

Delegated Application Report**Target Date:** 1/8/2025 (ext)**Address:** Reading International Logistics Park**Application No:** PL/25/0889/NMA**Proposal:** Minor amendment of condition 2 of planning permission PL/19/2054 for amendments to locations of parking spaces, cycle shelter, transformer and substation, and new cycle/pedestrian route and pv and other minor external works**Case Officer:** Alison Amoah

Proposal: The proposal is to amend condition 2, the approved plans condition, to amend plans with respect to the following:

- A new pedestrian and cycle route is proposed from the northern junction. The footpath is proposed to be 3 metres wide where practical and will connect directly to the existing highway crossing point.
- Relocation of the substation
- Relocation of the cycle shelters for Units 2, 3 and 4
- Relocation of the transformers and altered sizes.
- Relocation of parking spaces serving Units 3 and 4
- New communal bike hire spaces (10 no.)
- Perimeter footpaths amended from structural grass to concrete.
- Additional retaining wall for Unit 2.
- Amendments to façade treatment to align with branding requirement, incorporating vertical solar shading fins, undercroft glazing for potential office expansion in the future, and repositioning of fire escape doors
- Amendments to roof structure and access, omitting the roof valley and a ship's ladder roof access.
- PV on the roof structure.

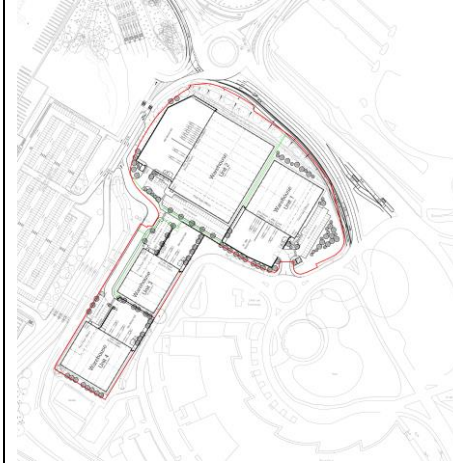
The applicant has advised that the reasons for the proposed alterations are to address safety and technical matters alongside detailed design development.

PROPOSED PLANS UNDER 250889/NMA

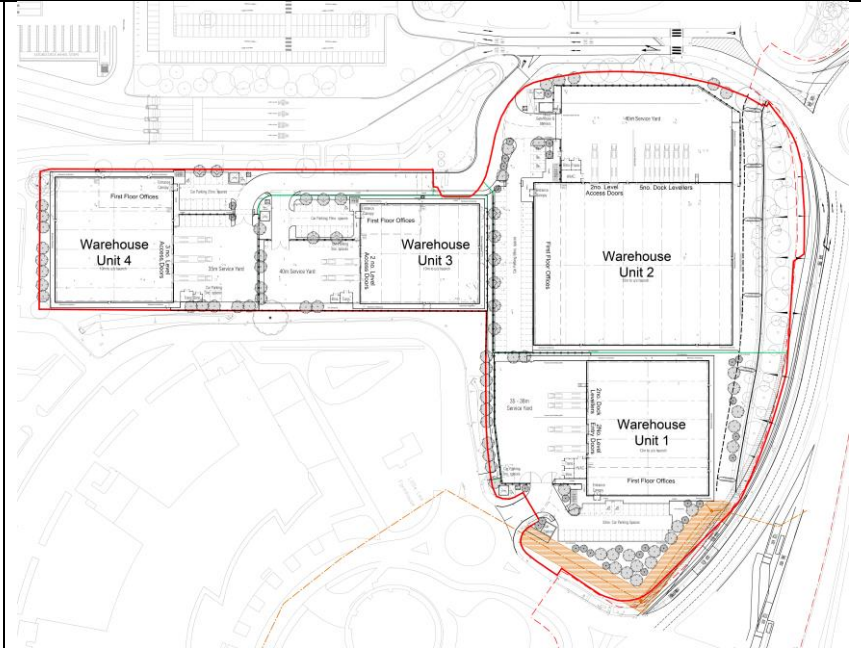
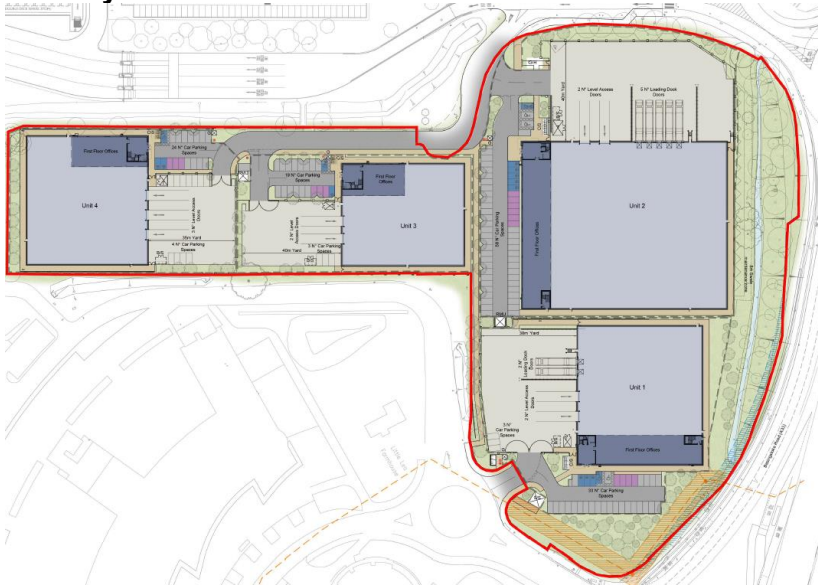
Location Plan



APPROVED PLAN UNDER 192054/FUL

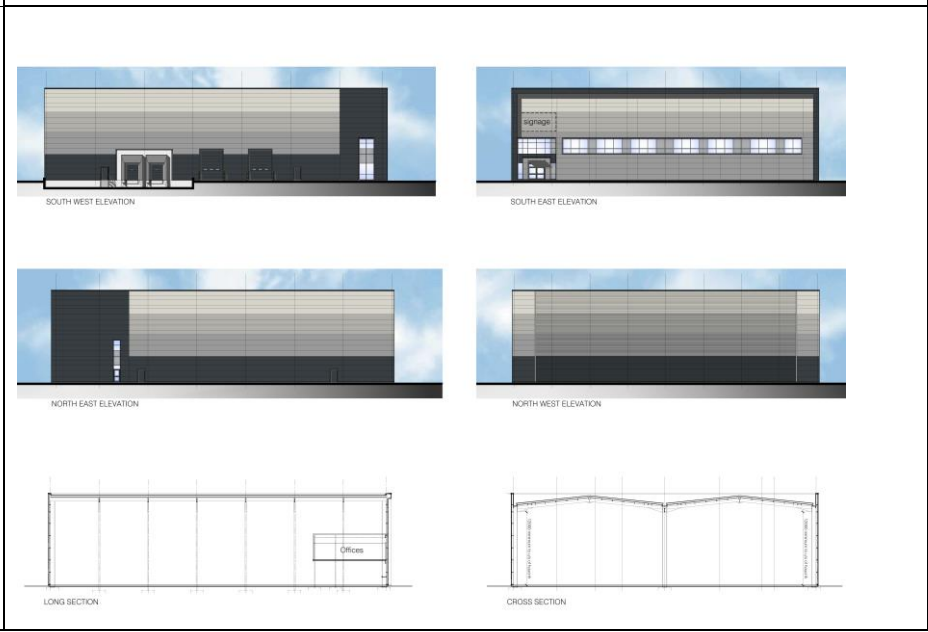


Site Layout

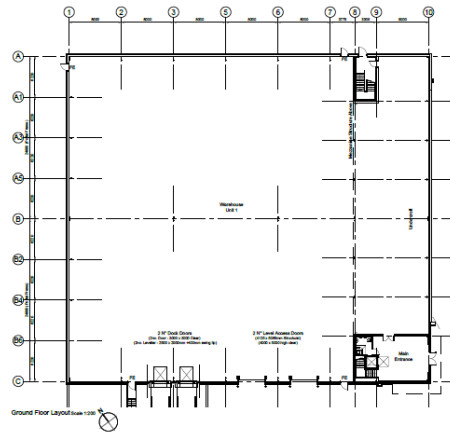
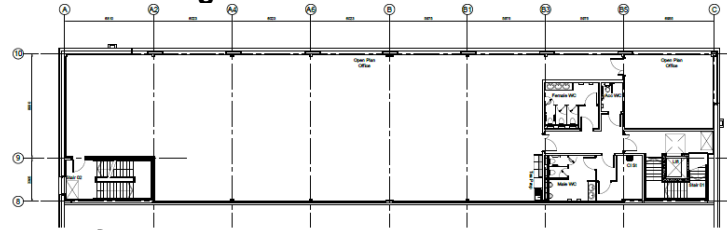


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No original plan

[illegible]

Unit 1 Building Plan

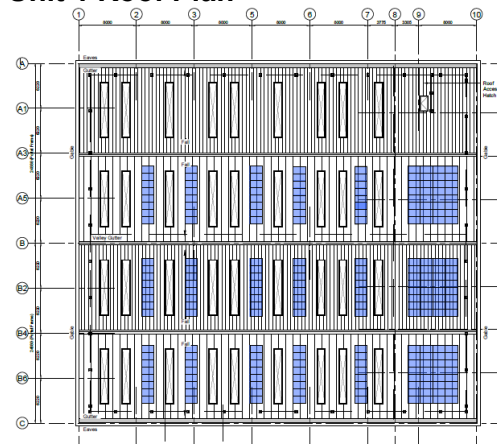


Warehouse Unit 1

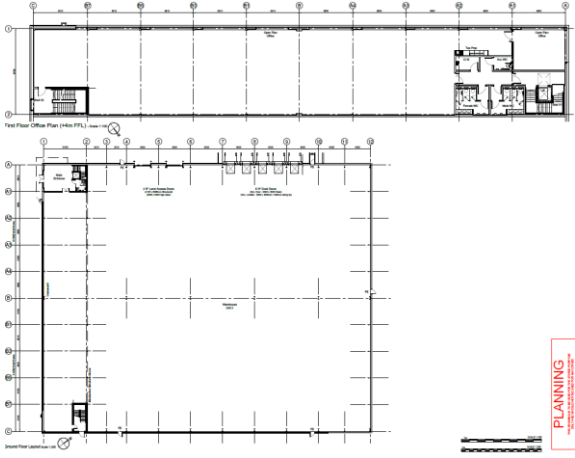
12m to u/s haunch



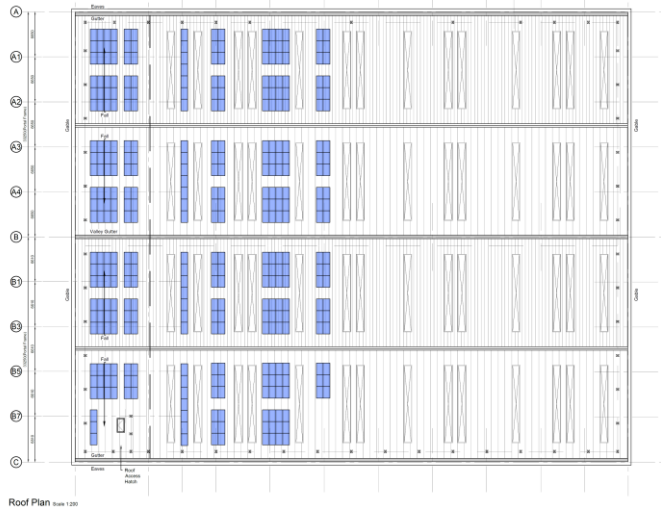
Unit 1 Roof Plan



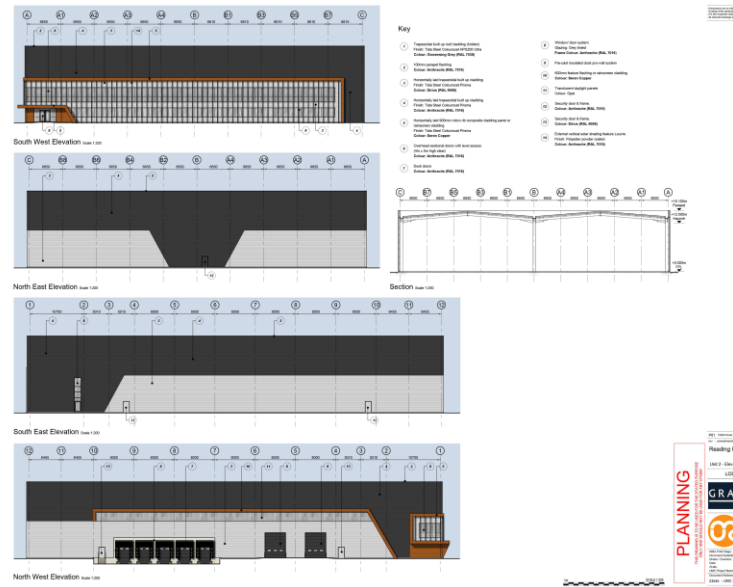
Unit 2 Building Plan



Unit 2 Roof Plan



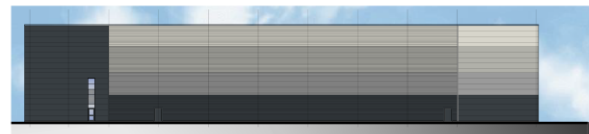
Unit 2 Elevations and Section



NORTH WEST ELEVATION



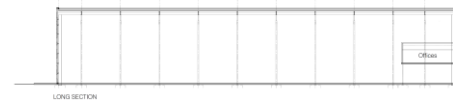
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

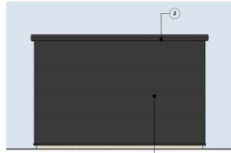


LONG SECTION

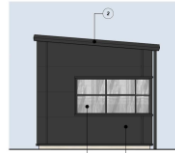


CROSS SECTION

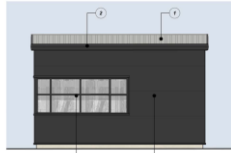
Unit 2 Gatehouse



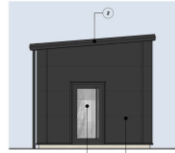
Northern Western Elevation Scale 1:50



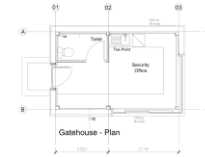
South Western Elevation Scale 1:50



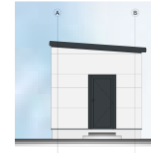
South Eastern Elevation Scale 1:50



North Eastern Elevation Scale 1:50



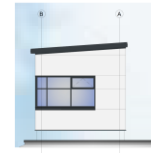
Gatehouse - Plan



Gatehouse - Rear Elevation



Gatehouse - Side Elevation

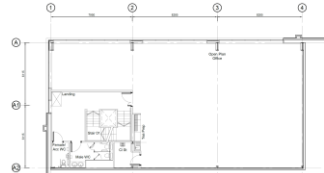


Gatehouse - Front Elevation

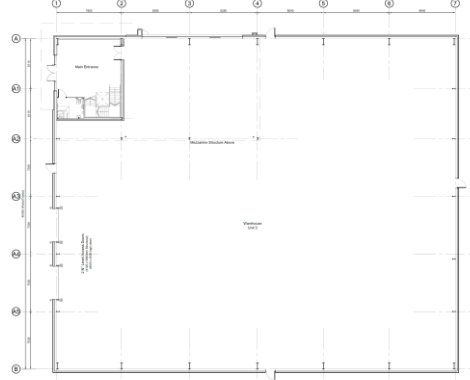


Gatehouse - Side Elevation

Unit 3 Building Plan



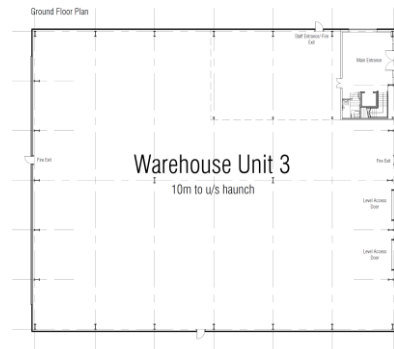
First Floor Main Office Plan (44m FFL) Scale 1:100



Warehouse Plan Scale 1:100



First Floor Plan



Ground Floor Plan

Warehouse Unit 3
10m to u/s haunch

Key

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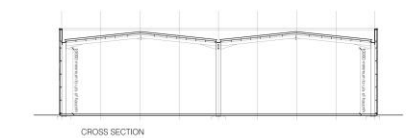
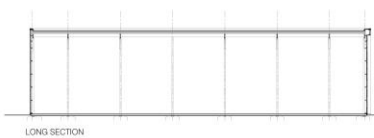
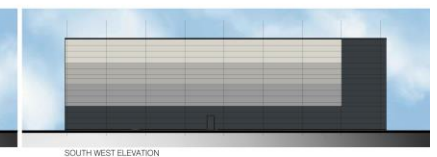
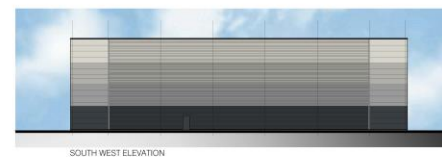
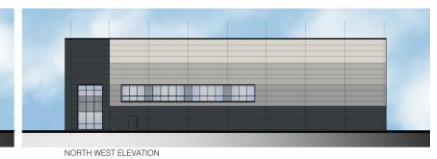
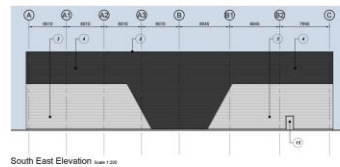
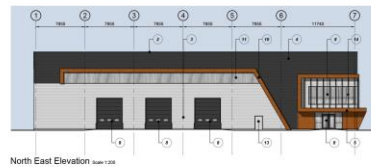
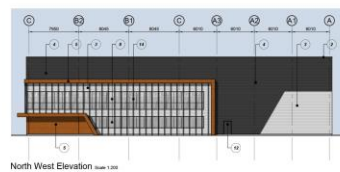
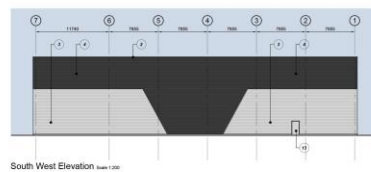
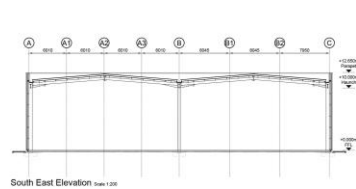
Figure 1: Schematic diagram of the experimental setup. A subject is seated at a table, viewing a screen. A camera is positioned above the screen. The screen displays a grid of 16 squares. A red dot is placed on one of the squares. A line connects the red dot to a point on the screen. The point is labeled 'A'.

Unit 4 Building Plan

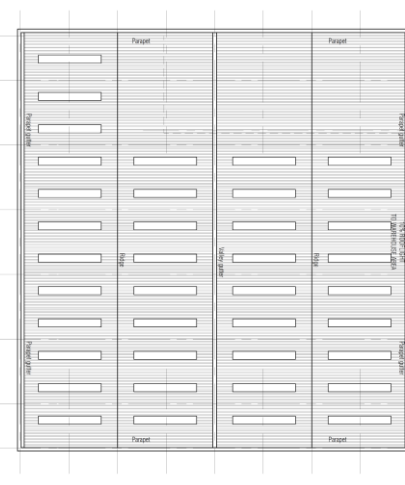
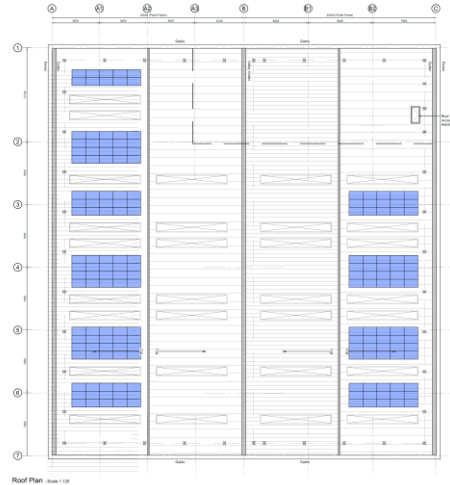


Unit 4 Elevations

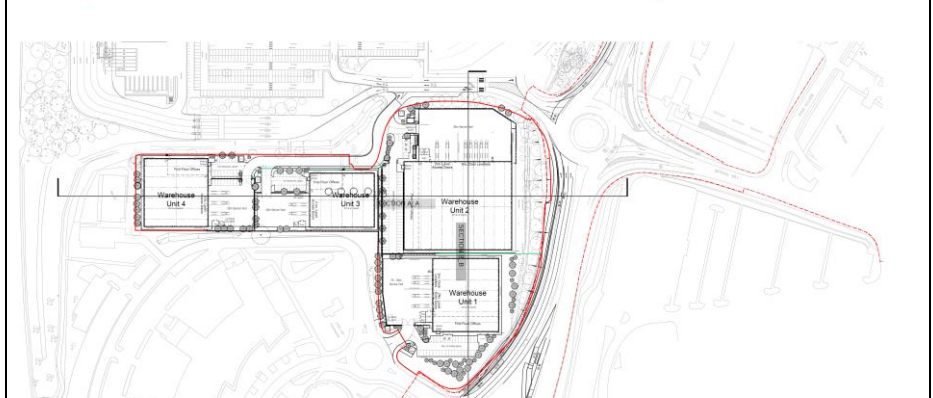
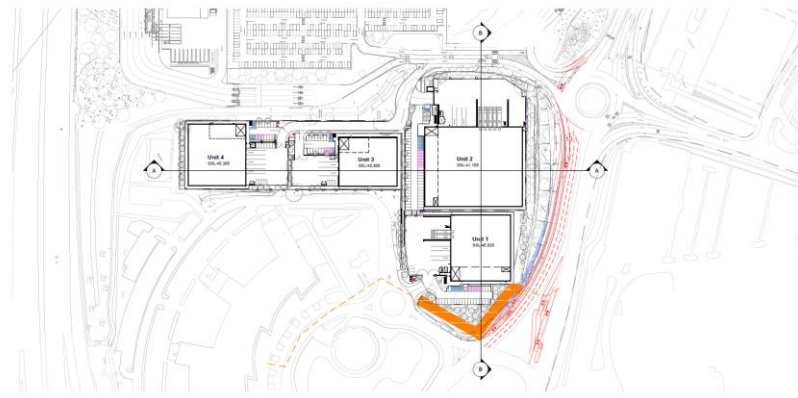
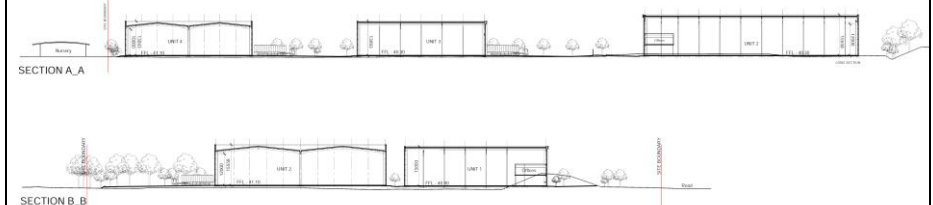
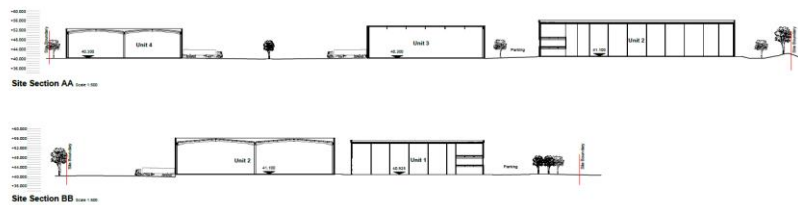
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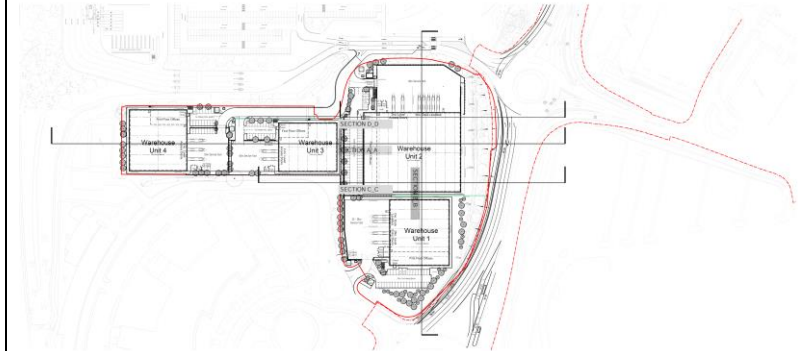
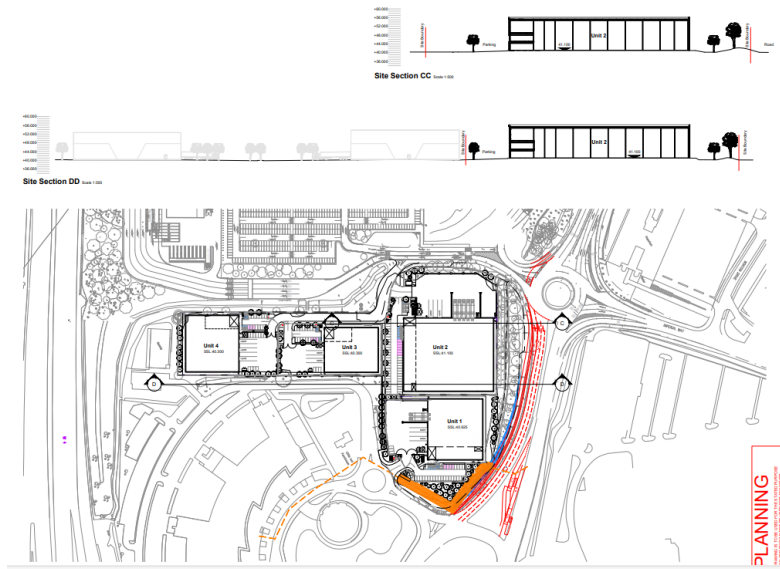
Unit 4 Roof Plan



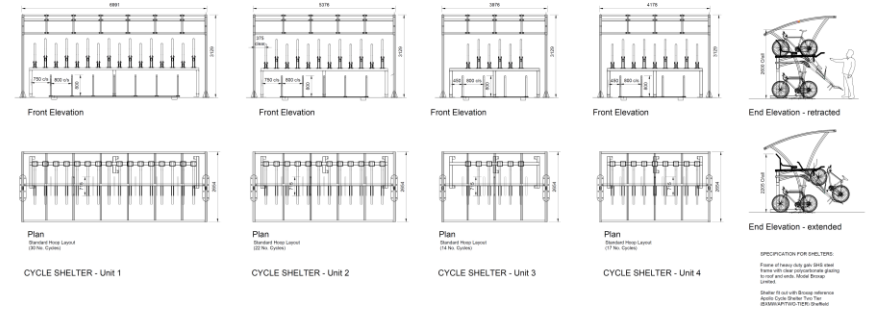
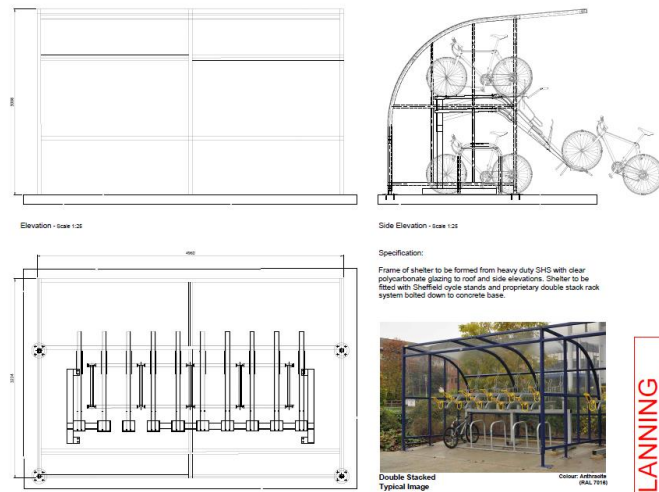
Site Sections AA & BB



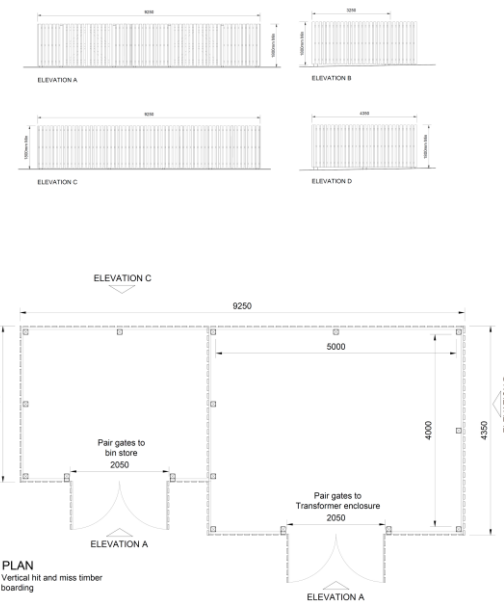
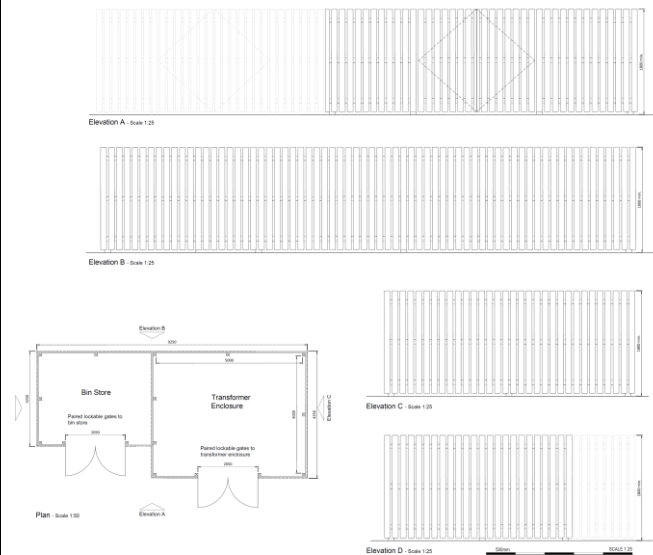
Site Sections CC & DD



Typical Cycle Shelter



Typical Bin Store & Transformer Enclosure



Approved Plan under 192054	Proposed Amended Plan PL/25/0889/NMA received 19 th June 2025
Site Location Plan – Drawing no: 6204-60 Rev A, received 9th January 2020	Drawing no: 23545-UMC-S101-SI-DR-A-0200 Rev P01 – Location Plan
Site Layout Plan - Drawing no: 6204-103 Rev C, received 18th November 2020	Drawing no: 23545-UMC-S101-SI-DR-A-0201 Rev P02 – Proposed Site Layout
-	Drawing no: 23545-UMC-S101-SI-DR-A-0202 Rev P01 – Proposed Site Layout – External Finishes
Unit 1 Elevations and Sections – Drawing no: 6204-107, received 26th June 2020	Drawing no: 23545-UMC-0100-XX-DR-A-0211 Rev P01 – Unit 1 Elevations and Section
Unit 1 Building Plan – Drawing no: 6204-105, received 26th June 2020	Drawing no: 23545-UMC-0100-ZZ-DR-A-0210 Rev P01 – Unit 1 Building Plan
Unit 1 Roof Plan – Drawing no: 6204-106, received 26th June 2020	Drawing no: 23545-UMC-0100-R1-DR-A-0212 Rev P01 – Unit 1 Roof Plan
Unit 2 Roof Plan – Drawing no: 6204-109, received 26th June 2020	Drawing no: 23545-UMC-0200-R1-DR-A-0222 Rev P01 – Unit 2 Roof Plan
Unit 2 Elevations – Drawing no: 6204-110, received 26th June 2020	Drawing no: 23545-UMC-0200-XX-DR-A-0221 rev P01 – Unit 2 – Elevation & Section
Unit 2 Sections – Drawing no: 6204-111, received 26th June 2020	

Proposed Gatehouse – Drawing no: 6204-79, received 27th December 2019	Drawing no: 23545-UMC-0200-XX-DR-A-0223 Rev P01 – Unit 2 - Gatehouse Plan & Elevations
Unit 2 Building Plan – Drawing no: 6204-108, received 26th June 2020	Drawing no: 23545-UMC-0200-ZZ-DR-A-0220 Rev P01 – Unit 2 Building Plan
Unit 3 Roof Plan – Drawing no: 6204-112, received 26th June 2020	Drawing no: 23545-UMC-0300-XX-DR-A-0232 Rev P01 - Unit 3 – Roof Plan
Unit 3 Elevations and Sections – Drawing no: 6204-113, received 26th June 2020	Drawing no: 23545-UMC-0300-XX-DR-A-0231 Rev P01 - Unit 3 - Elevations and Section
Unit 3 Building Plan – Drawing no: 6204-69 Rev A, received 9th January 2020	Drawing no: 23545-UMC-0300-ZZ-DR-A-0230 Rev P01 - Unit 3 – Building Plan
Unit 4 Roof Plan – Drawing no: 6204-114, received 26th June 2020	Drawing no: 23545-UMC-0400-R1-DR-A-0242 Rev P01 - Unit 4-Roof Plan
Unit 4 Elevations and Sections - Drawing no: 6204-115, received 26th June 2020	Drawing no: 23545-UMC-0400-XX-DR-A-0233 Rev P01 - Unit 4 – Elevations [& Section]
Unit 4 Building Plan – Drawing no: 6204-72 Rev A, received 9th January 2020	Drawing no: 23545-UMC-0400-ZZ-DR-A-0240 Rev P01 - Unit 4 – Building Plan
Site Sections – Drawing no: 6204-104, received 26th June 2020	Drawing no: 23545-UMC-S101-S1-DR-A0203 Rev P01 – Site Sections AA & BB
Site Sections C-C and D-D – Drawing no: 6204-124, received 18 th November 2020	Drawing no: 23545-UMC-S101-S1-DR-A-0204 Rev P01 – Site Sections CC & DD
Typical Cycle Shelter – Drawing no: 6204-77 Rev B, received 18th November 2020	Drawing no: 23545-UMC-S101-S1-DR-A-0250 Rev P01 – Typical Cycle Shelter
Proposed Bin and Transformer Enclosure – Drawing no: 6204-78 Rev A, received 27 th December 2019	Drawing no: 23545-UMC-SI01-SI-DR-A-0251 Rev P01 - Typical Bin Store and Transformer Enclosure

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO. However, RBC Transport were consulted, and their comments were as follows:

RBC Transport - no transport objections.

Relevant Planning History:

192054/FUL - Redevelopment to provide 15,080 sqm (GEA) of class B1(c), B2 or B8 floor space in four buildings, with associated external yards, car and cycle parking, landscaping, and all related and ancillary works (amended) - Approved 14/4/2021

210859/NMA - Non-Material Amendment to application 192054 to amend the wording of Condition 18 to allow for the Interim BREEAM Certificate to be submitted to and approved by the local planning authority no later than 6 months after commencement of development – Agreed 26/7/2021

211313/APPCON - Application for approval of details reserved by condition 7 (Trees) of application 192054 – Agreed 4/2/2022

220496/NMA - Non-Material Amendment to amend the wording of Condition 9 of planning permission 192054, to provide for the additional word 'target' minimum 8-metre wide buffer zone – Agreed 9/9/2022

212085/APPCON - Application for approval of details reserved by condition 9 of application 192054 – Agreed 21/11/2022

210704/APPCON - Application for approval of details reserved by conditions 3, 4, 5, 12, 14, 15, 16, 21, 31, 32, 33 and part discharge (construction period) of condition 34 of application 192054 – Agreed 1/12/2022

Appraisal:

The proposed changes, detailed above, are minor in nature within the overall scale of the scheme and in the main resolve technical discrepancies, safety matters and are changes resulting from the detailed design stage, some of which are responding to user requirements. The most significant change is to the appearance of the buildings, which includes more glazing, some material colour/type changes and design detail and responds to funder branding. However, within the context of the overall scheme are considered non-material and suitable within the character and context of the immediate commercial/ industrial area and create more visual interest. Some of the changes, such as new pedestrian and cycle path and new communal bike hire spaces will improve the active travel in and around the site and employee wellbeing. It is not considered that there would be any material affect on the original permission or the remaining conditions.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

Amended Condition 2:

1. The plans hereby approved by this Non-Material Change (under Section 96A of the Town and Country Planning Act 1990) are as follows, as received 19th June 2025:

- Drawing no: 23545-UMC-S101-SI-DR-A-0200 Rev P01 – Location Plan
- Drawing no: 23545-UMC-S101-SI-DR-A-0201 Rev P02 – Proposed Site Layout
- Drawing no: 23545-UMC-S101-SI-DR-A-0202 Rev P01 – Proposed Site Layout – External Finishes
- Drawing no: 23545-UMC-0100-XX-DR-A-0211 Rev P01 – Unit 1 Elevations and Section
- Drawing no: 23545-UMC-0100-ZZ-DR-A-0210 Rev P01 – Unit 1 Building Plan
- Drawing no: 23545-UMC-0100-R1-DR-A-0212 Rev P01 – Unit 1 Roof Plan
- Drawing no: 23545-UMC-0200-R1-DR-A-0222 Rev P01 – Unit 2 Roof Plan

- Drawing no: 23545-UMC-0200-XX-DR-A-0221 rev P01 – Unit 2 – Elevation & Section
- Drawing no: 23545-UMC-0200-XX-DR-A-0223 Rev P01 – Unit 2 - Gatehouse Plan & Elevations
- Drawing no: 23545-UMC-0200-ZZ-DR-A-0220 Rev P01 – Unit 2 Building Plan
- Drawing no: 23545-UMC-0300-XX-DR-A-0232 Rev P01 - Unit 3 – Roof Plan
- Drawing no: 23545-UMC-0300-XX-DR-A-0231 Rev P01 - Unit 3 - Elevations and Section
- Drawing no: 23545-UMC-0300-ZZ-DR-A-0230 Rev P01 - Unit 3 – Building Plan
- Drawing no: 23545-UMC-0400-R1-DR-A-0242 Rev P01 - Unit 4-Roof Plan
- Drawing no: 23545-UMC-0400-XX-DR-A-0233 Rev P01 - Unit 4 – Elevations [& Section]
- Drawing no: 23545-UMC-0400-ZZ-DR-A-0240 Rev P01 - Unit 4 – Building Plan
- Drawing no: 23545-UMC-S101-S1-DR-A0203 Rev P01 – Site Sections AA & BB
- Drawing no: 23545-UMC-S101-S1-DR-A-0204 Rev P01 – Site Sections CC & DD
- Drawing no: 23545-UMC-S101-S1-DR-A-0250 Rev P01 – Typical Cycle Shelter
- Drawing no: 23545-UMC-SI01-SI-DR-A-0251 Rev P01 - Typical Bin Store and Transformer Enclosure

REASON: to clarify which plans are approved by this Non-Material Change

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref: 192054). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute a material change to the approved planning permission.
 - 1.
 - 2.