

Comment on a planning application

Application Details

Application: 22/0900/OUT

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: 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 which comprise: a. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices. b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works. c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level. d. Provision of public open space, amenity and play space and landscaping. e. Flood defence and towpath works. f. Installation of plant and energy equipment. 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys. b. Residential development. c. Provision of on-site cycle, vehicle and servicing parking. d. Provision of public open space, amenity and play space and landscaping. e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.

Comments Made By

Name: Richmond Bat Species Action Plan Steering Group Mr. Philip Briggs

Address: 45 Deanhill Court Upper Richmond Road West East Sheen London SW14 7DL

Comments

Type of comment: Object to the proposal

Comment: Part 1 - summary of our own recent bat survey along the towpath next to the former brewery

To help inform our comments on the latest planning documents, which follow below, we carried out some bat monitoring adjacent to the site. We installed a static bat detector (AudioMoth) on a tree along the towpath facing the brewery and a second detector facing out towards the river, and left them to trigger recordings throughout the nights of 18th to 25th May 2022 inclusive. We analysed the recordings using the BTO Acoustic Pipeline automated classifier followed by manual checks of the results.

From the towpath detector a minimum of 5,504 bat passes were recorded across the eight nights, from five species identified flying along the towpath or in close proximity: soprano pipistrelle (total 3,438 passes, nightly avg. 430, peak 1047 on 25/05), common pipistrelle (total 2,061 passes, nightly avg. 258, peak 378 on 20/05), Nathusius' pipistrelle (2 passes on 18/05, 1 pass on 25/05), Leisler's bat (1 pass on 16/05) and Myotis sp. [almost certainly Daubenton's bat] (1 pass on 18/05). These data show the value of the towpath as a dark corridor for bats and it is important that this remains undisturbed by loss of habitat and introduction of lighting.

First appearance times for common pipistrelle on each night, given as number of minutes after sunset, were as follows (sorted from lowest to highest value): 25, 26, 27, 27, 29, 33, 44, 52. For soprano pipistrelle the figures were: 25, 27, 29, 29, 35, 37, 37, 41. The majority of these figures are within typical roost emergence times for pipistrelles suggesting that these bats are roosting very close by, raising the possibility that bats could currently be roosting within the former brewery site.

Due to time limitations, we did much more basic analysis of the data from the detector pointing towards the river, with the simple aim of quantifying activity over the river within broad species categories. A minimum of 7,320 bat passes were detected across the eight nights: 6,633 from pipistrelle species, 684 from “big bat” species (noctule/Leisler’s bat/serotine) and 3 passes from a Myotis species, most likely Daubenton’s bat.

Our comments on the planning application following in part 2.