

Neath Port Talbot County Borough Council
Development Control Section,
The Quays, Brunel Way,
Neath SA11 2HZ

Malwina Idziak
Consents Officer
National Grid Electricity Transmission

21st August 2026

UPLOADED VIA PLANNING PORTAL

Our ref: PP-15159410

Dear Case Officer,

Full Planning Application: Electricity substation site separation works to include new potable water pipe connection and associated development.

Please see National Grid's application for Full Planning Permission for the proposed works at Baglan Power Station, Rigel Drive, Baglan Energy Park, SA12 7GE.

This letter provides information on the applicant, a description of the site and Proposed Development, and summarises the need for this development. Further detailed information is also provided in the following documents uploaded to the Planning Portal (Ref: PP-15159410).

Planning submission documents:

- Application and CIL forms
- Site Location Plan
- Indicative Pipe Route and Hazard Plan
- Construction Site Layout
- Topographical Survey
- Ecology Report
- Flood Consequence Assessment
- Green Infrastructure Statement
- Arboricultural Impact Assessment

The application fee of £1480 is being submitted via the Planning Portal.

The applicant

National Grid operates the high voltage electricity transmission system in Great Britain and owns the system in England and Wales. The system operates mainly at 400,000 and 275,000 volts (400kV and 275kV respectively), connecting the electricity generators to substations where the high voltages are transformed to lower voltages, enabling the power to be distributed to homes and businesses by Distribution Network Operators (DNO) who operate at a maximum of 132,000 volts (132kV).

National Grid is the only company licenced to transmit electricity in England and Wales. National Grid's Transmission Licence was granted under the Electricity Act 1989.

When developing proposals for new network infrastructure, National Grid has a duty under the Electricity Act 1989 to do so in an efficient, co-coordinated and economical way. National Grid also has environmental responsibilities under the Act.

National Grid's responsibilities under the Electricity Act and the commitments made in carrying out electricity and gas projects are set out in 'Our stakeholder, community and amenity policy' at the following link: <https://www.nationalgrid.com/uk/gas-transmission/document/81026/download>

The Site

The Site is located within Baglan Energy Park, to the west of Port Talbot town centre in Neath Port Talbot County Borough. It is accessed via Central Avenue from Harbour Way (A4241), with the M4 motorway located to the north-east.

The Site lies within a predominantly industrial area and is surrounded by previously developed land comprising grassland, hardstanding and sparsely vegetated areas intersected by a network of minor roads.

The coast is located to the south-west and the River Neath lies to the north-west. The Site is also situated in proximity to several ecological designations, including the Baglan Bay Site of Importance for Nature Conservation (SINC) and the Crymlyn Burrows Site of Special Scientific Interest (SSSI), which are recognised for their important coastal, dune and saltmarsh habitats.

The proposed route for the potable water supply connection is partially located within Flood Zone 2, which is defined as land at risk of flooding from rivers.

Need for the Development

Baglan Bay is a 275 kV Gas Insulated Switchgear (GIS) substation located in Port Talbot. Following the decommissioning of the former power station in 2020, the substation was disconnected from the surrounding low-voltage (LV) electricity, potable water and firefighting water supply networks. While the LV electricity supply has since been restored, the site remains without potable water and firefighting water supplies. In addition, a

temporary backup LV power supply is required, along with improvements to the existing foul drainage system.

Given the increasing demand for electricity, the proposed works are necessary to return Baglan Bay Substation to operational capability to ensure full reliability of the existing transmission network.

While works within National Grid's operational substation boundary would benefit from permitted development rights under Part 15, Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), available to National Grid as a statutory undertaker, the proposed potable water pipeline would connect the existing GIS building to the Welsh Water public supply network. Consequently, the majority of the pipeline route would be located outside National Grid's operational land.

Planning permission is therefore required for the section of the proposed potable water pipeline located outside National Grid's operational boundary, and this forms the subject of the current application ('Proposed Development').

Proposed Design

A utility hazard plan has been prepared which identifies numerous existing services located on both sides of the highway. The design team assessed the available options and concluded that the northern side of the highway would be unsuitable for installation of the proposed water pipe due to the type, density and location of existing services and other constraints.

The design of the route was also influenced by the Net Biodiversity Benefit requirements. The original alignment would have impacted two groups of trees.

National Grid discussed the Proposed Development with the Council's Senior Ecologist, Laura Palmer, on 30 March 2026. Ms Palmer advised that the removal of trees and scrub within the Marden Park Baglan SINC would, in itself, contribute towards achieving a Net Biodiversity Benefit on site, as the SINC is designated for its grassland habitat. However, the group of trees located to the south of the substation, shown on Figure 1 below, lies outside the formal SINC boundary.



Figure 1 Group of trees to the south of the substation

Consequently, although their removal is understood to enhance the wider site's ecological value, it would also trigger a requirement for off-site compensation because of the limited space available within the application site and the complexity of the landownership arrangements.

National Grid sought to secure the required off-site compensation through its Nature and Carbon Framework¹. However, no suppliers responded to the tender process, presumably due to the relatively modest scale of the compensation scheme.

As a result, the proposed route was revised to avoid the trees identified in Figure 1, enabling the Proposed Development to achieve an appropriate on-site Net Biodiversity Benefit without the need for off-site compensation.

The final route would extend from Marden Park within the existing soft verge, cross the highway at the bend, and continue along the southern side of the carriageway. The pipe would then cross the highway for a second time, at an angle, to avoid the existing group of trees before connecting to the operational land within the substation, as shown on Figure 2.

¹ [National Grid launches a new market mechanism to boost nature recovery across new infrastructure projects | National Grid](#)



Figure 2 Final route of the proposed potable water pipeline

Potable water pipes are typically constructed from blue high-density polyethylene (HDPE) and installed with a minimum cover depth of 1,000 mm to the crown of the pipe, surrounded by 150 mm of sand. Where the cover depth is less than 750 mm, the pipe is typically protected by a 150 mm mass concrete surround.

The Proposed Development would not require the construction of any new hardstanding areas.

Construction

Construction would take approximately 9-12 months from February 2027. The development would be undertaken in line with the recommendations contained in the reports accompanying this application.

It is anticipated that the construction works would be contained within a corridor no wider than 3 metres, as shown on the Construction Site Layout Drawing (Ref. PDD-102592-LAY-0200 P03). However, the application Red Line Boundary (RLB) includes a 5-metre-wide corridor to provide flexibility in the event that unforeseen ground conditions or obstacles are encountered, which may require minor adjustments to the pipe alignment.

Conclusion

National Grid is satisfied that the proposed development will not result in significant and/or unacceptable environmental effects. It is therefore considered that the proposed development is in accordance with the overarching policies of the NPPF and local planning policy. Hence, it is requested that planning permission is granted by Neath Port Talbot County Borough Council for the Proposed Development.

Please contact me using the contact information above should you require any further information, or if you have any questions regarding the content of this letter.

Yours faithfully,



Malwina Idziak
Consents Officer