

The width of the displayed area is 500m and the centre of the map is located at OS coordinates 520750,175750
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



Miss Nora Balboni
Pickfords Wharf
Clink Street
SE1 9DG



Our ref: DS6041473



0800 009 3921

Monday to Friday, 8am to 5pm

13 May 2018

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Miss Balboni

Thank you for providing information on your development **Stag Brewery, Mortlake, SW14 7QR, OS grid ref. 520380, 176003.**

Redevelopment of the former Stag Brewery site to provide mix use development (Flats: 687, Primary School for 1200 pupils, Cinema: 475 seats, Sports Hall: 189 people, Hotel: 20 rooms, Car Home: 220 beds, Offices: 2424m², Warehouse: 5113m²). Foul Water discharging by gravity into multiple outfalls. Surface Water to be attenuated and discharged by gravity and pump into multiple outfalls (50% betterment anticipated from existing sw run-off). Surface Water from the north-eastern part of the site discharging into the River Thames.

If your proposals progress in line with the details you've provided (drawings ref: WIE SA 92 0004 Rev A05, WIE SA 92 0005 Rev A05, WIE SA 92 0006 Rev A05, WIE SA 92 0007 Rev A05) we're pleased to confirm that there will be sufficient sewerage capacity to serve your development.

However, Thames Water has concerns with capacity to the West of the development based on the proposed flows and connection points. We request that the developer updates Thames Water in advance of building phases as they come forwards in order to ensure that any investigative or upgrade works can be carried out before development commences.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

Please note that you must keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient sewerage capacity.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0203 577 8082.

Yours sincerely

Artur Jaroma

Thames Water



Lucy Elcoat-Dean

Waterman Group
Pickfords Wharf
Clink Street

SE1 9DG



22 March 2023

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: The Mortlake Brewery

Dear Lucy,

Thank you for providing information on your development.

*Proposed site: brownfield site redevelopment. Foul water by gravity into multiple connections.
Foul water split as follows:*

MH4902 in Lower Richmond Rd at 2l/s, MH3005 in Ship Lane at 2l/s, MH4101 in North of the site d/s from MH3005 at 2.4l/s, MH4903 in Sheen Lane at 1.8l/s, MH4901 in Lower Richmond Rd at 0.3l/s, MH6002 located in East/North corner of the site at 1.2l/s, MH6901 in Mortlake High St at 0.3l/s, MH3901 located at the junction of Richmond Road and Ship Lane at 1.2l/s, MH3007 in Aynescombe Path at 2.1l/s, MH2801 in Lower Richmond Road at 9l/s. Total 21.9l/s.

Surface water in total 37.4l/s.

Proposed SW connections:

MH4907 in Lower Richmond Rd at 2.4l/s, MH4906 in Lower Richmond Rd at 1.9l/s, MH5905 in Mortlake High St at 1.4l/s, MH2807 located at the junction of Ship Lane and Lower Richmond Rd at 8.3l/s, MH1001 in Williams Lane at 7.1l/s, MH1103 in Williams Lane at 6.1l/s.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

When developing a site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SuDS/Storage to reduce the surface water discharge from the site as much as possible.

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 37.4 l/s then Thames Water would not have any objections to the proposal.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 07747 641 932.

Yours sincerely

Natalya Bacon

Developer Services – Adoptions Engineer

Mobile: 07747 641 932

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

Get advice on making your sewer connection correctly at connectright.org.uk

C. Onsite Drainage Records

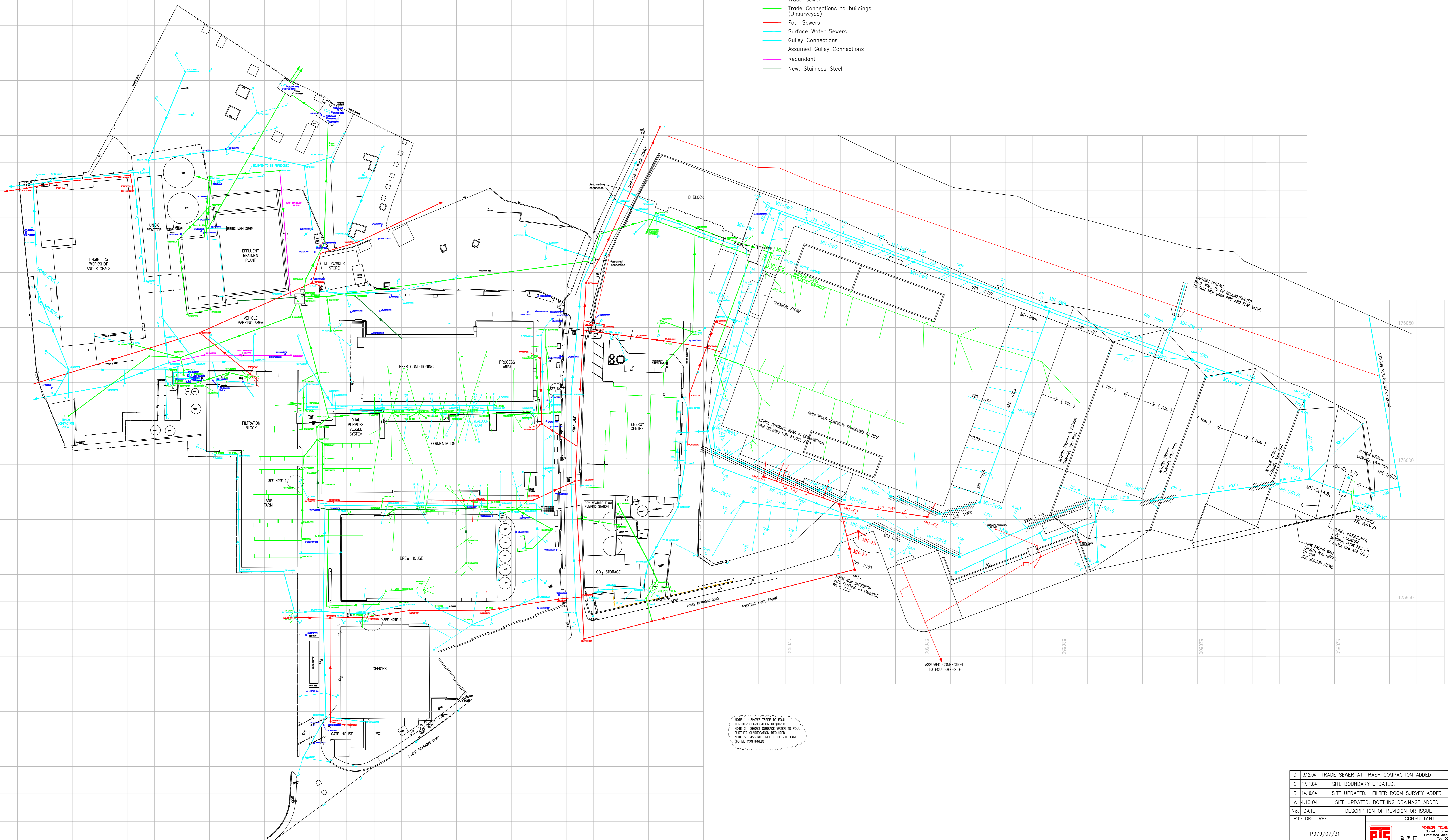
Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-7-1-DS

- LEGEND**
- Trade Sewers
 - Trade Connections to buildings (Unsurveyed)
 - Foul Sewers
 - Surface Water Sewers
 - Gully Connections
 - Assumed Gully Connections
 - Redundant
 - New, Stainless Steel



NOTE 1 - SHOWS TRADE TO FOUL
FURTHER CLARIFICATION REQUIRED
NOTE 2 - SHOWS SURFACE WATER TO FOUL
FURTHER CLARIFICATION REQUIRED
NOTE 3 - ASSUMED NOTE TO SHIP LANE
(TO BE CONFIRMED)

D 11.04	TRADE SEWER AT TRASH COMPACTION ADDED	TR	ACJ
C 17.11.04	SITE BOUNDARY UPDATED.	TR	ACJ
B 14.10.04	SITE UPDATED. FILTER ROOM SURVEY ADDED	TR	ACJ
A 4.10.04	SITE UPDATED. BOTTLING DRAINAGE ADDED	TR	ACJ
No. DATE	DESCRIPTION OF REVISION OR ISSUE	BY	CHK. / ENGR. APPROVAL

PTS ORG. REF.	CONSULTANT	PPTS PROJ. REF.
P979/07/31	 RSE CONSULTING SERVICES 40001 House, Millwood Road Brentford, Middlesex, TW8 5GL Tel: 020-8999-7979 Fax: 020-8999-1821 E-mail: p979@rse.com	

ESR	DESIGNED	PROJ.
DRAWN	CHECKED	BID
SCALE 1:500 @ A0	ANHEUSER-BUSCH COMPANIES SITE PLAN SHOWING EXIST. SERVICES ALL SERVICES	
DATE	ENGINEER APPROVED	OWNER APPROVED
KEY PLAN		

BLDG. NAME	BLDG. No.
PLANT	BLDG. No.
STAG	O
Div.	M
DWG. No.	1016
REV.	D

D. Greater London Authority Correspondence

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-7-1-DS

Nora Balboni

From: Katherine Wood <Katherine.Wood@london.gov.uk>
Sent: 08 February 2019 17:12
To: Nora Balboni; Stuart McTaggart; Abby Crisostomo
Cc: Anna Gargan; Suzanne Robson
Subject: RE: Stag Brewery (GLA ref: 4172a/b) drainage strategy

Hi Nora,

Apologies, I should have confirmed with you that Stuart had reviewed this response and confirmed that it addressed outstanding issues on drainage.

Kind regards,

Katherine

Katherine Wood
Team Leader, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 5743
www.london.gov.uk/what-we-do/planning
katherine.wood@london.gov.uk

From: Nora Balboni <nora.balboni@watermangroup.com>
Sent: 08 February 2019 17:07
To: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>; Abby Crisostomo <Abby.Crisostomo@london.gov.uk>; Katherine Wood <Katherine.Wood@london.gov.uk>
Cc: Anna Gargan <AGargan@geraldev.com>; Suzanne Robson <SRobson@geraldev.com>
Subject: FW: Stag Brewery (GLA ref: 4172a/b) drainage strategy

Hi Stuart

Hope you are well. Have you had the chance to look at the Briefing Note?

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG
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From: Nora Balboni
Sent: 08 January 2019 16:22
To: 'Stuart McTaggart' <Stuart.McTaggart@london.gov.uk>
Cc: 'Anna Gargan' <AGargan@geraldev.com>; 'Abby Crisostomo' <Abby.Crisostomo@london.gov.uk>; 'Katherine Wood' <Katherine.Wood@london.gov.uk>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan

<donal.odonovan@watermangroup.com>; Harry Chetty <harry.chetty@watermangroup.com>

Subject: RE: Stag Brewery (GLA ref: 4172a/b) drainage strategy

Hi Stuart

Happy new year, I hope you had a great break.

Please find attached the Briefing Note outlining the amendments to the drainage strategy for the Stag Brewery development as per our agreements below.

Let me know if you have any queries.

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

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From: Nora Balboni

Sent: 12 December 2018 09:24

To: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>

Cc: Anna Gargan <AGargan@geraldev.com>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan <donal.odonovan@watermangroup.com>; Abby Crisostomo <Abby.Crisostomo@london.gov.uk>; Katherine Wood <Katherine.Wood@london.gov.uk>

Subject: RE: Stag Brewery (GLA ref: 4172a/b) drainage strategy [Filed 12 Dec 2018 09:24]

Hi Stuart

Thank you for confirming.

As discussed, we will provide a Briefing Note which will cover the following:

- Amended drainage strategy plan to show permeable paving extents;
- Volume calculations to estimate the attenuation available within the permeable paving sub-base and rain garden feature to show that a restriction of surface water runoff beyond the minimum 50% requirement is achieved;
- Sports pitch in south-west of site removed from surface water calculations under the assumption that it would drain freely, subject to ground investigations during detailed design; and
- Summary of all SuDS included.

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

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From: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>

Sent: 11 December 2018 15:23

To: Nora Balboni <nora.balboni@watermangroup.com>

Cc: Anna Gargan <AGargan@geraldev.com>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan <donal.odonovan@watermangroup.com>; Abby Crisostomo <Abby.Crisostomo@london.gov.uk>; Katherine Wood

<Katherine.Wood@london.gov.uk>

Subject: Re: Stag Brewery (GLA ref: 4172a/b) drainage strategy [Filed 12 Dec 2018 09:17]

Hi Nora,

To summarise our chat earlier:

1. The intent of the original drainage strategy was to show that it is possible within site constraints to meet the absolute minimum requirements of London Plan policy 5.13.
2. We would like to see that all efforts have been made to get as close to possible to the policy targets (i.e. greenfield runoff, drainage hierarchy, and a preference for SuDS with multiple benefits). We expect that on large sites such as this the policy targets should be able to be met in most cases.
3. Waterman will produce an addendum to the drainage strategy to more clearly show how the drainage will integrate SuDS with multiple benefits and identify an approximate maximum reduction in discharge rate. Where appropriate the reduction in discharge rate can be caveated with assumptions/risks that need confirmation during detailed design (e.g. infiltration rates of the subgrade below the 3G pitch).

Regards,

Stuart McTaggart

Flood Risk, Drainage & Water Policy Officer

Development, Enterprise & Environment

Greater London Authority

City Hall, The Queens Walk, London SE1 2AA

Email: stuart.mctaggart@london.gov.uk

Web: [Greening London / Greater London Authority](#)

Follow the GLA's Environment team on Twitter [@LDN Environment](#)

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From: Nora Balboni <nora.balboni@watermangroup.com>

Sent: 04 December 2018 10:32

To: Stuart McTaggart <Stuart.McTaggart@london.gov.uk>

Cc: Anna Gargan <AGargan@geraldeve.com>; Ellen Smith <ellen.smith@watermangroup.com>; Donal O'Donovan <donal.odonovan@watermangroup.com>

Subject: RE: GLA Flood Feedback

Hi Stuart

Thanks for your comments. Please feel free to give me a call to discuss as I don't have your contact number.

We understand that developments should aim to achieve greenfield runoff rates, or as close as feasible. To endeavour to achieve this we took the following approach:

1. As per the drainage hierarchy, the amount of surface water that could be discharged into the River Thames was maximised by incorporating the innovative shallow conveyance channel system;
2. For the remaining site, where discharge into the Thames was not feasible due to levels or crossing third party land, as many tanks were incorporated as possible. The horizontal constraints for the tanks include the basement extent, proposed building outlines, and landscaping. The vertical constraints include the required soil depth for tree pits and achieving a gravity connection into the surrounding sewer network. London Borough of Richmond accepted the 50% restriction during pre-application consultation. Conscious that the constraints of the site preclude a greater reduction in runoff, Thames Water were consulted to ensure that the surrounding sewer network has sufficient capacity. Thames Water confirmed capacity for both surface and foul water flows. It is important to note that the surface water flows from the development are only conveyed within the Thames Water network for maximum of 350m before discharging into the River Thames.

We are keen to find a solution to reduce runoff further to find an agreeable solution. I would appreciate your thoughts on the following options:

- Allowing the proposed sports pitch to drain freely, i.e. excluding it from the surface water calculations and therefore reducing the size requirement for the tank beneath the MUGA pitch. Subject to levels I could explore the possibility of directing surface water from other areas into this tank, reducing the restriction beyond the 50% mark. In the current strategy we assumed that the pitch would need to be positively drained due to the underlying London Clay to avoid potential water logging beneath the pitch. However, if no other areas would drain towards the pitch, allowing it to free drain could be considered.
- We took a conservative approach when designing the current drainage strategy, assuming 100% impermeable proposed area (discounting the park area in the south eastern corner of the site). We did not quantify the attenuation available within the rain garden along the green link and within the permeable paving, to demonstrate the worst-case scenario that the minimum required restriction (i.e. 50%) can be achieved within the tanks themselves. I will do a quick calculation to demonstrate the additional attenuating volume that these features would hold, reducing the restriction beyond the 50% mark.
- Exploring further areas for incorporation of permeable paving.
- The current proposals do not include for blue roofs. However, green roofs are proposed throughout the development, which, although not quantifiable, provide a betterment to the surface water runoff regime.

Let me know whether you find the above agreeable, I will then amend the drainage strategy drawing to show the constraints to the attenuation volumes and incorporate any changes, and will re-issue for you to review.

Kind regards,

Nora Balboni
Flood Risk Engineer
Waterman Infrastructure & Environment Ltd

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From: Anna Gargan
Sent: 28 November 2018 16:51
To: 'Ellen Smith'; 'Nora Balboni'
Cc: Guy Duckworth; Susie Taylor; Neil Henderson
Subject: GLA Flood Feedback

Hi Ellen / Nora,

I hope you are well.

The GLA has provided the following response to Flood comments issued on 20 November 2018.

Please can you review and respond. The officer states that he is happy to speak with you directly.

Kind regards,
Anna

"I have reviewed the Applicant's second response to our Stage 1 comments. Following our previous response at the end of October the final point of contention appears to be the proposed discharge rate where the site will drain to the public sewer.

It is noted that the London Plan and DEFRA national guidance require a development to achieve as close to greenfield runoff rate as possible (approximately a >90% reduction from pre-development rates for a brownfield site). In this case the Applicant is proposing to reduce the discharge by 50%, well short of the policy requirements. The Applicant should calculate the greenfield runoff rate and provide calculations showing the attenuation storage required to meet this discharge rate. The Applicant should then seek to include additional attenuation storage to get as close to this value as possible. Our original comments suggested building the biodiverse roofs as green/blue roofs to provide additional storage and this has not been addressed to date. The Applicant should then provide a clear drawing or markup clearly showing the constraints to expanding attenuation storage if discharge at greenfield runoff rate is not proposed.

I am happy to discuss directly with the Applicant's consultant to resolve this if required.

Regards,

Stuart McTaggart
Flood Risk, Drainage & Water Policy Officer
Development, Enterprise & Environment
Greater London Authority
City Hall, The Queens Walk, London SE1 2AA

Email: stuart.mctaggart@london.gov.uk

Anna Gargan
Planning Consultant

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E. Environment Agency Consultation

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-7-1-DS

Lucy Thatcher
London Borough of Richmond upon
Thames
Planning Department
Civic Centre (44) York Street
Twickenham
TW1 3BZ

Our ref: SL/2022/121879/02-L01
Your ref: 22/0900/OUT
Date: 12 January 2023

Dear Lucy,

Hybrid application to include:

- 1) **Demolition of existing buildings (except The Maltings and the façade of the bottling plant and former hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site.**
- 2) **Detailed application for the works to the east side of Ship Lane**
- 3) **Outline application, with all matters reserved for works to the west of Ship Lane.**

The Stag Brewery, Lower Richmond Road, Mortlake, London

Thank you for re-consulting us on the above application on 6 December 2022.

We have reviewed several documents that were supplied following our previous objection to this application dated 10 May 2022 (our ref: SL/2022/121879/01-L01). These include, but are not limited to:

- Stag Brewery, Mortlake - Consultee Responses, ref: WIE18671-114-BN-1.3.4-FR&D Response, August 2022.

Environment Agency position

We are pleased to see that the applicant has clarified our concerns about conflicting documentation regarding the proposed defence line, as raised in our previous letter dated 10 May 2022 (our ref: SL/2022/121879/01-L01).

We are therefore now in a position to **remove our objection** subject to the planning conditions detailed in **Appendix A** of this letter. Without these conditions we would object to the planning application in line with paragraphs 159, 161, 164, and 174 of the National Planning Policy Framework (NPPF).

Appendix B includes advice concerning environment issues and opportunities on the site, **Appendix C** outlines informatives that should be included the decision notice of any planning permission granted.

Decision notice

Please send a copy of the decision notice to
kslplanning@environment-agency.gov.uk

creating a better place
for people and wildlife



We hope our response is helpful, should you have any queries regarding this response, please contact me.

Yours sincerely,

George Goodby
Sustainable Places Planning Advisor
kslplanning@environment-agency.gov.uk

Appendix A- Planning conditions

Condition wording

If you wish to amend the wording of these requested conditions or if you wish to merge them with other Local Planning Authority conditions, please contact us to discuss the revised wording.

Condition 1: Implementation of Flood Risk Assessment

The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment (FRA (Version 5, March 2022 by Hydro-Logic Services) and associated documents, and the following mitigation measures detailed:

- finished floor levels for residential accommodation shall be set no lower than 7.03 metres above Ordnance Datum (mAOD)
- no sleeping accommodation shall be located at basement level
- the crest level of the proposed new flood defence line will be set at a minimum of 6.70 mAOD
- the alignment of the proposed flood defence line will be as set out in drawing ref: P10736-00-004-GIL-106, Rev P00 (Gillespies, January 2022)

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons

To reduce the risk of flooding to the development and occupants.

To comply with paragraphs 159 and 164 of the NPPF, Policy LP 21- Flood Risk and Sustainable Drainage of the Richmond Local Plan (2018) and the requirements of the [Thames Estuary 2100 plan](#).

Condition 2: Detailed flood defence design

The development hereby permitted must not be commenced until such time as detailed design drawings for all new and upgraded flood defence structures has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons

To ensure a fit for purpose flood defence line is provided, and to reduce the risk of flooding to the development and occupants.

To comply with paragraphs 159 and 164 of the NPPF, and Policy LP 21 of the Richmond upon Thames Local Plan (2018).

Condition 3: Artificial lighting

No development shall take place until a sensitive lighting management plan has been submitted to, and approved in writing by, the local planning authority. This plan should demonstrate no net increase in artificial lighting to the River Thames and foreshore, as well as to any primary bat foraging and commuting routes across the development site.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons

Surveys have highlighted that a range of bat species are present at the development site for both roosting and foraging. These species are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes.

To comply with paragraph 185 of the NPPF and Policies LP 10 and LP 18 of the Richmond upon Thames Local Plan (2018).

Advice to LPA and applicant

The sensitive lighting management plan should be prepared in line with the following guidance document:

- [Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby](#)".

Condition 4: Remediation Strategy

No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete

and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF and Policies LP 10 and LP 23 of the Richmond upon Thames Local Plan (2018).

Condition 5: Verification Report

Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the NPPF and Policies LP 10 and LP 23 of the Richmond upon Thames Local Plan (2018).

Condition 6: Previously unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the NPPF and Policies LP 10 and LP 23 of the Richmond upon Thames Local Plan (2018).

Condition 6: Sustainable Drainage Systems (SuDs)

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and Policy LP 23 of the Richmond upon Thames Local Plan (2018).

Condition 7: Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons.

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF and Policy LP 23 of the Richmond upon Thames Local Plan (2018).

Advice to LPA and Applicant

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "[Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73](#)"

Appendix B- Advice to Local Planning Authority and Applicant

Flood Risk

Flood resistance and resilience

We recommend that flood resistant and resilient measures are incorporated in to the design and construction of the development proposals, where practical considerations allow, using guidance contained within the Department for Communities & Local Government (DCLG) document '[Improving the flood performance of new buildings: flood resilient construction](#)'.

Flood risk issues not within our direct remit

The following issues are not within our direct remit or expertise, but nevertheless may be important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Provision of and adequacy of a temporary refuge
- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Details and calculations relating to the structural stability of buildings during a flood
- Whether insurance can be gained or not
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

Biodiversity

Biodiversity Net Gain

We note that a majority of the biodiversity net gain has been achieved by the addition of green roofs. Whilst this is a welcomed enhancement, we would encourage that net gain is achieved through the provision of a more diverse range of habitat types, namely those at ground level, providing a more equal weighting of enhanced units.

A large proportion of the site is due to be hard landscaped which is a missed opportunity for addition of more ground-based habitat enhancements such as species rich grassland, native hedgerows and dead wood habitats.

Groundwater and Contaminated Land

Site Setting

The previous use of the proposed development site as a large brewery site presents a medium risk of residual contamination that could be mobilised during construction

to pollute controlled waters. Controlled waters are sensitive in this location because the proposed development site is located upon a Secondary aquifer

The setting of this planning application suggest that it will be possible to suitably manage the risk posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority.

Waste

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK

Illegal waste management activities and fly tipping

Vacant development sites can become targets of waste crime including the illegal transport and depositing of waste on a large scale which is then abandoned and left for the landowners/authorities to resolve. We recommend that the site is appropriately secured and there is visible security on site once vacant possession has been gained to protect the site from any fly tipping and illegal waste activities.

Incidents linked to illegal waste activities should be reported to the Environment Agency incident hotline Telephone: 0800 80 70 60. This is a 24- hour service. Waste crime can also be reported anonymously to Crime Stoppers on 0800 555 111

Appendix C- Informative

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

F. London Borough of Richmond upon Thames Pro-forma

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-7-1-DS

1. Project & Site Details	Project / Site Name (including sub-catchment / stage / phase where appropriate)	The Former Stag Brewery
	Address & post code	The Former Stag Brewery, Mortlake
	OS Grid ref. (Easting, Northing)	E 520470 N 176018
	LPA reference (if applicable)	
	Brief description of proposed work	Section 1
	Total site Area	9941 m ²
	Total existing impervious area	5890 m ²
	Total proposed impervious area	5890 m ²
	Is the site in a surface water flood risk catchment (ref. local Surface Water Management Plan)?	See FRA
	Existing drainage connection type and location	Section 3
	Designer Name	Brendan McCarthy
	Designer Position	Technical Director
	Designer Company	Waterman

2. Proposed Discharge Arrangements	2a. Infiltration Feasibility		
	Superficial geology classification	Section 4	
	Bedrock geology classification	Section 4	
	Site infiltration rate	m/s	
	Depth to groundwater level	m below ground level	
	Is infiltration feasible?	Yes	
	2b. Drainage Hierarchy		
		<i>Feasible (Y/N)</i>	<i>Proposed (Y/N)</i>
	1 store rainwater for later use	Y	Y
	2 use infiltration techniques, such as porous surfaces in non-clay areas	N	
	3 attenuate rainwater in ponds or open water features for gradual release	N	
	4 attenuate rainwater by storing in tanks or sealed water features for gradual release	Y	Y
	5 discharge rainwater direct to a watercourse	Y	Y
	6 discharge rainwater to a surface water sewer/drain	Y	Y
	7 discharge rainwater to the combined sewer.	N	
	2c. Proposed Discharge Details		
	Proposed discharge location	Section 4	
Has the owner/regulator of the discharge location been consulted?	Section 4 and 5		

3a. Discharge Rates & Required Storage				
	Greenfield (GF) runoff rate (l/s)	Existing discharge rate (l/s)	Required storage for GF rate (m ³)	Proposed discharge rate (l/s)
Qbar	See Section 4			
1 in 1				
1 in 30				
1 in 100				
1 in 100 + CC				
Climate change allowance used		40%		
3b. Principal Method of Flow Control				
3c. Proposed SuDS Measures				
	Catchment area (m ²)	Plan area (m ²)	Storage vol. (m ³)	
Rainwater harvesting	See Section 4			
Infiltration systems				
Green roofs				
Blue roofs				
Filter strips				
Filter drains				
Bioretention / tree pits				
Pervious pavements				
Swales				
Basins/ponds				
Attenuation tanks				
Total	0	0	0	0

4a. Discharge & Drainage Strategy	Page/section of drainage report
Infiltration feasibility (2a) – geotechnical factual and interpretive reports, including infiltration results	Section 4
Drainage hierarchy (2b)	Section 4
Proposed discharge details (2c) – utility plans, correspondence / approval from owner/regulator of discharge location	Section 4
Discharge rates & storage (3a) – detailed hydrologic and hydraulic calculations	Section 4
Proposed SuDS measures & specifications (3b)	Section 4
4b. Other Supporting Details	Page/section of drainage report
Detailed Development Layout	Appendix E
Detailed drainage design drawings, including exceedance flow routes	Appendix E
Detailed landscaping plans	Appendix A
Maintenance strategy	Section 4
Demonstration of how the proposed SuDS measures improve:	Section 4
a) water quality of the runoff?	Section 4
b) biodiversity?	Section 4
c) amenity?	Section 4

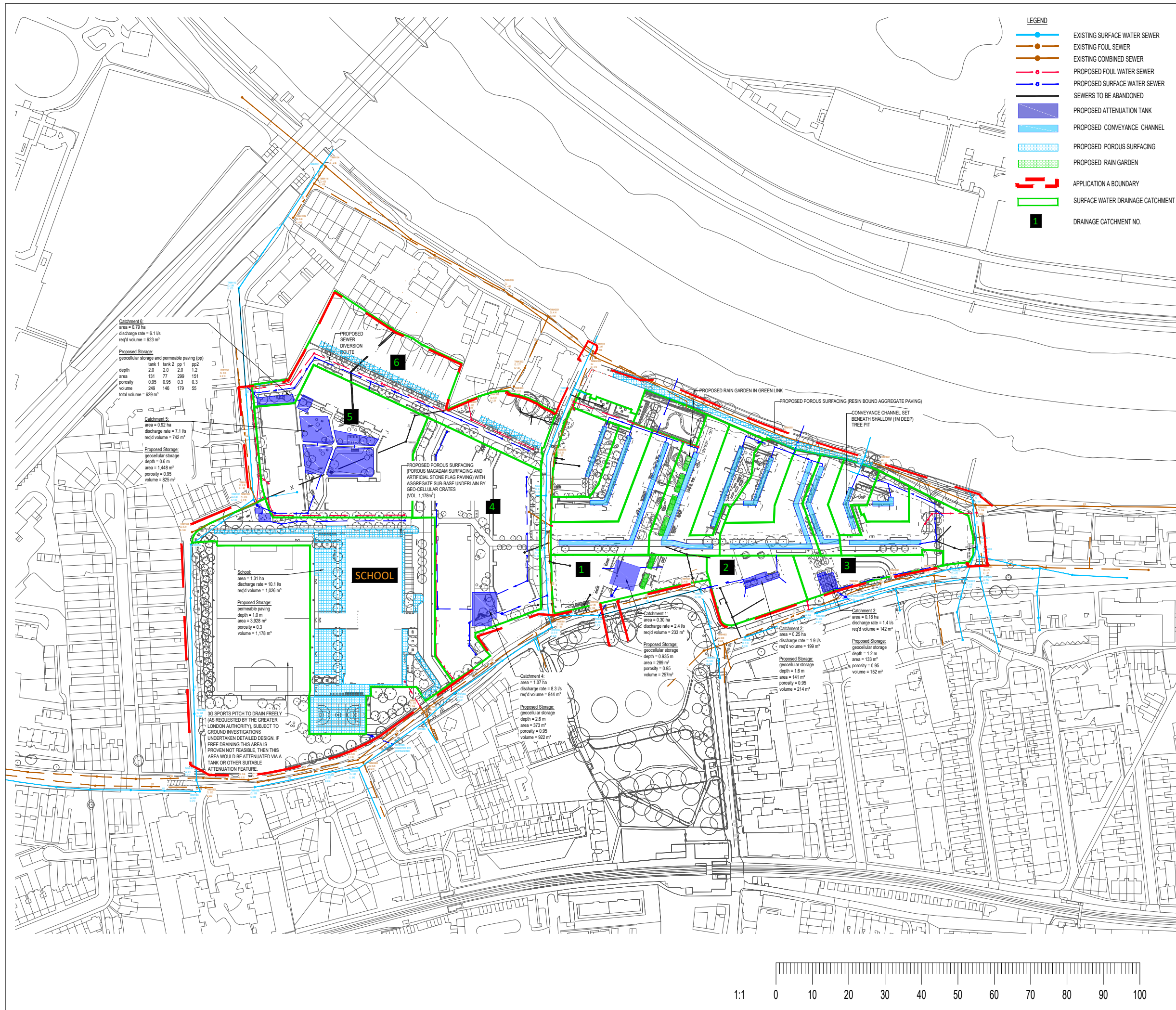
G. Existing and Proposed Drainage Strategy Plan

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-7-1-DS



GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S, ARCHITECT'S OR OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
- THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING/STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
- ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
- EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF P979/07/31).
- EXISTING FOUL AND SURFACE WATER CONNECTIONS TO BE RE-USED WHERE FEASIBLE, SUBJECT TO DETAILED DESIGN.
- GREEN ROOFS AND WATER BUTTS ARE TO BE INCORPORATED ACROSS THE SITE TO PROVIDE SOURCE CONTROL AND FACILITATE WATER REUSE. THE PROPOSED LOCATION OF GREEN ROOFS CAN BE FOUND ON THE SITEWIDE URBAN GREEN FACTOR DRAWING (P10736-00-004-GIL-0802), WHICH IS AVAILABLE IN APPENDIX K OF THE DRAINAGE STRATEGY REPORT. THE PROPOSED LOCATION OF WATER BUTTS IS TO BE DETERMINED AT DETAILED DESIGN STAGE BUT CAN BE INDICATIVELY ASSUMED BASED ON THE LOCATION OF THE DEVELOPMENT BLOCKS, AS SHOWN WITHIN THE DEVELOPMENT PROPOSALS.

Status	Date	Description	By	Chk
P04	S1	04.04.23	Volume req's refined to match source control outputs	SW SH
P03	S1	28.03.23	Permeable paving added to SW Catchment 6	SW BM
P02	S0	20.02.23	Corrected annotation to match storage calculations	SW BM
P01	S0	28.07.22	ISSUED	SW BM

Amendments

Project: **STAG BREWERY**

Title: **PROPOSED SURFACE WATER DRAINAGE STRATEGY**

Client: **RESELTON PROPERTIES LIMITED**

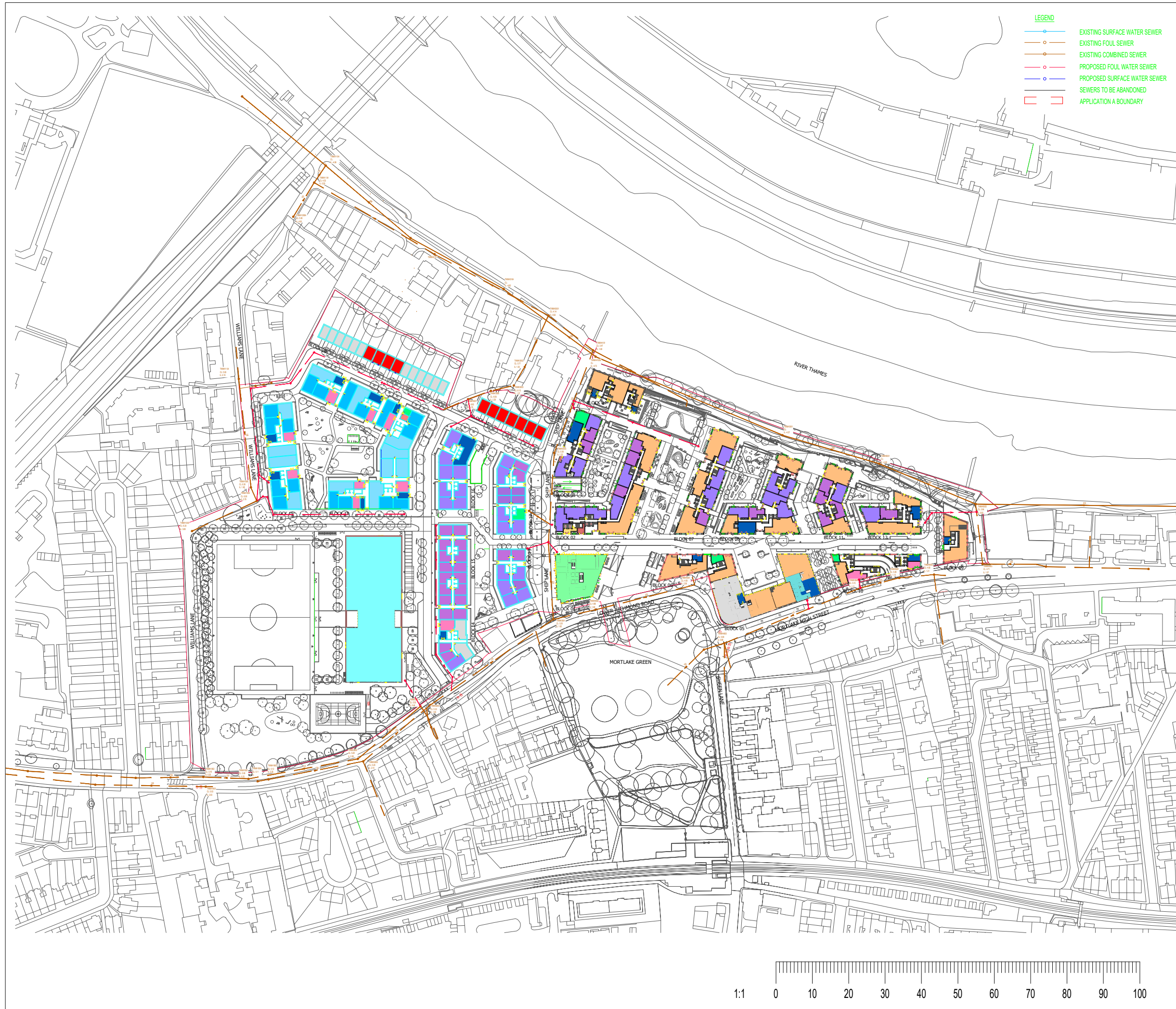


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COORDINATION

Designed By	Designer	Director	BM	Waterman Ref	WIE18671
Drawn By	SW	Date	August 2022	Scales @ A3	1:25,000

Project - Originator - Volume - Level - Type - Role - Number	Revision
18671-WIE-ZZ-ZZ-DR-D-92001	P04



LEGEND

- EXISTING SURFACE WATER SEWER
- EXISTING FOUL SEWER
- EXISTING COMBINED SEWER
- PROPOSED FOUL WATER SEWER
- PROPOSED SURFACE WATER SEWER
- SEWERS TO BE ABANDONED
- - - APPLICATION A BOUNDARY

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S, ARCHITECT'S OR OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
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3. THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING/STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
4. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.
5. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
6. EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF P979/07/31).
7. EXISTING FOUL AND SURFACE WATER CONNECTIONS TO BE RE-USED WHERE FEASIBLE, SUBJECT TO DETAILED DESIGN.

REV	S0	28.07.22	ISSUED	SW	BM
Status	Date	Description		By	Chk

Amendments

Project
STAG BREWERY

Title
PROPOSED FOUL WATER DRAINAGE STRATEGY

Client
RESELTON PROPERTIES LIMITED

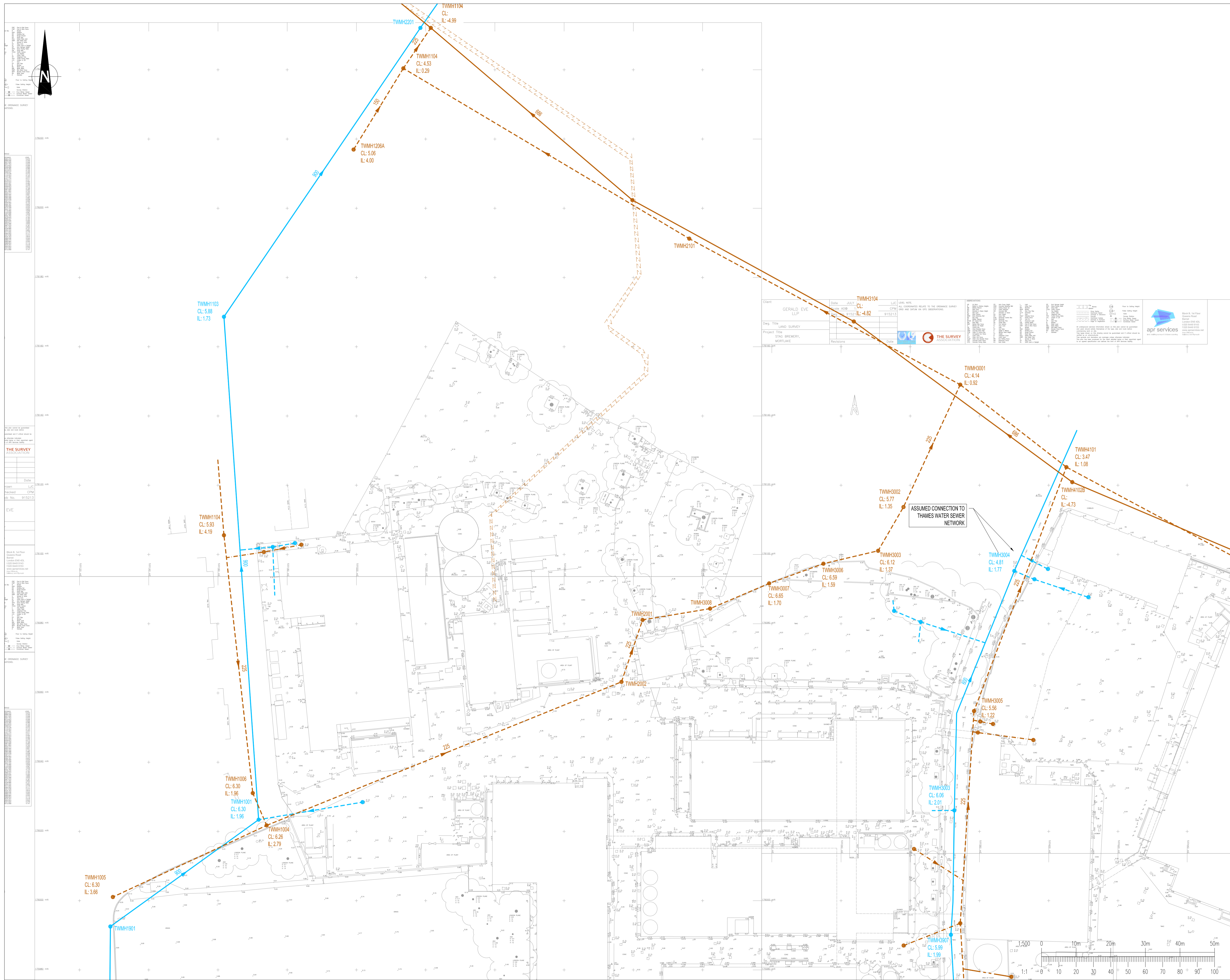


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Suitability
INITIAL STATUS (WIP) S0

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Drawn By	SW	Date	August 2022	Scales @ A3	1:25,000

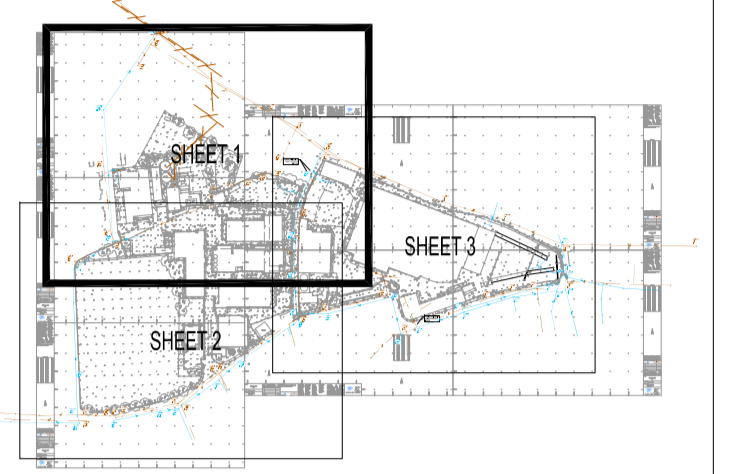
Project - Originator - Volume - Level - Type - Role - Number	Revision
18671-WIE-ZZ-ZZ-DR-D-92002	P01



LEGEND

- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL SEWER
- EXISTING PRIVATE COMBINED SEWER
- EXISTING PUBLIC SURFACE WATER SEWER
- EXISTING PUBLIC FOUL SEWER
- EXISTING PUBLIC COMBINED SEWER
- EXISTING PUBLIC RISING MAIN

NOTES
 1) EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF: P979/07/31).



Client	GERALD EVE LLP	Date	JULY 2016	Drawn	ADG	Checked	ADG	Scale	AS SHOWN
Project Title	STAG BREWERY, MORTLAKE	Project No.	915213	Project Manager	ADG	Project Engineer	ADG	Project Surveyor	ADG

Rev	Date	Description	By
A01	20.10.16	PRELIMINARY ISSUE	DO

Project
 Amendments
STAG BREWERY

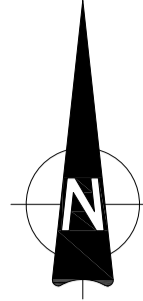
Title
 EXISTING FOUL AND SURFACE WATER DRAINAGE LAYOUT
 SHEET 1 OF 3

Client
 DARTMOUTH CAPITAL ADVISORS LIMITED



Drawing Status			
PRELIMINARY			
Designed by	Checked by	DO	Project No
Drawn by	DO	Date	OCTOBER 2016
Scale @ A1	1:500	Computer File No	WIE10667
Works to figure dimensions only		Computer File No	WIE10667CSA20001.dwg

Publisher	Zone	Category	Number	Revision
WIE	SA	92	0001	A01



Revisions	Date	Drawn	Checked	CPM



Revisions	Date	Drawn	Checked	CPM

Client: GERALD EVE LLP

Project Title: LAND SURVEY

Project Title: STAG BREWERY, MORTLAKE

Scale: A09 1:200

Drawn: JCP

Checked: CPM

CPM No. 915213-2 Job No. 915213

Client: GERALD EVE LLP

Project Title: LAND SURVEY

Project Title: STAG BREWERY, MORTLAKE

Scale: A09 1:200

Drawn: JCP

Checked: CPM

CPM No. 915213-2 Job No. 915213

Client: GERALD EVE LLP

Project Title: LAND SURVEY

Project Title: STAG BREWERY, MORTLAKE

Scale: A09 1:200

Drawn: JCP

Checked: CPM

CPM No. 915213-2 Job No. 915213

Client: GERALD EVE LLP

Project Title: LAND SURVEY

Project Title: STAG BREWERY, MORTLAKE

Scale: A09 1:200

Drawn: JCP

Checked: CPM

CPM No. 915213-2 Job No. 915213

Client: GERALD EVE LLP

Project Title: LAND SURVEY

Project Title: STAG BREWERY, MORTLAKE

Scale: A09 1:200

Drawn: JCP

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CPM No. 915213-2 Job No. 915213

Client: GERALD EVE LLP

Project Title: LAND SURVEY

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Scale: A09 1:200

Drawn: JCP

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CPM No. 915213-2 Job No. 915213

Client: GERALD EVE LLP

Project Title: LAND SURVEY

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Scale: A09 1:200

Drawn: JCP

Checked: CPM

CPM No. 915213-2 Job No. 915213

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CPM No. 915213-2 Job No. 915213

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Project Title: LAND SURVEY

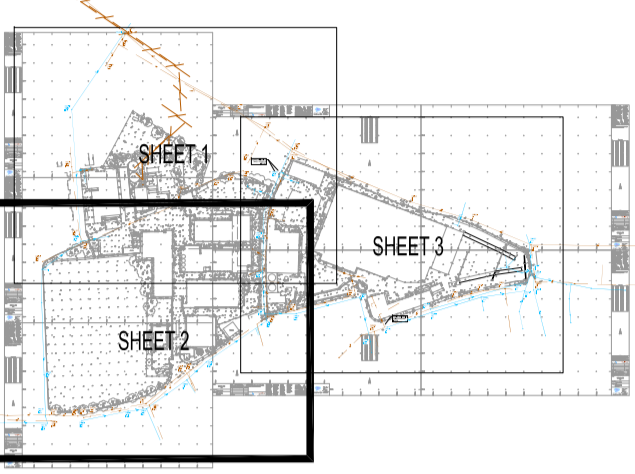
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Scale: A09 1:200



LEGEND	
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	EXISTING PRIVATE FOUL SEWER
	EXISTING PRIVATE COMBINED SEWER
	EXISTING PUBLIC SURFACE WATER SEWER
	EXISTING PUBLIC FOUL SEWER
	EXISTING PUBLIC COMBINED SEWER
	EXISTING PUBLIC RISING MAIN

NOTES
1) EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF: P97907/31).



Rev	Date	Description	By
A01	20.10.16	PRELIMINARY ISSUE	DO

Project: **STAG BREWERY**

Title: **EXISTING FOUL AND SURFACE WATER DRAINAGE LAYOUT SHEET 2 OF 3**

Client: **DARTMOUTH CAPITAL ADVISORS LIMITED**

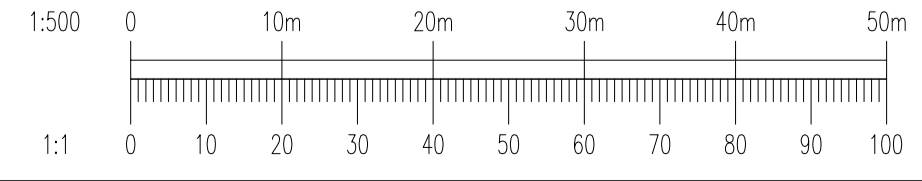


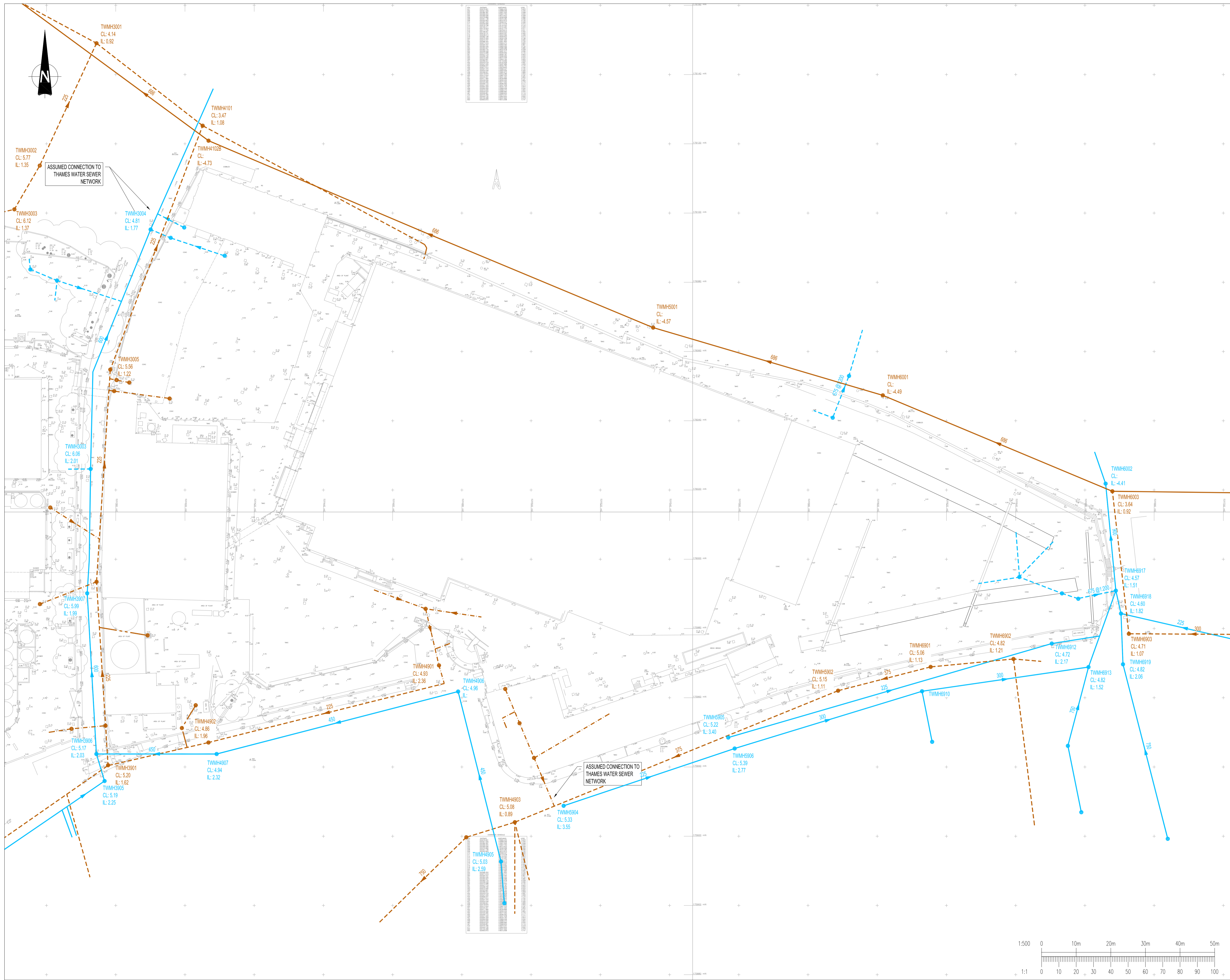
Pickfords Wharf Clink Street London SE1 9DG
1 020 7928 7868
mail@watermangroup.com www.watermangroup.com

Drawing Status: **PRELIMINARY**

Designed by	Checked by	DO	Project No	WIE10667
Drawn by	DO	Date	OCTOBER 2016	Computer File No
Scales @ A1 work to figured dimensions only				1:500
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Publisher	Zone	Category	Number	Revision
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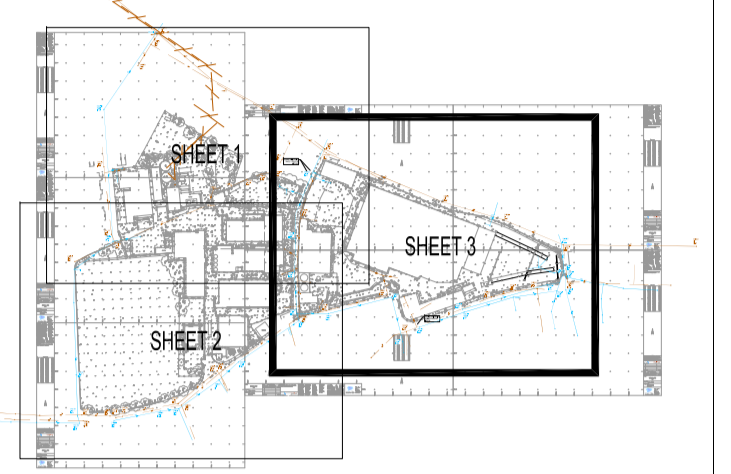




LEGEND

- EXISTING PRIVATE SURFACE WATER SEWER
- EXISTING PRIVATE FOUL SEWER
- EXISTING PRIVATE COMBINED SEWER
- EXISTING PUBLIC SURFACE WATER SEWER
- EXISTING PUBLIC FOUL SEWER
- EXISTING PUBLIC COMBINED SEWER
- EXISTING PUBLIC RISING MAIN

NOTES
 1) EXISTING DRAINAGE LAYOUT BASED ON THAMES WATER SEWER RECORDS AND PENBORN TECHNICAL SERVICES DRAWING (REF: P979/07/31).



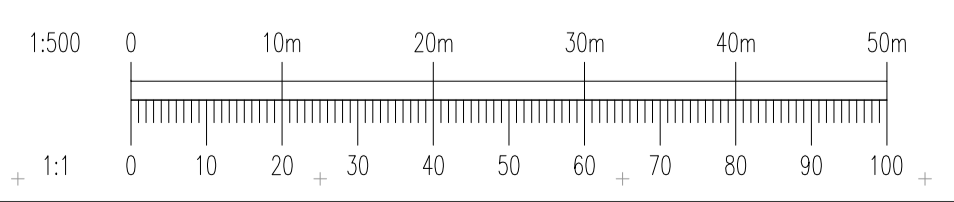
Rev	Date	Description	By
A03	21.11.16	INVERT/COVER LEVELS ADDED	DO
A02	24.10.16	VIEWPORT AMENDED	DO
A01	20.10.16	PRELIMINARY ISSUE	DO

Amendments	
Project	STAG BREWERY
Title	EXISTING FOUL AND SURFACE WATER DRAINAGE LAYOUT SHEET 3 OF 3
Client	DARTMOUTH CAPITAL ADVISORS LIMITED



PRELIMINARY

Designed by	Checked by	DO	Project No	WIE10667
Drawn by	DO	Date	OCTOBER 2016	Computer File No
Scales @ A1 work to figured dimensions only				1:500
Publisher				Computer File No
WIE SA 92 0003				WIE10667CSA282003.dwg



H. London Borough Richmond upon Thames (LBRuT) Correspondence

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-7-1-DS

O'Donovan, Donal

From: Brian Humphris <brian.humphris@richmond.gov.uk>
Sent: 03 March 2016 15:32
To: O'Donovan, Donal
Subject: RE: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry
Attachments: Gully reports.xlsx

Donal

In response to your questions below:-

- 1 Not sure who would be the best contact but they have area teams, so any enquiry relating to Stag site would be referred to them.
- 2 I can find no record of a name either. OS plan indicates that the culvert is fed by open ditches along both sides of Sheen Common, but nothing is indicated south of the common, within Richmond Park.
- 3 Please see attached – reports as logged on our system.

Regards Brian

Brian Humphris
Highway Asset Co-ordinator

020 8891 7738

From: O'Donovan, Donal [mailto:donal.odonovan@watermangroup.com]
Sent: 03 March 2016 12:03
To: Brian Humphris
Subject: RE: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry

Hi Brian,

Many thanks for the response, I have a few follow up queries that I hope you will be able to answer.

1. You mentioned that we would need to confirmed if the Site had passed the Sequential Test with the Planners. Do you have the contact details for the best person/team to contact in relation to this.
2. You provided plan showing a culverted watercourse that has an outlet adjacent to the Site. Do you know what this watercourse is called? I have had a look online but not had any luck.
3. You mentioned that there have been some records of flooding due to blocked gullies. Can you provide any further information in relation to these (ie. extent, date, location etc.).

If you have any queries please feel free to give me a call.

Cheers,

Donal

From: Brian Humphris [mailto:brian.humphris@richmond.gov.uk]
Sent: 24 February 2016 16:23
To: O'Donovan, Donal <donal.odonovan@watermangroup.com>
Subject: RE: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry

Hi Donal

Please accept my apologies for the delay in responding to your enquiry. Unfortunately some of the information that you requested has taken some time to obtain. Please see comments below.

Regards Brian

Brian Humphris
Highway Asset Co-ordinator

020 8891 7738

From: O'Donovan, Donal [<mailto:donal.odonovan@watermangroup.com>]

Sent: 22 January 2016 14:34

To: Brian Humphris

Subject: WIE10667 160122 DOBH Stag Brewery Flood Risk Enquiry

Hi Brian,

Thanks for speaking to me earlier.

Stag Brewery – Flood Risk Enquiry

I'm writing regarding the proposed redevelopment of Stag Brewery, located within the London Borough of Richmond upon Thames. The Site is approximately 9ha in size, and is located at approximate postcode SW14 7ET, please find attached a location plan for your information. The proposals comprise construction of a residential led mixed use development.

We have been commissioned to investigate the risk of flooding to the proposed development. I would be grateful if you could provide information relating to the following:

1. The Environment Agency mapping shows that the Site lies within Flood Zones 2 and 3, and is generally shown as being defended. The River Thames defences are identified as being continuous in this location, please could you confirm that the Site is fully defended from tidal and fluvial flooding.
We do not have detailed records of River Defences. However photographs on pages 24 & 25 of the SPD show that there are no defences at Ship Lane. Street View images from the river appear to show river levels approx. 1m below the towpath level, although there is no way of knowing what the Tide Status was at that time. There are defences at Bulls Alley, as indicated on Page 13 of the SPD.
2. The Stag Brewery SPD sets out the planning brief for potential development at the Site. Please could you confirm that the Sequential Test has been passed.
This would need to be confirmed by our Planners.
3. As it is very early in the decision process it is currently unknown where development would be located. However, the design would ensure that appropriate mitigation steps would be incorporated. In line with other Sites within London we currently assume that commercial and retail ('less vulnerable') uses would be acceptable on the ground floor. We also assume that duplex residential uses would be acceptable on the ground and first floor (bedrooms location on the first floor), as a means of egress would be available to ensure safety. Please could you confirm this. We will further consult once the scheme plans have evolved.
This approach is reasonable but Planners would make final approval. At other developments within Flood Zones floor levels are usually raised to at least 300mm above ground level to reduce flood risk.
4. Could you please provide a map showing the location of any Ordinary Watercourses near the Site, and note any development restrictions that would therefore apply.

Please note plans attached. Watercourses plan shows a watercourse under the site, although the alignment is probably only indicative. OS plan is marked with the known extents of relevant section – ‘outlet’ is marked on the plan.

5. Please could you confirm whether or not there are any ‘lost rivers’ in the vicinity of the Site. Please could you provide any information you have relating to this, to include a map.
See above
6. Please could you provide your Risk of Flooding from Surface Water map in the vicinity of the Site, as the EA’s online version is difficult to interpret due to the scale.
Richmond does not have its own Flood risk maps, we use the EA plans.
7. Please provide us with details of any historic tidal, fluvial, groundwater, surface water or sewer flooding affecting or in the vicinity of the Site. Alternatively, please confirm that you have no records of flooding in the vicinity.
Our Highways Enquiry System has no record of any flooding reports at Mortlake High Street, Lower Richmond Road, Ship Lane or Williams Lane, other than blocked gully reports.
8. Please could you confirm the likely groundwater levels in the vicinity of the Site.
Unfortunately we do not have records of likely Groundwater Levels.
9. It is still very early in the design process and at this stage the drainage strategy is still being developed. We are currently looking at all options available to drain surface water runoff from the Site. Our approach will follow the drainage hierarchy where possible, with the preference of draining the site to the River Thames (unrestricted due to the tidal nature of the River). Should it not be possible to drain to the River Thames due to Site constraints, we would connect to the public sewer network. Following the requirements of the London Plan, we would limit surface water runoff from the Site to 50% of the existing rate, for the 1 in 100 year event, including for the predicted increase in rainfall intensity over the lifetime of the development due to climate change. Please could you confirm that this approach is acceptable.
This approach is acceptable.

We are also writing to the Environment Agency and Thames Water requesting details of recorded flooding incidents and relevant information. If you are aware of any other parties that may have useful information please let me know.

This information is required as soon as possible and we would be grateful if you could provide your written response by 5th February 2016. If this is unlikely to be achievable or you require any further information please feel free to get in contact.


Please feel free to give me a call if you wish to discuss the above.

Cheers,

Donal

C. Donal O’Donovan
Engineer
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I. Tide Locking Calculations

Appendices

The Former Stag Brewery, Mortlake

Project Number: WIE18671

Document Reference: WIE18671-104-R-11-7-1-DS



CALCULATIONS

Company: WIE Office: London
 Sheet No: 1 of 1 Project No: WIE10667
 By: N Balboni Date: 27.09.2017
 Checked: D O'Donovan Date: 27.09.2017

Project Title: **Former Stag Brewery, Mortlake**
 Calculations Title: **Tide Locking Calculation**

CALCULATIONS						
The 'rule of twelfths' is a rule of thumb that allows the tide level to be estimated based on the high and low water levels. The rule is an approximation assuming six hours between high and low water, and does not take account of geographical location.						
Source: Port of London Authority, 2017. <i>Tide Tables and Port Information</i>						
Closest tidal stations: Barnes and Chiswick.						
Barnes MHWS (m AOD)	4.13					
Chiswick MHWS (m AOD)	4.08					
Inputs			Rule of Twelfths			
Mean High Water Spring	=	5.23 m AOD	Hour	Change	Water Level	
Mean Low Water Spring	=	-1.02 m AOD	0	-	-1.02	
			1	1/12	-0.50	
Invert Level of Outfall	=	2.60 m AOD	2	1/6	0.54	
			3	1/4	2.11	
			4	1/4	3.67	
			5	1/6	4.71	
			6	1/12	5.23	
			7	1/12	4.71	
			8	1/6	3.67	
			9	1/4	2.11	
			10	1/4	0.54	
			11	1/6	-0.50	
			12	1/12	-1.02	
Output						
Time that outfall becomes submerged (hrs)	=		3.3			
Time that outfall becomes unsubmerged (hrs)	=		8.6			
Total time that outfall is submerged (hrs)	=		5.3			