

UMC ARCHITECTS®

Date

21/10/2025

Recipient Name

Alison Amoah

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Subject

Land to the south of the A33 Relief Road, Reading International Logistics park, Reading, RG2 6DA.

Application under S96A of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment to PL/19/2054 (as amended by PL/21/0859 and PL/22/0496)

Dear Alison Amoah,

On behalf of JP Morgan and Graftongate (together 'the Applicant'), and further to our previous discussions, please find enclosed a non-material amendment ('NMA') application to planning permission PL/19/2054 (as amended by PL/21/0859, PL/22/0496 and PL/25/0889) pursuant to Section 96A ('S96A') of the Town and Country Planning Act 1990 (as amended) in relation to the above site ('the Site').

This application ('the Application') seeks approval for a NMA to planning permission PL/19/2054 (as amended by PL/21/0859, PL/22/0496 and PL/25/0889). The proposed alterations are required to incorporate end-user specific requirements.

In accordance with best practice, the application has been submitted via the Planning Portal (PP- 14093264). The requisite planning application fee of £383 (including the £85 service charge) has been paid to the Council via the Planning Portal.

1 – Background

A detailed planning application (PL/19/2054) was submitted to Reading Borough Council ('RBC') by Arlington LP UK Limited on the 27th December 2019 and was granted full permission on the 14th April 2021. The approved Description of Development ('DoD') is copied in full below:

"Redevelopment to provide 15,080 sqm (GEA) of class B1(c), B2 or B8 floorspace in four buildings, with associated external yards, car and cycle parking, landscaping, and all related and ancillary works (amended)"

Following approval of the detailed planning permission a NMA was submitted and approved in July 2021 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” (ref: PL/21/0859). A further NMA was submitted to amend the wording of Condition 9 relating to an 8-metre-wide buffer zone, which was approved in in September 2022 (ref: PL/22/0496).

Following approval of the detailed planning permission a NMA was submitted and approved in August 2025 “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” (ref: PL/21/0889).

Several condition discharge applications have been submitted and approved. The following conditions pursuant to planning permission PL/19/2054 have been discharged, including Condition 9 (ref: PL/21/2085), Condition 7 (ref: PL/21/1213), Conditions 3, 4, 5, 12, 14, 15, 16, 21, 32, 33, and Condition 34 in part (ref: PL/21/0704).

2 – Proposed Amendment

The proposed amendments have been developed to accommodate specific end user and contractor requirements whilst maintaining the overarching objectives of the approved scheme. Each modification has been carefully considered to ensure it does not compromise the integrity of the original permission and subsequent NMA's. Collectively, the amendments preserve the design quality of the development and continue to support the economic and strategic goals of the site.

To secure the proposed amendments, it is proposed to amend the approved plans listed in Condition 2 below pursuant to application PL/19/2054 (as amended by PL/21/0859, PL/22/0496 and PL/25/0889), as set **Annex 1** of this letter.

A summary of the changes proposed as part of this Application is set out below:

1.0 - Unit 2

1.1 Yard Alterations

- Levels revised locally to remove the need for stepped access along the northern perimeter building footpath.

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Justification: Enhances accessibility and reduces unnecessary level changes.

1.2 Car Park Modifications

- Parking space repositioned to avoid canopy clash.

Justification: Resolves minor conflict between canopy structure and parking layout without altering capacity.

2.0 - Unit 4

2.1 Car Park Modifications

- Two level access doors omitted.
- Two dock doors introduced with associated precast retaining structure.

Justification: Provides operational flexibility for end user distribution requirements.

2.2 Car Park Modifications

- Seven spaces relocated to accommodate dock door provision.
- Yard access gates repositioned accordingly.

Justification: Adjustments support the revised yard layout while retaining overall parking numbers.

2.3 Transformer Relocation

- Transformer repositioned to facilitate dock door provision.

Justification: Ensures service infrastructure aligns with revised operational requirements.

3 Justification

S96A of the Town and Country Planning Act 1990 (as amended) provides power to local planning authorities (in England) to make NMA's to planning permissions. Section 96A(2) states:

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“In deciding whether a change is material a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted”

Further guidance on making a S96A NMA to planning permission is provided in the Planning Practice Guidance (‘PPG’) 2014 (as amended). When considering the definition of a NMA the guidance states:

“There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990”

The above amendments (considered as a whole) are minor in nature and are required to resolve technical discrepancies, improve safety and deliver an improved design aesthetic for the scheme. For the avoidance of doubt, these amendments have no material change to the effect of the original permission, or the remaining conditions attached to it.

It is therefore considered that the revisions represent a NMA to the proposal and will not conflict with the principles of the approved development or adopted planning policy including Local Plan **Policies**

CC2 (Sustainable Design and Construction) and **CC7** (Design and Public Realm) and should therefore be allowed, without delay.

On the basis of the above it is considered that this application is acceptable and should be approved without delay.

4 – Drawing Schedule

A drawing schedule is provided at Annex 1 of this letter which sets out the drawings hereby submitted, and the drawings proposed to be superseded as part of the application secured by condition 2 as approved (PL/19/2054)

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5 – Summary

We trust that the enclosed is sufficient to allow you to validate and consider this submission, however, please do not hesitate to contact me or my colleague Luke Flint (luke.flint@umcarchitects.com) should you require any additional information.

Yours sincerely,



Gareth Thomas
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Senior Architectural Technologist

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Annex 1 – Drawing Schedule

Drawing Schedule

Submitted Drawings for Approval	Approved Drawings secured by NMA PL/25/0889 (to be superseded)
23545-UMC-SI01-SI-DR-A-0201(P04) Proposed Site Layout	23545-UMC-SI01-SI-DR-A-0201(P02) Proposed Site Layout
23545-UMC-SI01-SI-DR-A-0202(P03) Proposed Site Layout - External Finishes	23545-UMC-SI01-SI-DR-A-0202(P01) Proposed Site Layout - External Finishes
23545-UMC-0400-ZZ-DR-A-0240(P02) Unit 4-Building Plan	23545-UMC-0400-ZZ-DR-A-0240(P01) Unit 4-Building Plan
23545-UMC-0400-XX-DR-A-0241(P02) Unit 4-Elevations & Section	23545-UMC-0400-XX-DR-A-0241(P01) Unit 4-Elevations & Section
23545-UMC-0400-R1-DR-A-0242(P02) Unit 4-Roof Plan	23545-UMC-0400-R1-DR-A-0242(P01) Unit 4-Roof Plan