



**HITHER GREEN
DEVELOPMENTS LTD**

**BRENTFORD
MOORINGS
OPERATIONAL
MANAGEMENT PLAN**

REV B

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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 Brentford Moorings Marina, Ferry Quays, Brentford, UK. It has been prepared by Beckett Rankine on behalf of Hither Green Developments Ltd.

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

1.3 A plan of the proposed residential berths is provided on drawing 0943-01-100 REV C.

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

- *Marina management*: Hither Green Developments Ltd or their appointed agents.
- *Leisure moorings*: permanent moorings for vessels used for recreational purposes.
- *Residential moorings*: permanent moorings for vessels used as a home address.
- *Visitor moorings*: temporary moorings for vessels used for recreational purposes.

¹ TYHA 2013 A Code of Practice for the Design, Construction and Operation of Coastal and Inland Marinas and Yacht Harbours 7th edition, The Yacht Harbour Association Ltd.

2.0 HEALTH AND SAFETY

- 2.1 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 documents is publicly available:
- Operational Risk Assessment –Brent River Moorings 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.
- 2.3 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, marina management staff will be trained in its use.
- 2.4 Live saving equipment is provided throughout the marina. Regular inspections will be made to ensure this equipment remains present and in working order at all times.
- 2.5 Safe navigation with the marina is important to ensure that both those using the Brentford marina, and passing traffic can proceed without significant risk to people, property, business or the environment. The marina management will make regular inspections to ensure that vessels are adequately moored and do not extend beyond the authorised limits of the marina.
- 2.6 Lights and day marks mark the extremities of the River Brent berths. All navigation lights will be maintained in accordance with the manufacturer's recommendations and operated in accordance with the requirements of the relevant navigation authority (as the marina extends across the PLA/C&RT boundary).
- 2.7 When requested for advice regarding approaches to the marina, the marina management will refer users to the marina's Safety Management Policy and appropriate navigation authority guidance. Users will be reminded that the safety of a vessel remains the responsibility of the master at all times.
- 2.8 All walkways, decks and other access areas will be kept clear of lines, hoses, cables and other obstructions. All equipment, lighting and services provided will be maintained in accordance with the manufacturers' instructions.

- 2.9 During extreme flood events the landside infrastructure of the moorings may be occasionally subject to flooding to a shallow depth. The flooding would only be for a short period of less than an hour over the top of the tidal curve and the flooded water depth would not be more than 300mm although there is no record of any such flooding in the past at the location of the landing.
- 2.10 The vessels are moored in such a way that enables them to float with the tide whilst remaining close to the quay.
- 2,11 During flood events users are recommended to do one of the following
- Stay on board their vessels until the water recedes sufficiently;
 - In advance of the flood event go to higher ground as indicated on drawing 0943-01-100 REV C

3.0 VESSELS & USERS

- 3.1 The marina will be for vessels used for recreational and residential purposes. The marina comprises pontoon areas providing 147m of residential moorings and 55m of visitor moorings on the tidal River Brent. These berths will all dry at low water.
- 3.2 All applications for moorings must be accompanied by evidence that the users are appropriately experienced in handling their vessels on tidal waterways. Additionally, 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;
 - Appear riverworthy and appropriate for the marina's location in the opinion of the marina management;
 - Be equipped with the necessary firefighting and lifesaving equipment;
 - Hold current licenses from the relevant navigational authority;
 - Be equipped with adequate mooring bollards and mooring lines to enable the vessel to be moored securely;

- 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 and dry out safely;
- Be designed and capable of speeds up to 8kts (4.5m/s) to allow for flood flow events;
- Not have a beam exceeding 5.1m;
- All vessels where persons may remain onboard overnight must have their own sanitary facilities that do not discharge to the river.

3.3 Users are expected to adhere to the policies and regulations set out in the OMP (and any subsequent revisions) and assist in its implementation where practical.

3.4 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).

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

4.3 The marina will include a notice board in a public location displaying the following information:

- Web contact details for Thamesmooring.com as managing agent;
- PLA/EA web details for notice to marinas, tidal forecasts, flood warnings etc;
- Health and Safety Policy;
- Emergency Contact Numbers (incl. Environment Agency);
- Local services, taxis and other amenities as appropriate.

- 4.4 The thamesmooring.com website will contain details such as marina regulations, marina management and general safety information.
- 4.5 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.
- 4.6 The marina management will be responsible for the safe and prudent management of the marina. Any users may have their usage curtailed and/or berthing agreement revoked at any time if the marina management consider their behaviour, or that of their guests:
- Contravenes the marina's rules, policies and/or requirements of this document;
 - Is inappropriate, or causing a nuisance or offence to other users, or members of the general public;
 - Is hazardous either for themselves or for others;
 - Aggressive towards marina staff, other users, or members of the general public.

5.0 UTILITIES

- 5.1 The metering system is fully automated and administered by an internet connection, requiring users to set up an account.
- 5.2 Electrical power is provided to all berths via the service bollard. All bollards are fitted with meters.
- 5.3 Fresh water is provided to all berths via the service bollard. All bollards are fitted with meters.
- 5.4 A vacuum foul water pump out system is provided at all berths via the service bollard.
- 5.5 No on site toilet or shower facilities will be provided. All vessels where users stay overnight must be fitted with self-contained 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 marina management's consideration of riverworthiness (see section 2.2).

6.0 CAR PARKING & ACCESS

- 6.1 Limited car parking is available for all marina users in the Ferry Quays public car park. Parking adjacent to the marina is only permitted in accordance with the Ferry Quays Management company rules.
- 6.2 Drop off vehicular access is possible at the Marina, by prior arrangement with the marina management.

7.0 ENVIRONMENT AND POLLUTION CONTROL

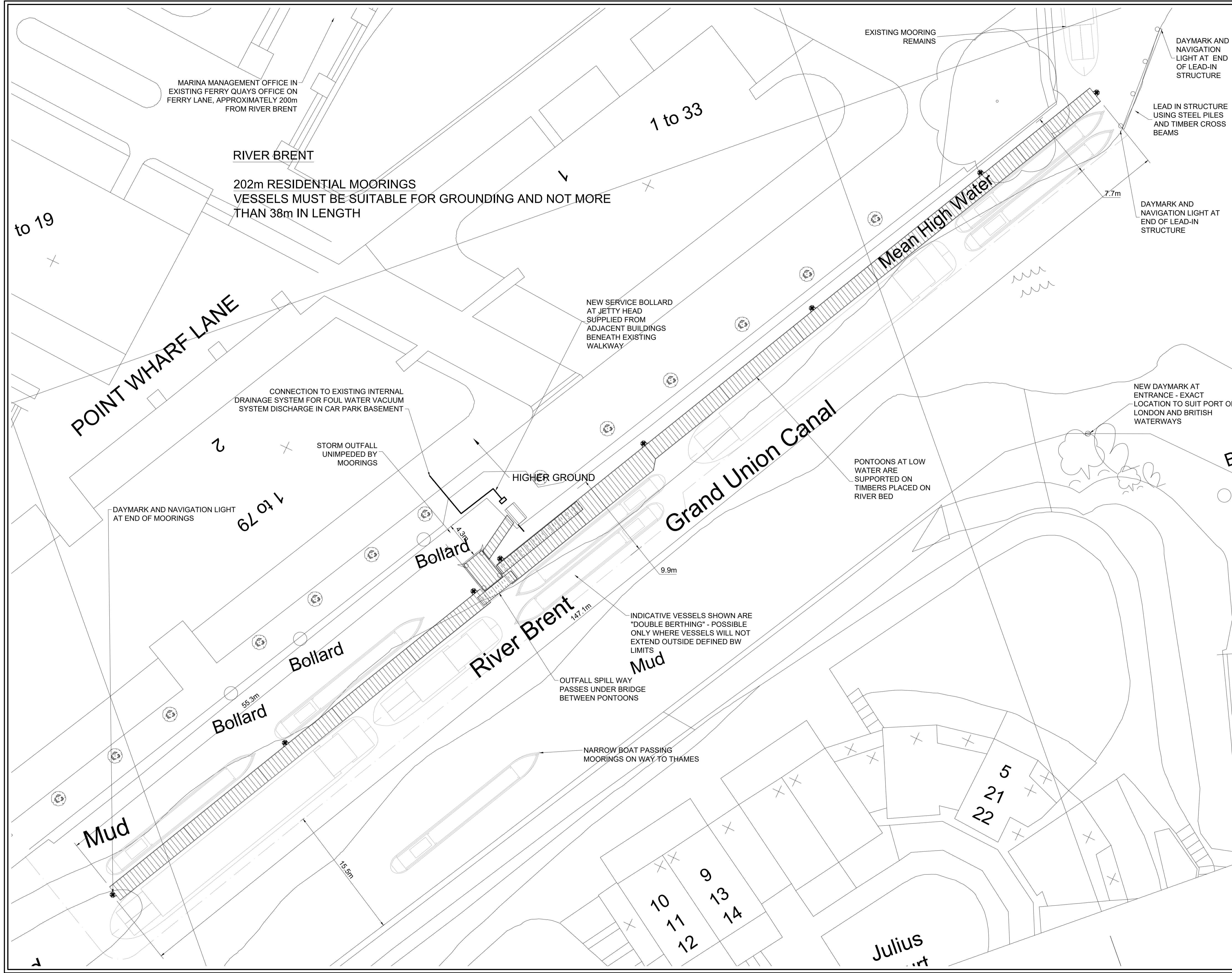
- 7.1 The marina management will ensure the marina is compliant with all environmental legislation, local by-laws and other rules relating to its operation at all times. The marina management will engage with the relevant authorities as required.
- 7.2 Where practical, the marina management will endeavour to ensure that marina operation meets these agencies' current best practice guidance. The marina will provide all users with references for any guidance that may enable them to contribute to the environmental performance of the marina.
- 7.3 No discharge to any watercourse of liquid or solid waste is permitted. Any user found to be in contravention of this may, at the discretion of the marina management, have their use of the marina immediately revoked.
- 7.4 All foul water connections will be regularly inspected to ensure that they are fit for purpose and will not cause accidental spillage during use.
- 7.5 Refuse disposal facilities are provided in the Ferry Quays basement car park. This facility is managed and emptied weekly by the Local Authority. Recycling facilities are available locally within the Ferry Quays development and notices indicating their location are provided at the waste facility.
- 7.6 No fuel facilities are provided. Information on sourcing fuel will be provided by the marina management on request. Users are not permitted to undertake maintenance of any kind that may require disposal or discharge of any hazardous substances whilst berthed at or within the marina's waters or immediate area. This includes but is not limited to:
- Painting;

- Engine maintenance;
- Anti-fouling.

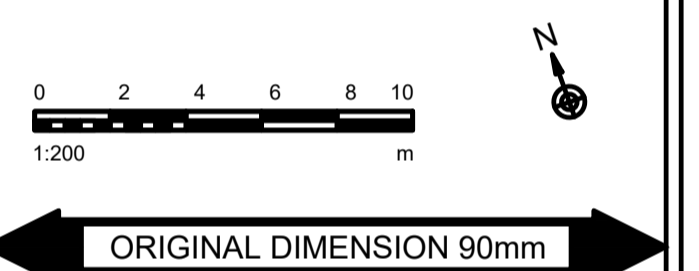
7.7 In the event of an accidental fuel spillage, the marina management should be informed immediately to enable spill kits and other appropriate actions to be taken. The marina management will then inform the statutory authorities and liability for all costs associated with the clearance of fuel spillages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

7.8 The creation of noise nuisance from the following, or any other sources, will not be accepted and may result in revocation of the user's berthing agreement:

- Audio equipment, radios or televisions;
- Engines, generators or other mechanical equipment;
- Car or boat alarms;
- Personal behaviour.



- NOTES:**
1. COPYRIGHT BECKETT RANKINE PARTNERSHIP. THIS DRAWING, DESIGN AND CONCEPT IS CONFIDENTIAL AND MAY NOT BE REPRODUCED, MANUFACTURED OR EXPLOITED IN WHOLE OR PART WITHOUT WRITTEN CONSENT.
 2. THIS DRAWING IS FOR THE SOLE USE OF THE CLIENT FOR THE PURPOSE SHOWN.
 3. DIMENSIONS ARE APPROXIMATE AND NOT TO BE SCALED FROM THIS DRAWING.
 4. OFFICIAL ISSUES OF THIS DRAWING ARE IN PAPER OR PDF FORMAT ONLY. DWG FORMAT FILES ARE FOR REFERENCE ONLY.
 5. THE BACKGROUND SURVEY INFORMATION COMES FROM THE ORDNANCE SURVEY. A DETAILED SITE SURVEY SHOWS THE ACTUAL POSITION OF THE RIVER WALL THUS
 6. ALL VESSELS SHOWN ARE INDICATIVE. TYPICAL VESSEL TYPES SHOWN ARE:
 BARGES
 Length: 20m
 Beam: 3.5m
 Height: 2.4m Above water line
 NARROW BOATS
 Length: 17-22m
 Beam: 2.15m
 Height: 1.5m Above water line
 7. LIMITS OF MOORINGS ARE DEFINED BY NAVIGATION AUTHORITY (BRITISH WATERWAYS)



Reference Drawings
3071 D 1108D

C	13/04/15	UPDATED
B	01/02/11	DIMS TO OUTFALL
A	10/12/10	PLA WORKS
Rev	Date	Details

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