



**HITHER GREEN
DEVELOPMENTS LTD**

**LOT'S AIT MOORINGS
OPERATIONAL
MANAGEMENT PLAN**

REV B

JUNE 2019



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CONTROLLED DOCUMENT STATUS

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Project Director

Name

TKH Beckett

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1.0 INTRODUCTION

1.1 This document is the Operational Management Plan (OMP) for the Lot's Ait Moorings, Brentford, UK. It has been prepared by Beckett Rankine on behalf of Thames and General Lighterage.

1.2 The OMP has been prepared using current best practice guidance¹ (TYHA 2013) regarding the operation of marinas in the UK.

1.3 Plans of the moorings are provided on drawing 1037-01-F11B.

1.4 For the avoidance of doubt, the following definitions apply:

- *Management: Thames and General Lighterage or their appointed agents.*
- *Leisure moorings: permanent moorings for vessels used for recreational purposes.*
- *Visitor moorings: temporary moorings for vessels used for recreational purposes.*
- *Residential moorings: permanent moorings for vessels used as a home address.*

¹ TYHA 2013 A Code of Practice for the Design, Construction and Operation of Coastal and Inland Marinas and Yacht Harbours, The Yacht Harbour Association Ltd & British Marine Federation.

2.0 HEALTH AND SAFETY

2.1 Management's Responsibilities

2.1.1 The marina management hold the Health and Safety of their staff and the users of the marina in the highest regard. To ensure this commitment is fully incorporated into the management and operation of the marina, the following document is publicly available:

- Operational Risk Assessment –Lot's Ait Rev B (dated January 2019)

2.2 This risk assessment highlights residual risks, mitigations and actions to be taken by the freeholder and the vessel owners.

2.1.3 Fire control and prevention procedures will be implemented in line with the recommendations of TYHA 2013 and other relevant legal requirements. Where fire fighting equipment is provided, management staff will be trained in its use.

2.1.4 Live saving equipment is provided throughout Lot's Ait. Regular inspections will be made to ensure this equipment remains present and in working order at all times.

2.1.5 Safe navigation within the area is important to ensure that both those using the moorings and passing traffic can proceed without significant risk to people, property, business or the environment. The management will make regular inspections to ensure that vessels are adequately moored within the authorised limits of the moorings.

2.1.6 Lights and day-marks marking the extremities of the Lot's Ait berths are provided within the site. All navigation lights will be maintained in accordance with the manufactures specifications and operated in accordance with the requirements of the relevant navigation authority.

2.1.7 When requested for advice regarding approaches to the moorings, the management will refer users to the moorings Safety Management Policy and appropriate navigation authority guidance. Users will be reminded that safety of a vessel remains the responsibility of the master at all times.

2.1.8 All walkways, decks and other access areas are to be kept clear of lines, hoses, cables and any other trip hazards. All equipment, lighting and services provided will be maintained in accordance with the manufacturers' instructions.

2.2 Flooding

2.2.1 During extreme flood events the landside infrastructure of the moorings may be occasional subject to flooding. The flooding is only for a short period of less than an hour over the top of the tidal curve and the flooded water depth could be up to **300mm** although there is no record of any such flooding in the past.

2.2.2 The vessels are moored in such a way that enables them to float with the tide whilst remaining close to the quay. The island is connected to the shore by a footbridge that is typically above the flood defence level. The furthest distance between mooring and footbridge is approximately 125m.

2.2.3 During flood events users are recommended to do one of the following

- Stay on board their vessels until the water recedes sufficiently;
- Go to higher ground as indicated on drawing 1037-01-F12B

3.0 VESSELS & USERS

3.1 The moorings will be used for residential purposes and boatyard use. All of the moorings at Lot's Ait dry out at low water, drawing 1037-01-F11B outlines the mooring areas. They consist of

- Five end-on moorings on the western side of Lot's Ait.
- Seven residential moorings within three bays cut into Lot's Ait to the north east of the access footbridge, on the opposite side of the island from the navigational channel.
- One bay for the exclusive use of the boatyard
- One mooring alongside Lot's Ait to the north east of the mooring bays.
- Outside area for the dry storage of vessels.
- Slipway for hauling vessels.

3.2 All vessels must meet the following criteria to be eligible for consideration for a berth:

- Arrive, and remain able to depart at any time, under their own power;
 - Be river-worthy and appropriate for the mooring's location in the opinion of the management;
 - Be equipped with suitable fire fighting and lifesaving equipment;
 - Hold current licenses from the relevant navigational authority;
 - Be capable of mooring in such a way as to not encroach beyond the authorised limits at whichever berth is to be used;
 - Be able to ground;
 - Be designed and capable of speeds up to 8kts (4.5m/s) to allow for flood flow events in the Brent;
 - Not have a beam exceeding 5.5m;
 - Not have a Length Overall exceeding 31m.
 - All vessels must have their own sanitary facilities which will be compatible with the shore-side pump out system.
- 3.5 Users are required to adhere to the policies and regulations set out in the OMP (and any subsequent revisions) and assist in its implementation.
- 3.6 Any lapses in meeting the criteria set out above by either users or vessels may result in immediate revocation of the mooring agreement.

4.0 ADMINISTRATION

- 4.1 All marina management and administration is to be carried out remotely by either the freeholder or via their appointed managing agent, Thamesmooring.com, contactable by email (mike@nbyco.com) or by phone (07977235788).

4.3 The management staff will endeavour to promptly and efficiently answer queries and resolve any disagreements between users. On all matters of interpretation of this document and any other mooring rules or regulations, the decision of the management will be final.

4.4 Key information can be found at the following locations:

- Weekly tidal forecasts on the Port of London Authority's website;
- Flood warnings using the Environment Agency's Floodline Warning Driect;
- Notices to mariners via the PLA's website;
- Emergency Contact Numbers (incl. Environment Agency) and name and details of management staff will be provided using signage;

4.5 The management will be responsible for the safe and prudent management of the moorings. Any users may have their usage curtailed and/or berthing agreement revoked at any time if the management consider their behaviour, or that of their guests, is:

- Contravening the moorings' rules, policies and/or requirements of this document;
- Inappropriate behaviour causing a nuisance or offence to other users, or members of the general public;
- Aggressive towards management staff, other users, or members of the general public.

5.0 UTILITIES

5.1 Electrical power is provided to all berths via the service bollard. All bollards are fitted with meters.

5.2 Fresh water is provided to all berths via the service bollard. All bollards are fitted with meters.

5.3 A vacuum foul water-pump out system is provided at all berths via the service bollard. The visitor facilities will be via a service charge.

- 5.4 The supply of all services and metered supplies will be administered by a fully automated system requiring users to access their account using the internet. Details are provided by the management team.
- 5.5 No on-site toilet or shower facilities will be provided. All vessels where users stay overnight must be fitted with onboard sanitary facilities.
- 5.6 Users are required to take responsibility for the fittings on their own vessel necessary for connection to the provided utilities. The fitness for purpose of these fittings will be considered in the management's consideration of seaworthiness (see section 2.1.2).

6.0 CAR PARKING & ACCESS

- 6.1 Dedicated car parking spaces can be provided for the moorings within car parking facilities at the adjacent Ferry Quays underground car park. There is public parking located on Brentford High Street at the gated entrance to Lot's Ait.

7.0 ENVIRONMENT AND POLLUTION

- 7.1 The management will ensure the moorings are compliant with all environmental legislation, local byelaws and other rules relating to its operation at all times. The management will engage with the relevant authorities as required.
- 7.2 Where practical, the management will endeavour to ensure that operations meet these agencies' current best practice guidance. The management will provide all users with references for any guidance that may enable them to contribute to the environmental performance of Lot's Ait.
- 7.3 No discharge to the river of liquid or solid waste is permitted. Any user found to be in contravention of this may, at the discretion of the management, have their use of the moorings immediately revoked.
- 7.4 Waste facilities are located on the shore side end of the bridge. A contract has been agreed with a commercial waste company to collect the refuse on a weekly basis.

Residents are informed that recycling facilities are provided at the Morrison's supermarket located along Brentford High Street.

7.5 All foul water connections will be regularly inspected to ensure that they are fit for purpose and will not cause accidental spillage during use.

7.6 No fuel facilities are provided at Lot's Ait. Information on sourcing fuel will be provided by the management on request. Users are not permitted to undertake maintenance of any kind that involves disposal or discharge of any hazardous substances whilst berthed at or within the mooring's waters or immediate area. This includes, but is not limited to:

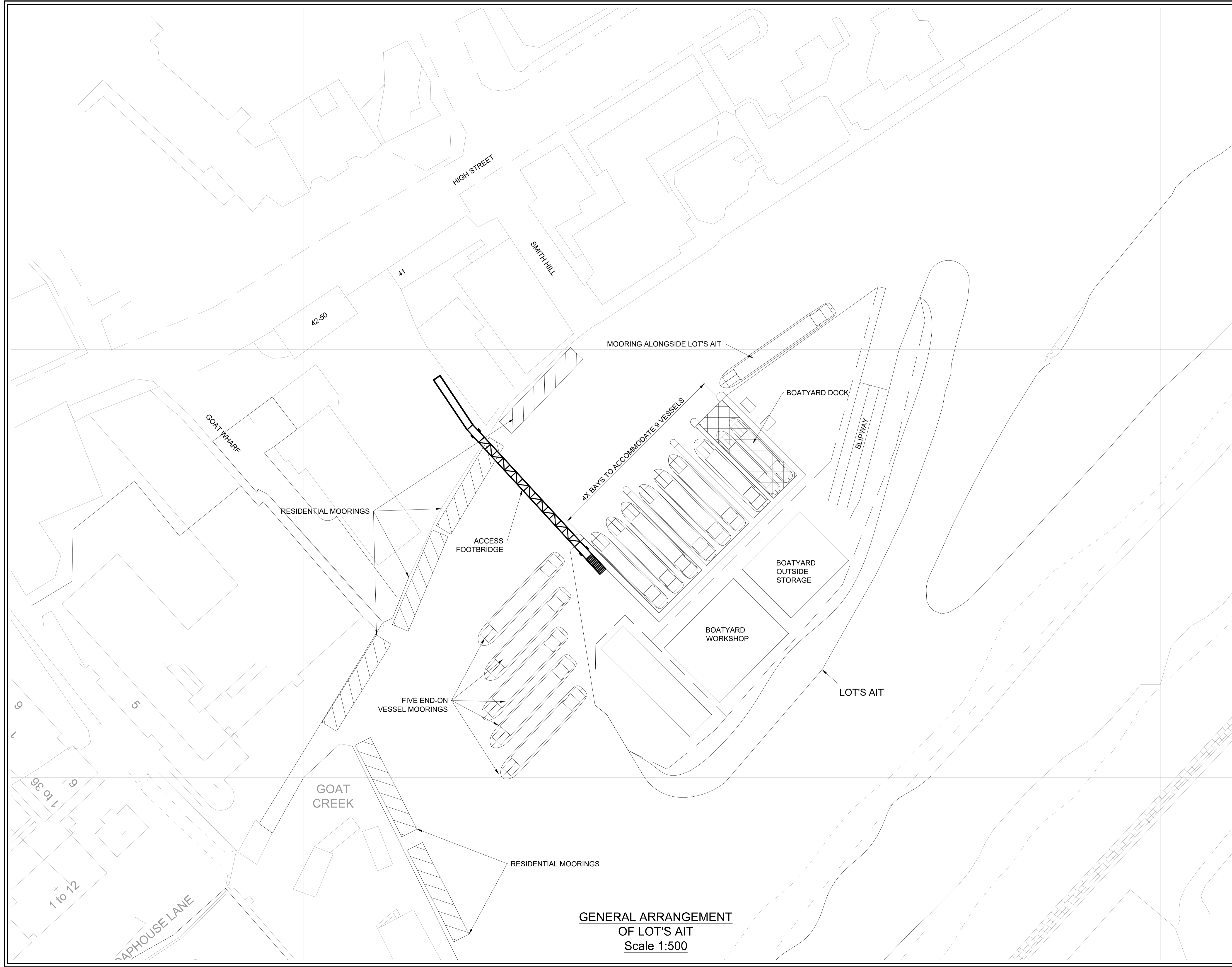
- Painting;
- Engine maintenance;
- Anti-fouling.

7.7 In the event of an accidental fuel spillage, the management should be informed immediately to enable spill kits and other appropriate actions to be taken. The management will then inform the statutory authorities (EA and PLA) and liability for all costs associated with the clearance of fuel spillages will rest with the vessel owner.

7.7.1 As the island can occasionally flood no litter or waste or unsecured plastic or similar items that could float away during a flood event is to be deposited on the ground.

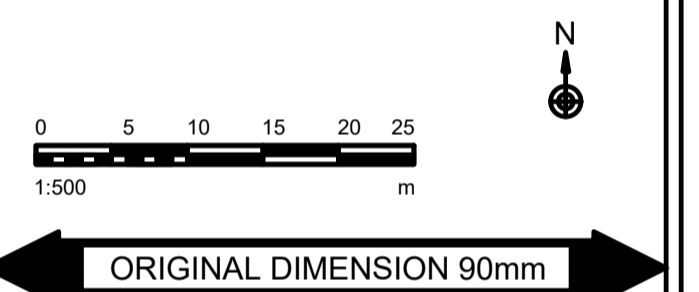
7.8 Noise nuisance is strictly prohibited. Noise nuisance may be caused by, but not limited to, any of the following:

- Audio equipment, radios or televisions;
- Engines, generators or other mechanical equipment;
- Car or boat alarms;
- Use of tools and equipment.



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- KEY:**
- SITE FENCE
 - PROPOSED RESIDENTIAL MOORINGS
 - ▨ BOATYARD DOCK AREA



ORIGINAL DIMENSION 90mm

Reference Drawings

B	14/12/12	OUTLINE REMOVED & KEY ADDED
A	7/12/12	REVISED
Rev	Date	Details

Client:

THAMES AND GENERAL LIGHTERAGE COMPANY

Project:

LOT'S AIT MOORINGS

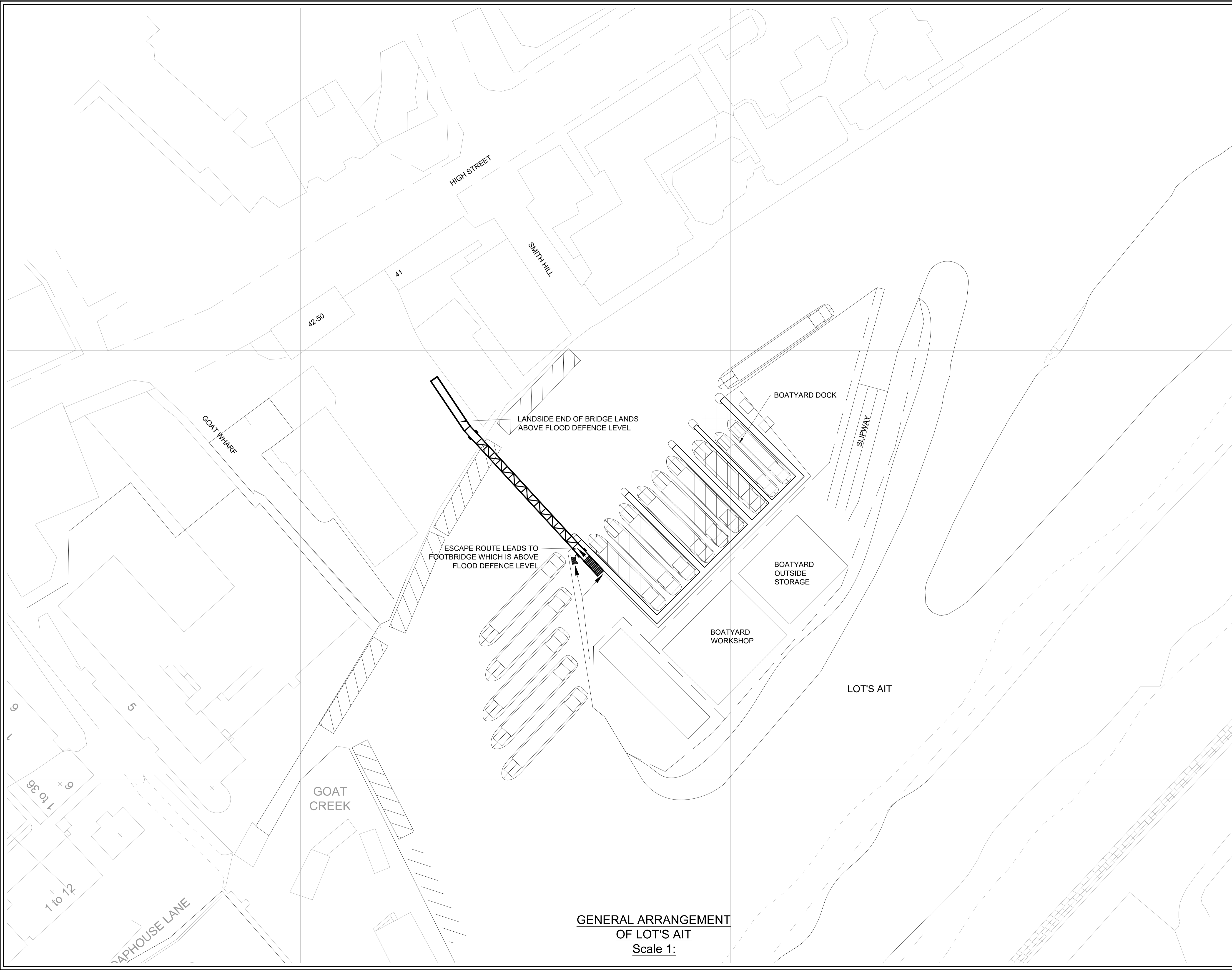
Title:

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Status:	PLANNING	Scale at A1 Original:	1:500
Drawn:	JH	Checked:	MS
Drawing Number:	1037-01-F11	Date:	16/11/12
		Revision:	B

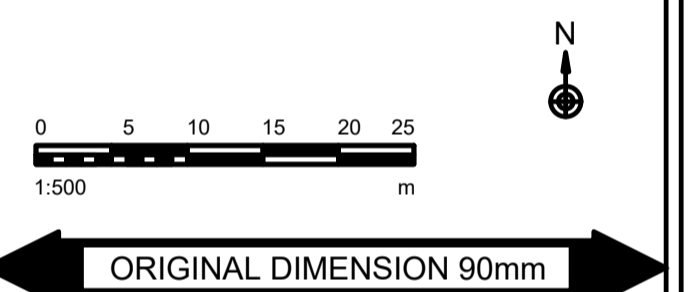
GENERAL ARRANGEMENT OF LOT'S AIT
 Scale 1:500



**GENERAL ARRANGEMENT
OF LOT'S AIT**
Scale 1:

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- KEY:**
- ESCAPE ROUTES
 - - - SITE FENCE
 - PROPOSED RESIDENTIAL MOORINGS
 - ▨ BOATYARD DOCK AREA



Reference Drawings

B	14/12/12	OUTLINE REMOVED & KEY ADDED
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LOT'S AIT MOORINGS

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