Town or Village:		Downpatrick		Inspection Direction:	Downstream	Upstream Node:	F4
Road:		Hunters Mill		Inspected Length:	24.80 m	Upstream Pipe Depth:	
Location:				Total Length:	24.80 m	Downstream Node:	F5
Surface Type:				Joint Length:	0.00 m	Downstream Pipe Depth:	
Use: Foul				Pipe Shape:		Circular	
Type of Pipe:				Dia/Height:		150 mm	
Year Constructed:				Pipe Material:		Polyvinyl chloride	
Flow Control:				Lining:		No Lining	
Inspection Purpose: Sample survey to determine asset condition				Lining Material:		No Lining	
Comments: Recommendations:							

Scale:	1:216	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: m							
F4							
	0.00		ST	Start of survey			
	3.00		CN	Connection at 1 o'clock, 100mm diameter			
	6.40		CN	Connection at 11 o'clock, 100mm diameter			
	7.00		WL	Water level, 20% of sewer height			
	8.50		CU	Camera under water: 8.5			
	12.50		CU	Camera under water			
	16.00		CU	Camera under water			
	20.50		CU	Camera under water			
	23.00		CU	Camera under water			
	24.00		WL	Water level, 20% of sewer height			
	24.80		MH	Manhole: F5			
F5	24.80		FH	Finish survey			
Depth: m							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



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Section Inspection - 27/05/2021 - S5X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
6	1	27/05/21	18:09	Not Specified	Not Specified	1	S5X
Operator MARK		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified
Town or Village: Downpatrick		Inspection Direction: Downstream			Upstream Node: S5		
Road: Hunters Mill		Inspected Length: 9.00 m		Upstream Pipe Depth:			
Location:		Total Length: 9.00 m		Downstream Node: S4			
Surface Type:		Joint Length: 0.00 m		Downstream Pipe Depth:			
Use: Surface water				Pipe Shape: Circular			

Type of Pipe:	Dia/Height:	150 mm
Year Constructed:	Pipe Material:	Polyvinyl chloride
Flow Control:	Lining:	No Lining
Inspection Purpose: Sample survey to determine asset condition	Lining Material:	No Lining

Comments:
Recommendations:

Scale: 1:79	Position [m]	Code	Observation	MPEG	Photo	Grade
	Depth: m	ST	Start of survey			
	85					
	0.00	CN	Connection at 3 o'clock, 150mm diameter			
	0.50	CN	Connection at 9 o'clock, 150mm diameter			
	1.00					
		CN	Connection at 3 o'clock, 150mm diameter			
	6.00					
		WL	Water level, 10% of sewer height			
	8.00	CN	Connection at 9 o'clock, 150mm diameter			
	8.80		JDM Joint displaced, medium (between 1.0 and 1.5 times the pipe wall thickness)			
	9.00	SA	Survey abandoned: UNABLE TO PASS JOINT			
	9.00					1

Construction Features					Miscellaneous Features						
Structural Defects					Service & Operational Observations						
STR No.	Def	STR Peak	STR Mean	STR Total	STR Grade	SER No.	Def	SER Peak	SER Mean	SER Total	SER Grade
1		1.0	0.1	1.0	1.0	0		0.0	0.0	0.0	1.0



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Section Inspection - 27/05/2021 - S5X

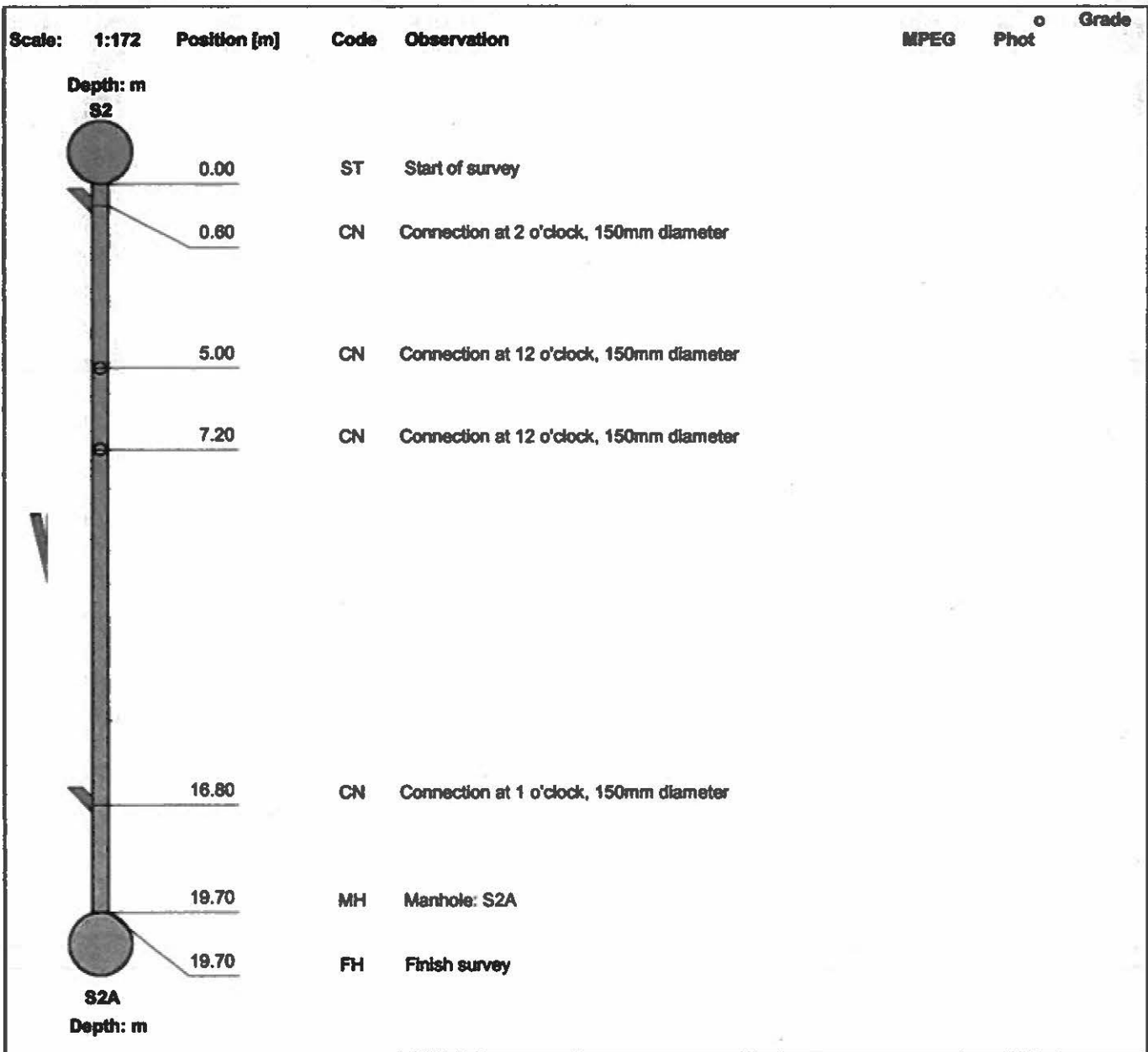
Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
7	1	27/05/21	18:19	Not Specified	Not Specified	1	S5X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID

MARK	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified				
Town or Village:	Downpatrick	Inspection Direction:	Downstream	Upstream Node:	S5				
Road:	Hunters Mill	Inspected Length:	2.10 m	Upstream Pipe Depth:					
Location:		Total Length:	2.10 m	Downstream Node:	S4				
Surface Type:		Joint Length:	0.00 m	Downstream Pipe Depth:					
Use:	Surface water	Pipe Shape:	Circular						
Type of Pipe:		Dia/Height:	150 mm						
Year Constructed:		Pipe Material:	Polyvinyl chloride						
Flow Control:		Lining:	No Lining						
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining					
Comments:									
Recommendations:									
Scale:	1:50	Position [m]	Code	Observation	MPEG Photo Grade				
	0.00	ST	Start of survey						
	2.00	WL	Water level, 30% of sewer height						
	2.10	SA	Survey abandoned: PIPE SQUASHED						
Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0




Section Inspection - 27/05/2021 - S2X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
8	1	27/05/21	18:34	Not Specified	Not Specified	1	S2X
Operator MARK		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified
Town or Village:		Downpatrick		Inspection Direction:	Downstream	Upstream Node:	S2
Road:		Hunters Mill		Inspected Length:	19.70 m	Upstream Pipe Depth:	
Location:				Total Length:	19.70 m	Downstream Node:	S2A
Surface Type:				Joint Length:	0.00 m	Downstream Pipe Depth:	
Use:	Surface water			Pipe Shape:	Circular		
Type of Pipe:				Dia/Height:	200 mm		
Year Constructed:				Pipe Material:	Polyvinyl chloride		
Flow Control:				Lining:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition			Lining Material:	No Lining		
Comments:							
Recommendations:							



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



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Section Inspection - 27/05/2021 - S2AX

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
9	1	27/05/21	18:38	Not Specified	Not Specified	1	S2AX
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
MARK		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified
Town or Village:		Downpatrick		Inspection Direction:		Downstream	
Road:		Hunters Mill		Inspected Length:		37.00 m	
Location:				Total Length:		37.00 m	
Surface Type:				Joint Length:		0.00 m	
Use:				Pipe Shape:		Circular	
Surface water							
						Upstream Node: S2A	
						Upstream Pipe Depth:	
						Downstream Node: S3	
						Downstream Pipe Depth:	

Type of Pipe:	Dia/Height:	200 mm
Year Constructed:	Pipe Material:	Polyvinyl chloride
Flow Control:	Lining:	No Lining
Inspection Purpose: Sample survey to determine asset condition	Lining Material:	No Lining

Comments:
Recommendations:

Scale: 1:322	Position [m]	Code	Observation	MPEG	Photo	Grade
	0.00	ST	Start of survey			
	9.40	CN	Connection at 12 o'clock, 150mm diameter			
	10.40	CN	Connection at 2 o'clock, 150mm diameter			
	13.70	CN	Connection at 3 o'clock, 150mm diameter			
	19.00	WL	Water level, 20% of sewer height			
	21.00	CU	Camera under water			
	24.00	CU	Camera under water			
	27.00	CU	Camera under water			
	32.00	CU	Camera under water			
	35.00	CU	Camera under water			
	37.00	CU	Camera under water			
	37.00	GO	General observation: SURVEY STOPPED JUST BEFORE			

Construction Features					Miscellaneous Features						
Structural Defects					Service & Operational Observations						
STR No.	Def	STR Peak	STR Mean	STR Total	STR Grade	SER No.	Def	SER Peak	SER Mean	SER Total	SER Grade
0		0.0	0.0	0.0	0.0	0		0.0	0.0	0.0	0.0



DOWN DRAINS
 107A BALLYNOE RD, DOWNPATRICK
 Tel. 02844 612645
 INFO@DOWNDRAINS.COM

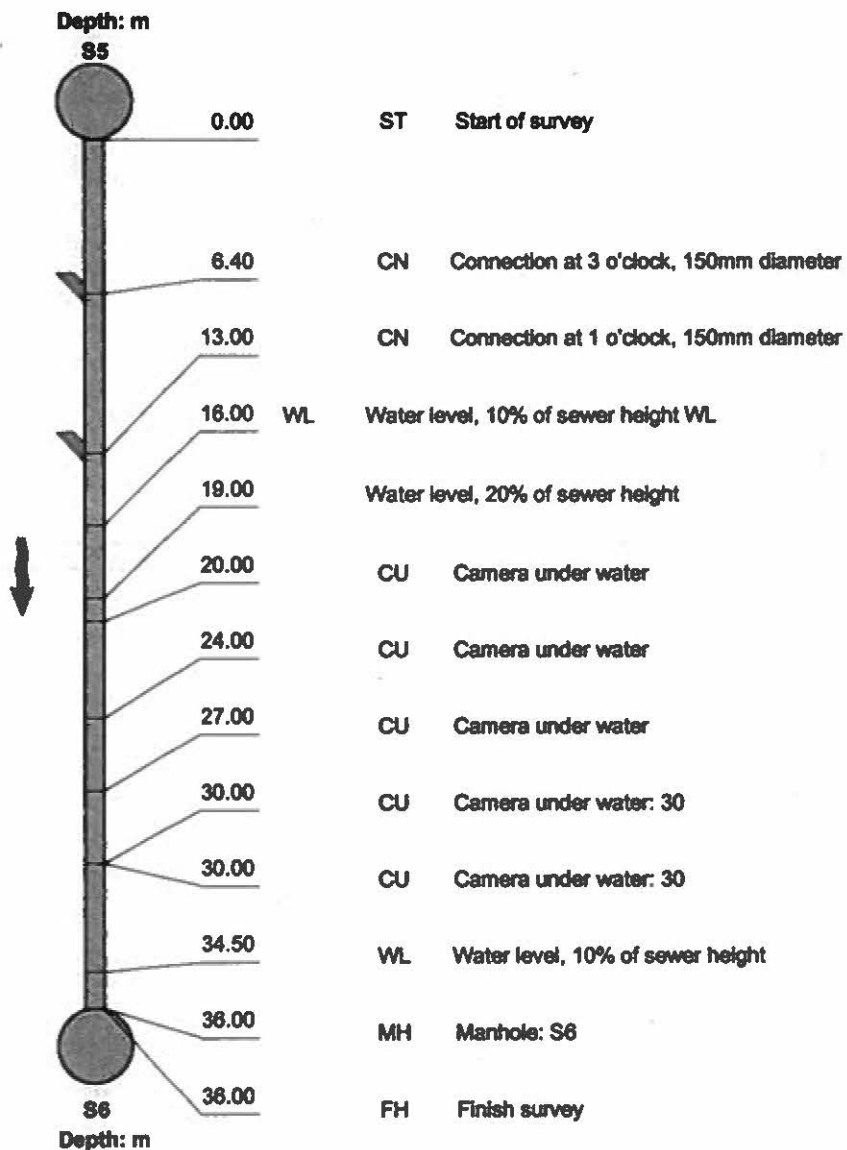
Section Inspection - 27/05/2021 - S5X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
10	1	27/05/21	18:45	Not Specified	Not Specified	1	S5X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID

MARK	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified
Town or Village:	Downpatrick	Inspection Direction:	Downstream	Upstream Node:	S5
Road:	Hunters Mill	Inspected Length:	36.00 m	Upstream Pipe Depth:	
Location:		Total Length:	36.00 m	Downstream Node:	S6
Surface Type:		Joint Length:	0.00 m	Downstream Pipe Depth:	
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	200 mm		
Year Constructed:		Pipe Material:	Polyvinyl chloride		
Flow Control:		Lining:	No Lining		
Inspection Purpose:	Sample survey to determine asset condition		Lining Material:	No Lining	

Comments:
Recommendations:

Scale: 1:314 **Position [m]** **Code** **Observation** **MPEG** **Photo** **Grade**



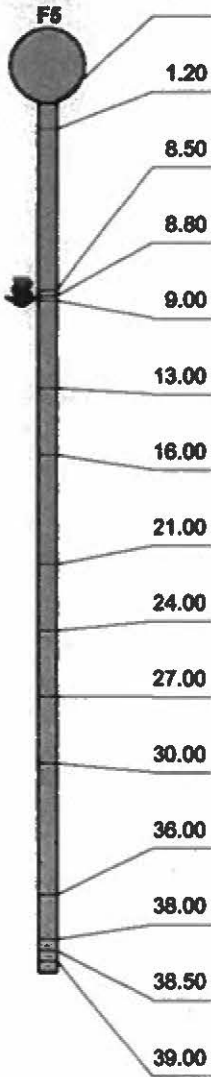
Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0



Section Inspection - 27/05/2021 - F5X

Section 11	Inspection 1	Date 27/05/21	Time 19:30	Client's Job Ref Not Specified	Weather Not Specified	Pre Cleaned 1	PLR F5X	
Operator MARK		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified	
Town or Village:		Downpatrick		Inspection Direction: Downstream		Upstream Node: F5		
Road:		Hunters Mill		Inspected Length: 40.00 m		Upstream Pipe Depth:		
Location:				Total Length: 40.00 m		Downstream Node: F6		
Surface Type:				Joint Length: 0.00 m		Downstream Pipe Depth:		
Use: Foul				Pipe Shape: Circular				
Type of Pipe:				Dia/Height: 150 mm				
Year Constructed:				Pipe Material: Polyvinyl chloride				
Flow Control:				Lining: No Lining				
Inspection Purpose: Sample survey to determine asset condition				Lining Material: No Lining				
Comments:								
Recommendations:								
Scale: 1:344	Position [m]	Code	Observation			MPEG	Photo	Grade

Depth: m



0.00	ST	Start of survey
1.20	OJM	Open joint, medium (between 1.0 and 1.5 times the pipe wall thickness)
8.50	WL	Water level, 20% of sewer height
8.80	CN	Connection at 2 o'clock, 100mm diameter
9.00	CU	Camera under water
13.00	CU	Camera under water
16.00	CU	Camera under water
21.00	CU	Camera under water
24.00	CU	Camera under water
27.00	CU	Camera under water
30.00	CU	Camera under water
36.00	CU	Camera under water
38.00	CU	Camera under water
38.50	WL	Water level, 10% of sewer height
39.00	D	Deformed sewer, 20% of original diameter/height

1

3



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Section Inspection - 27/05/2021 - F5X

Section	Inspection	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
11	1	27/05/21	19:30	Not Specified	Not Specified	1	F5X
Operator MARK		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified



Scale: 1:344 **Position [m]**
Code **Observation**
 40.00 MH Manhole: F6
 40.00 FH Finish survey

MPEG Photo Grade

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	40.0	1.0	41.0	3.0	0	0.0	0.0	0.0	1.0

[REDACTED]

From: [REDACTED]
Sent: 17 August 2021 10:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Adoption of Hunters Mill, Vianstown Road Downpatrick

[REDACTED]

I will contact her.
KC

From: [REDACTED]
Sent: 17 August 2021 08:19
To: [REDACTED]
Cc: [REDACTED]
Subject: Adoption of Hunters Mill, Vianstown Road Downpatrick

[REDACTED]

The Newry, Mourne and Down Council meeting clinics were held yesterday.

During the SF Downpatrick DEA meeting Cllr Oonagh Hanlon raised the adoption of Hunter's Mill, Vianstown Road Downpatrick. When informed that a Private Streets rep was not participating in the meeting she ask that a representative contact her re: the Hunter's Mill development. She would like a meeting to discuss a request from the residents and developer to have the development adopted.

Could you or a member of your team please contact Cllr Hanlon.

Regards
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 19 August 2021 14:46
To: [REDACTED]
Subject: Hunters Mill
Attachments: DPH CONSTRUCTION HUNTERS MILL.docx

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H [REDACTED]

Thanks for calling me back this morning. As discussed please find attached survey instructed by DPH Construction the owners of the corner site at Hunters Mill. Once you have had a chance to look over I can proceed with making representation on behalf of the residents.

Kind Regards [REDACTED]

[REDACTED]

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**From the office of the Minister for Infrastructure
Nichola Mallon MLA**

Cllr Oonagh Hanlon

oonagh.hanlon@nmandd.org

Room 708
Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB
Telephone: (028) 9054 0105
Email: Private.office@infrastructure-ni.gov.uk

Your reference:
Our reference: CORR/1538/2021
Date: December 2021

ADOPTION OF HUNTERS MILL, DOWNPATRICK

Thank you for your email of 16 December 2021 on behalf of residents regarding the lack of action by my Department in relation to the adoption of the Hunters Mill development, Downpatrick.

As outlined in my previous correspondence of 25 October 2021, Hunters Mill has not been adopted primarily due to the poor condition of the sewers within the site caused by extremely poor ground conditions.

I am advised that NI Water undertook a geotechnical assessment in 2016 at which time they estimated it would cost in the region of £465,000 to bring the sewers and manholes up to adoptable standard. However, on further assessment, engineers established that ground settlement was ongoing and would likely continue up to 2030. As you will be aware, in 2018/19 a block of five houses had to be demolished due to the ongoing severe settlement.

I am advised that due to the ongoing settlement issue, the repair works were not progressed by NI Water at that time based on an engineering decision as opposed to any legal standing.

My officials are aware of a number of other sites with poor ground conditions, however, I have been advised that design solutions to such complex ground conditions will differ depending on the type of ground conditions within the actual site.

I fully appreciate how frustrating this must be for the residents of Hunters Mill given the passage of time between 2016 and today. I have asked my officials to re-engage with NI Water representatives to establish if it would be possible to identify a solution to have the sewers permanently repaired before the originally envisaged date of 2030 so my Roads officials could proceed to complete the roads and footway repairs required to bring the development up to adoption standard.

I have asked officials to advise you of the outcome of these discussions as soon as a conclusion with NI Water has been reached.

I hope you find this reply helpful.

**NICHOLA MALLON MLA
Minister for Infrastructure**

[REDACTED]

From: [REDACTED]
Sent: 01 February 2022 16:48
To: [REDACTED]
Subject: FW: Hunters Mill, Downpatrick

Hi
See draft below are you content

From: [REDACTED]
Sent: 01 February 2022 15:52
To: [REDACTED]
Subject: Hunters Mill, Downpatrick

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[REDACTED]

Can you confirm you are happy before I forward on?

[REDACTED]

I met with DfI Roads today regarding Hunters Mill, Downpatrick. Below is a summary of the discussions;

- Roads enquired if the money was made available to NI Water would we consider carrying out the works now.
- I replied that NI Water would be unlikely to carry out any works now due to the Geotechnical Report carried out in 2016 stating settlement would continue until 2030 and any works carried out in advance would likely require further remedial works in the future. It may be feasible if a new Geotechnical report to confirm if the settlement issue has been resolved earlier than expected. Although after 6 years this may be unlikely.
- A conversation was had around NI Water considering adoption in the current condition if funding was guaranteed in the future to correct the defects. After discussion it was felt NI Water may be reluctant as it would likely have implications for other sites. I would have this conversation within the team.
- DfI Roads have asked if any new technical solutions has arisen in the last 6 year that would resolve this issue. I responded that NI Water were not aware of any.

Regards,

[REDACTED]

northern Ireland Water
Unit 41
Seagoe Industrial Estate
CRAIGAVON
Co Armagh
BT63 5QE

[REDACTED]

Web: www.niwater.com