

Our ref: Q250403
Your ref: PP-14623960
Email: sam.conalty@quod.com
Date: 15 January 2026



Alison Amoah
Reading Borough Council
Planning Department
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Alison,

**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 (as amended) for a
Non-Material Amendment to PL/19/2054 (as amended by PL/21/0859, PL/22/0496,
PL/25/0889, PL/25/1450 and PL/25/1529)**

On behalf of JP Morgan and Graftongate (together 'the Applicant') please find enclosed a non-material amendment ('NMA') application to planning permission PL/19/2054 (as amended by PL/21/0859, PL/22/0496, PL/25/0889, PL/25/1450 and PL/25/1529) 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). The proposed alterations are required to address final detailed design development since the Applicant acquired the Site from Arlington LP UK Limited in May 2025, and follows an NMA approved last year (PL/25/1529). This will enable improve safety, enhance the marketability of the development and ensure alignment with the corporate branding of JP Morgan and Graftongate.

Alongside the proposed non-material changes to approved plans, this NMA seeks to regularise the position of associated conditions to avoid any requirement to re-discharge as a result of the proposed amendment.

The following drawings and documents are being submitted in support of this NMA application:

- **Cover Letter**, *prepared by Quod*
- **Location Plan** (ref. 23545-UMC-SI01-SI-DR-A-0200 P01), *prepared by UMC Architects*
- **Proposed Site Layout** (ref. 23545-UMC-SI01-SI-DR-A-0201 P08), *prepared by UMC Architects*





- **Proposed Site Layout External Finishes** (ref. 23545-UMC-SI01-DR-A-0202 P07), *prepared by UMC Architects*
- **Existing Site Plan** (ref. 23545-UMC-SI01-DR-A-0255 P01), *prepared by UMC Architects*
- **Landscape Proposals Sheet 1** (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04), *prepared by BCA Design*
- **Landscape Proposals Sheet 2** (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04), *prepared by BCA Design*
- **Topsoiling Plan 1** (ref. RLP-BCA-ELS-XX-DR-L-2470-25_03-C-C03), *prepared by BCA Design*
- **Topsoiling Plan 2** (ref. RLP-BCA-ELS-XX-DR-L-2470-25_04-C-C03), *prepared by BCA Design*
- **Topsoiling Sections** (ref. RLP-BCA-ELS-XX-DR-L-2470-25_05-C-C04), *prepared by BCA Design*
- **Tree and Pit Staking & Plant Protection Plan** (ref. RLP-BCA-ELS-XX-DR-L-2470-25_06-C-C1), *prepared by BCA Design*
- **Biodiversity Feature Plan** (ref. RLP-BCA-ELS-XX-DR-L-2470-25_07-C-C01), *prepared by BCA Design*
- **Unit 1 Proposed Elevations and Sections** (ref. 23545-UMC-0100-XX-DR-A-0211 P03), *prepared by UMC Architects*
- **Unit 2 Proposed Elevations and Sections** (ref. 23545-UMC-0200-XX-DR-A-0221 P02), *prepared by UMC Architects*
- **Unit 3 Proposed Elevations and Sections** (ref. 23545-UMC-0300-XX-DR-A-0231 P02), *prepared by UMC Architects*
- **Unit 4 Proposed Elevations and Sections** (ref. 23545-UMC-0400-XX-DR-A-0241 P03), *prepared by UMC Architects*

In accordance with best practice, the application has been submitted via the Planning Portal (PP-14623960). The requisite planning application fee of £383.00 (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 planning permission on the 14th April 2021. The approved Description of Development 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 September 2022 (PL/22/0496).

Since then, there have also been an additional three NMA applications submitted in regard to Condition 2 (Approved Plans) of planning permission PL/19/2054. The first of which (ref. PL/25/0889), made amendments to the location of parking spaces, cycle shelter, transformer and substation and other minor external works and was approved 1st August 2025. The second NMA (ref. PL/25/1529) relating to Condition 2 was submitted to make amendments to the car parks, transformer locations and other minor external alterations and yards and was approved 11th November 2025. The third and most recent NMA (ref. PL/25/1529) was submitted to make additional changes to the car park, bin store location and access points for Unit 1 and was approved 5th December 2025.

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 34 in part (ref. PL/21/0704). At the time of the submission of this NMA, an application for the discharge of Condition 18 (ref. PL/25/1748) is also pending determination.

2 Proposed Amendments

Following approval of the detailed planning permission, the Applicant acquired the Site in May 2025 and has undertaken extensive due diligence and design development to address technical matters. The proposed changes seek to address discrepancies with the previously approved landscaping scheme and proposed elevation treatment. The proposed modifications have been carefully considered to ensure they do not comprise the integrity of the original planning permission 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 pursuant to application PL/19/2054 (as amended by PL/21/0859, PL/22/0496, PL/25/0889, PL/25/1450 and PL/25/1529), as set out in **Annex 1** of this letter.

This NMA also seeks to regularise Conditions 3, 4 and 6 following the submission of updated plans, which is detailed in Section 3 of this Cover Letter.

A summary of the three non-material changes proposed as part of this Application is set out below:

- **1. Relocation of Trees**

A total of 28 trees are to be relocated as a result of insufficient soil depth. Current tree locations are unsuitable for root germination and plant establishment, which results in greater risk of failure, with



new, more suitable locations provided with all trees retained. No trees are to be lost as a result of this NMA, which demonstrates that the proposed amendments will not materially impact the planning permission.

▪ 2. Elevational Changes

A revised elevation treatment is sought to all four units as part of this NMA. This will change the cladding beneath the entrance canopies from Seren Copper to Anthracite. This is sought as a result of procurement constraints associated with the sourcing of PPC aluminium finish that accurately matches the Seren Copper cladding. The inclusion of Anthracite cladding will create a visual consistency with a high-quality finish and will not deviate from the approved material scheme as Anthracite is already present.

▪ 3. Mechanical Louvre Installation

The elevation treatment of each unit is proposed to include intake and exhaust mechanical ventilation louvres to the offices and warehouse. All louvres are to be finished in the same colour as the cladding and will ensure that each of the units are adequately ventilated, which will create minimal disruption to the elevations and ensure a better working environment.

3 Justification

S96A of the Town and Country Planning Act 1990 (as amended) gives power to make NMAs to planning permissions. Section 96(A) states:

“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 was originally granted.”

Further guidance on making a S96A NMA to planning permission 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.”

As part of this NMA, the following conditions are sought to be regularised:

Condition 3 (External Materials)

As part of this application, we are seeking to regularise Condition 3 to update the approved External Materials Schedule and Elevations as provided in Application PL/21/0704. Full details of the amendments sought are provided below:



Approved Plans (PL/21/0704)	Submitted Plans
Joint Schedule of External Materials and Colours	Unit 1 Elevations & Sections (ref. 23545-UMC-0100-XX-DR-A-0211 P03) Unit 2 Elevations & Sections (ref. 23545-UMC-0200-XX-DR-A-0221 P02) Unit 3 Elevations & Sections (ref. 23545-UMC-0300-XX-DR-A-0231 P02) Unit 4 Elevations & Sections (ref. 23545-UMC-0400-XX-DR-A-0241 P03)
Unit 1 Elevations & Sections Materials & Colours (ref. 6204-161)	Unit 1 Elevations & Sections (ref. 23545-UMC-0100-XX-DR-A-0211 P03) Unit 2 Elevations & Sections (ref. 23545-UMC-0200-XX-DR-A-0221 P02) Unit 3 Elevations & Sections (ref. 23545-UMC-0300-XX-DR-A-0231 P02) Unit 4 Elevations & Sections (ref. 23545-UMC-0400-XX-DR-A-0241 P03)

The proposed amendment to the approved condition will not materially impact the approved development and will not affect the substance of the approved condition. The condition can instead be treated as a compliance condition.

In order to accommodate the amended plans, it is proposed that Condition 3 reads as follows, with the new text in **green**, and omitted text in **red**.

3) ~~"No development shall commence beyond foundation level until a schedule of the materials to be used in construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the materials shown on the approved Elevation and Section drawings (ref. 23545-UMC-0100-XX-DR-A-0211 P03; 23545-UMC-0200-XX-DR-A-0221 P02; 23545-UMC-XX-DR-A-0231 P02; and, 23545-UMC-0400-XX-DR-A-0241 P03). The development~~



shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.”.

Condition 4 (Landscaping Scheme & Tree Pit Specifications)

This NMA seeks to regularise Condition 4, to update the approved Landscaping Scheme and Tree Pit as approved as part of Application PL/21/0704. Full details are provided in the below table.

Approved Plans (PL/21/0704)	Submitted Plans
Tree Pit in Soft Detail (ref. 1219-402 Rev P2)	Tree Pit Staking & Plant Protection Details (ref. RLP-BCA-ELS-XX-DR-L-2470-25_06-C-C1)
Tree Pit Next to Hard Surfaces Detail 1219-409 Rev P01	Tree Pit Staking & Plant Protection Details (ref. RLP-BCA-ELS-XX-DR-L-2470-25_06-C-C1)
Tree Pit Next to Hard Surfaces Detail 1219-410 Rev P01	Tree Pit Staking & Plant Protection Details (ref. RLP-BCA-ELS-XX-DR-L-2470-25_06-C-C1)

The proposed amendment to the approved condition will not materially impact the approved development and will not affect the substance of the approved condition. The condition can instead be treated as a compliance condition.

In order to accommodate the amended plans, it is proposed that Condition 4 reads as follows, with the new text in **green**, and omitted text in **red**.

4) ~~“Prior to the implementation of the approved landscaping scheme details of tree pit specifications to be submitted to and approved by the Local Planning Authority. . prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.”~~ *The development hereby approved shall be carried out in accordance with the approved Landscaping Scheme and Tree Pit Specifications (ref. RLP-BCA-ELS-XX-DR-L-2470-25_06-C-C1). The development should be maintained in accordance with the details approved and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.”*

Condition 6 (Hard and Soft Landscaping)

As part of this NMA we are seeking to regularise Condition 6, to provide updated landscaping plans to replace the plans listed as part of Condition 6. This condition was listed as a compliance condition as part of the original approval (ref. PL/19/2054). Details of the proposed non-material amendment are provided in the table below with the omitted plans in **red** and the proposed plans in **green**.

Approved Plans (PL/19/2054)	Submitted Plans
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~~Site Layout Plan (ref. 23545-UMC-S101-S1-DR-A-0201-P07)~~	Proposed Site Layout (ref. 23545-UMC-S101-S1-DR-A-0201 P08)
~~Planting GA 1 of 5 (ref. 9201 Rev P6)~~	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04)
~~Planting GA 2 of 5 (ref. 9202 Rev P6)~~	Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04)
~~Planting GA 3 of 5 (ref. 9203 Rev P8)~~	Topsoiling Plan Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_03-C-C03)
~~Planting GA 4 of 5 (ref. RILP-MGS-ZZ-XX-DR-L-9204 Rev P3)~~	Topsoiling Plan Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_04-C-C03)
~~Planting GA 5 of 5 (ref. 9205 Rev P7)~~	Topsoiling Sections (ref. RLP-BCA-ELS-XX-DR-L-2470-25_05-C-C04)
Typical Illustrative Section A-A (ref. 1219 501 Rev P3)	N/A
Typical Illustrative Section B-B (ref. RILP-MGS-ZZ-ZZ-DR-L-9502 Rev P02)	N/A
Typical Illustrative Section C-C (ref. 1219 503 Rev P3)	N/A
Typical Illustrative Section D-DD (ref. 1219 504 Rev P1)	N/A
Site Sections C-C & D-D (ref. 6204-124)	N/A
Hardworks Plan 1 of 4 (ref. 1219-301 Rev P4)	N/A
Hardworks Plan 2 of 4 (ref. 1219-302 Rev P6)	N/A
Hardworks Plan 3 of 4 (ref. 1219-303 Rev P6)	N/A
Hardworks Plan 4 of 4 (ref. 1219-304 Rev P5)	N/A



Tree Removal and Retention Plan (ref. 1219-002 Rev P3)	N/A
Typical Paving Details (ref. 1219-403 Rev P3)	N/A
Proposed Drainage Strategy Plan (ref. RILP-BMP-ZZ-ZZ-DR-C-5200 Rev P3)	N/A
~~Tree Pit in Soft Detail (ref. 1219-402 Rev P1)~~	Tree Pit Staking & Plant Protection Details (ref. RLP-BCA-ELS-XX-DR-L-2470-25_06-C-C1)
~~Design and Access Statement — Landscape Proposals (ref. 1219-G506 P6)~~	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04) Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04)

The above amendments (considered as a whole) are minor in nature and are required to resolve technical discrepancies, improved design aesthetic and better working environments 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 proposals as part of the previous application secured by Condition 2 as approved (PL/19/2054).

5 Summary

We trust that the enclosed information is sufficient to allow you to validate and consider this submission, however please do not hesitate to contact me or my colleague James Guthrie (james.guthrie@quod.com) should you require any additional information at this stage.



Yours sincerely

S. Conalty

Sam Conalty
Planner



Annex 1 – Drawing Schedule

Condition	Approved Drawing (PL/19/2054) (as amended)	Submitted Drawings for Approval
2 (Approved Drawings)	Site Location Plan (ref. 23545-UMC-SI01-SI-DR-A-0200 P01)	Site Location Plan (ref. 23545-UMC-SI01-SI-DR-A-0200 P01)
	Proposed Site Layout (ref. 23545-UMC-SI01-SI-DR-A-0201 P07)	Proposed Site Layout (ref. 23545-UMC-SI01-SI-DR-A-0201 P08)
	Proposed Site Layout – External Finishes (ref. 23545-UMC-SI01-SI-DR-A-0202 Rev P06)	Proposed Site Layout – External Finishes (ref. 23545-UMC-SI01-SI-DR-A-0202 Rev P07)
	Site Sections (ref. 6204-104)	N/A
	Site Plan Unit 1 (ref. 6204-130)	N/A
	Unit 1 Building Plan (ref. 23545-UMC-0100-R1-DR-A-0210 Rev P02)	N/A
	Unit 1 Roof Plan (ref. 23545-UMC-0100-R1-DR-A-0212 Rev P02)	N/A
	Unit 1 Elevations and Sections (ref. 23545-UMC-0100-XX-DR-A-0211 Rev P02)	Unit 1 Elevations & Section (ref. 23545-UMC-0100-XX-DR-A-0211 P03)
	Unit 2 Building Plan (ref. 23545-UMC-0200-ZZ-DR-A-0220 Rev P01)	N/A
	Unit 2 Elevation & Sections (ref. 23545-UMC-0200-XX-DR-A-0221 Rev P01)	Unit 2 Elevations & Section (ref. 23545-UMC-0200-XX-DR-A-0221 P02)
	Unit 2 Gatehouse Plan and Elevations (ref. 23545-UMC-0200-XX-DR-A-0223 P01)	N/A



	Unit 2 Roof Plan (ref. 23545-UMC-0200-R1-DR-A-0222 P01)	N/A
	Unit 3 Roof Plan (ref. 23545-UMC-0300-XX-DR-A-0232 Rev P01)	N/A
	Unit 3 Elevations and Sections (ref. 23545-UMC-0300-XX-DR-A-0231 Rev P01)	Unit 3 Elevations & Section (ref. 23545-UMC-0300-XX-DR-A-0231 P02)
	Unit 3 Building Plan (ref. 23545-UMC-0300-ZZ-DR-A-0230 Rev P01)	N/A
	Unit 4 Building Plan (ref. 23545-UMC-0400-R1-DR-A-0242 Rev P02)	N/A
	Unit 4 Elevations and Sections (ref. 23545-UMC-0400-XX-DR-A-0233 Rev P02)	Unit 4 Elevations & Section (ref. 23545-UMC-0400-XX-DR-A-0241 P03)
	Unit 4 Roof Plan (ref. 23545-UMC-0400-R1-DR-A-0242 Rev P02)	N/A
	Planting GA 1 of 5 (ref. 9201 Rev P6)	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04) Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04) Topsoiling Plan Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_03-C-C03) Topsoiling Plan Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_04-C-C03) Topsoiling Sections (ref. RLP-BCA-ELS-XX-DR-L-2470-25_05-C-C04)



	Planting GA 2 of 5 (ref. 9202 Rev P6)	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04) Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04) Topsoiling Plan Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_03-C-C03) Topsoiling Plan Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_04-C-C03) Topsoiling Sections (ref. RLP-BCA-ELS-XX-DR-L-2470-25_05-C-C04)
	Planting GA 3 of 5 (ref. 9203 Rev P8)	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04) Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04) Topsoiling Plan Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_03-C-C03) Topsoiling Plan Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_04-C-C03) Topsoiling Sections (ref. RLP-BCA-ELS-XX-DR-L-2470-25_05-C-C04)
	Planting GA 4 of 5 (ref. RILP-MGS-ZZ-XX-DR-L-9204 Rev P3)	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04)



		Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04) Topsoiling Plan Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_03-C-C03) Topsoiling Plan Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_04-C-C03) Topsoiling Sections (ref. RLP-BCA-ELS-XX-DR-L-2470-25_05-C-C04)
	Planting GA 5 of 5 (ref. 9205 Rev P7)	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04) Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04) Topsoiling Plan Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_03-C-C03) Topsoiling Plan Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_04-C-C03) Topsoiling Sections (ref. RLP-BCA-ELS-XX-DR-L-2470-25_05-C-C04)
	Site Sections AA & BB (ref. 23545-UMC-S101-S1-DR-A0203 Rev P01)	N/A
	Site Sections C-C & D-D (ref. 23545-UMC-S101-S1-DR-A-0204 Rev P01)	N/A



	Hardworks Plan 1 of 4 (ref. 1219-301 Rev P4)	N/A
	Hardworks Plan 2 of 4 (ref. 1219-302 Rev P6)	N/A
	Hardworks Plan 3 of 4 (ref. 1219-303 Rev P6)	N/A
	Hardworks Plan 4 of 4 (ref. 1219-304 Rev P5)	N/A
	Proposed Bin and Transformer Enclosure (ref. 23545-UMC-SI01-SI-DR-A-0251 Rev P01)	N/A
	Landscape General Arrangement Plan (ref. 1219-001 Rev P9)	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04) Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04)
	Tree Removal and Retention Plan (ref. 1219-002 Rev P3)	N/A
	Typical Cycle Shelter (ref. 23545-UMC-SI01-S1-DR-A-0250 Rev P01)	N/A
	Typical Paving Details (ref. 1219-403 Rev P3)	N/A
	Reading South MRT Safeguarding Reading International Business Park (ref. 28791-554-003)	N/A



	Ecological Mitigation and Management Plan (ref. 7695 – EMMPvf)	Biodiversity Feature Plan (ref. RLP-BCA-ELS-XX-DR-L-2470-25_07-C-C01)
	Proposed Drainage Strategy (ref. RILP-BMP-ZZ-ZZ-DR-C-5200 Rev P3)	N/A
	Tree Pit in Soft Detail (ref. 1219-402 Rev P1)	Tree Pit Staking & Plant Protection Details (ref. RLP-BCA-ELS-XX-DR-L-2470-25_06-C-C1)
	Design and Access Statement – Landscape Proposals (ref. 129-G506 P6)	Landscape Proposals Sheet 1 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_01-C-C04) Landscape Proposals Sheet 2 (ref. RLP-BCA-ELS-XX-DR-L-2470-25_02-C-C04)