

9 February 2024
Covering Letter C6B

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Planning Portal Ref: PP-12641136

Dear Emily

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 6 (b) of Planning Permission Ref: 129081/FO/2021 - 70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge condition 6 (b) of Planning Permission Reference 129081/FO/2021.

Application Documents

To satisfy the requirements of the condition set out above, the application is accompanied by the following:

1. This Covering Letter;
2. The completed application forms;
3. A copy of Decision Notice 129081/FO/2021;
4. Open Water Risk Assessment (William Martin)

The requisite application fee of £145 alongside the £64 administration fee, has been paid via the Planning Portal.

Condition 6 (b) – Water Management Plan

Condition 6 (b) confirms:

'Prior to first occupation of the completed development a detailed method statement outlining management of the risks associated with open water during the use of the completed development shall be submitted to and approved in writing by the local planning authority (approval to be in consultation with Manchester Water Safety Partnership), which for the avoidance of doubt shall include:

- *A full Water Safety Risk and Impact Assessment*
- *Appropriate staff and management training to prevent and react to water*
- *Incidents*
- *Staff and management training regarding use of rescue and first aid equipment*
- *Signage in venue warning of the dangers of alcohol and open water and participation in awareness campaigns*
- *Location of rescue equipment including life-ring/throw lines/reach pole*

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- *Access to a defibrillator on site*
- *Periodic water safety engagement events with all staff, many of whom will travel along the canal on their commute to the building*
- *Sufficient water's edge lighting, fencing and warning signs*
- *Risk mitigation to ensure trip / slip hazards at water's edge are minimised*
- *Process of notifying the Manchester Water Safety Partnership of any self-rescue incidents / near misses*
- *Suitable guidance/requirements regarding water safety actions included in any tenants' handbook*
- *Consideration of the use of CCTV to identify persons at risk from entering water or raise the alarm should someone enter the water*
- *All risk assessments should consider the possibility of people entering water either deliberately or by accident and appropriate mitigation actions completed. Risks should be considered during as well as after the development phase of the project.'*

Please find attached an Open Water Risk Assessment prepared by William Martin, which identifies hazards, calculates current risk levels and suggests further control measures deemed necessary to reduce the risk of incidents to the canal-side area.

We trust that the application provides sufficient details to discharge condition 6 (b) of Planning Permission Reference 129081/FO/2021 so as works can commence on site.

Please note, part A of this condition has been discharged as per permission reference CDN/22/0224.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

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