

15 March 2024
Covering Letter 3

Emily Booth
Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

Jay Patel
E: jay.patel@savills.com
DL: +44 (0)858 889 283

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

Planning Portal Ref: PP-12894273

Dear Emily

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 3 of Planning Permission Ref: 137638/FO/2023 - 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 2 February 2024, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge condition 3 of Planning Permission Reference 137638/FO/2023

Application Documents

In addition to the specific material samples and drawings required to satisfy the conditions set out above, the application is also accompanied by the following:

1. This Covering Letter;
2. The completed application forms;
3. A copy of planning permission ref. 137638/FO/2023; and
4. Water Safety Risk Assessment dated 14.03.24

Condition 3 states:

3) Prior to the commencement of the construction phase of the development a full Water Safety Risk and Impact Assessment outlining management of the risks associated with open water during the construction works and during the use of the 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 consider:

- The need for additional waterside rescue equipment, including perry lines / throwlines and reach poles, lighting and clear location signage including the canal lock number.
- Instructions on how to call GMFRS should a rescue be needed.
- A plan for maintenance and repair,
- A plan to engage with the MWSP for ongoing staff training.
- All water incidents must be reported to the MWSP.
- All risk assessments should consider the possibility of people entering water either deliberately or by accident and appropriate mitigation actions completed.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



Please find enclosed a Water Risk Assessment to address the above requirements.

We trust that the application provides sufficient details to partially discharge condition 3 of Planning Permission Reference 137638/FO/2023 so as works can commence on site.

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", enclosed within a thin black rectangular border.

Savills
Planning