

26 January 2021

Delivered by Planning Applications Wales

Ms N Lake
East Team Leader
Neath Port Talbot County Borough Council
Planning Division
The Quays
Brunel Way, Baglan Energy Park
Neath
SA11 2GG

Ref: TATT3021

Dear Nicola,

FULL PLANNING APPLICATION FOR AN EXTENDED RAW MATERIALS BUNKER – LAND AT PORT TALBOT STEELWORKS

On behalf of our client, Tata Steel UK Limited ("Tata Steel"), please find enclosed a full planning application for the following development:

"Erection of a new raw materials bunker (extension to existing facilities), raised conveyor extension and associated works"

This application has been submitted online via Planning Applications Wales (**PP-09400016**) and comprises the documents and supporting information listed below.

Document/Drawing	Author	Reference/Drawing No.
Covering Letter	Turley	-
Application Form and Certificates	Turley	PP-09400016
Site Location Plan	Tata Steel	814-SH 1-2 New Intake Bunker
Existing Site Plan	Tata Steel	814 SH 1-2 New Intake Bunker
Proposed Site Plan	Tata Steel	814-SH 2-2 New Intake Bunker
New Bunker Elevation Row B&C	Tata Steel	30004 Rev PR
New Bunker Elevation Row A	Tata Steel	30003 Rev PR
New Bunker Elevation Line 3	Tata Steel	30006 PR
New Bunker Elevation Line 1&2	Tata Steel	30005 Rev PR

18 Windsor Place
Cardiff
CF10 3BY

T 02920 344 445 turley.co.uk

New Bunker Elevation 3D View and Base Plan	Tata Steel	300002 Rev PR
Ground Investigation Report and Cover Letter	Tata Steel / Apex Drilling Services	-
Piling Risk Assessment	Roger Bullivant	-

APPLICATION FEE

This application is made in full and the fee calculated on the site size (hectares). The proposals constitute the 'erection, alteration or replacement of plant or machinery'. This application type is calculated at £460 per 0.1 hectare (or part thereof).

The requisite application fee of £1,840 will be paid to Neath Port Talbot County Borough Council (NPTCBC) upon submission of this application.

SITE OWNERSHIP AND TENANCY DETAILS

The application site is owned by Associated British Ports. In accordance with the relevant legislation, requisite notice has been duly completed and served on the land owner at the following address:

- i. Associated British Ports, Queen Alexandra House, Cargo Road, Cardiff, CF10 4LY

SITE DESCRIPTION AND CONTEXT

The application site ('the Site') is located within the designated Port Talbot Steelworks existing employment area, to the south of Port Talbot. The Site comprises land associated with the surrounding stockyard, an existing Raw Materials Stockyard Bunker and associated conveyor and industrial infrastructure.

The Site is located towards the western boundary of the Port Talbot Steelworks, adjacent to the Harbourside. It comprises of 0.38 hectares. The Site is situated deep within the Steelworks, approximately 800m west of the Sinter Plant and 550m north of the Harbour Offices. The wider Port Talbot Steelworks site area is approximately 1,133 hectares of employment land, including significant industrial infrastructure and ancillary commercial development. The Site location is indicated on Figure 1 below.



Figure 1: Application Site Location

The Site falls within Flood Zone A (considered to be at little to no risk of fluvial or coastal/tidal flooding). The whole of Port Talbot Steelworks (including the application site) is located within a mineral safeguarding area.

The Site is not located within a national landscape designation. There are no internationally or nationally designated sites for nature conservation within the Site. The Site does not contain any listed buildings or scheduled ancient monuments and does not lie within a conservation area.

PROPOSED DEVELOPMENT

This application seeks full planning permission for:

“Erection of a new raw materials bunker (extension to existing facilities), raised conveyor extension and associated works”

The bunker is used as a means of storing and delivering Iron Ore/Pellet to the stockyard for feeding the blast furnaces. The bunker is one element of the wider function and process in the transportation of materials along conveyors around the Steelworks site.

The existing bunker at the site is not functioning to its full capacity and requires repairs and maintenance work. The proposed new bunker will be in addition to the existing bunker. The existing bunker facility is to be switched off and repaired once the new bunker is operational. The new bunker is essential to secure and support the vital stockyard function. Once repaired, the two bunkers will function in unison to support the effective storage and delivery of Iron Ore at the steelworks.

The proposed bunker is 90 sq m in footprint and 17.8m tall. Full details and elevations are included on the supporting documents submitted with this application.

For the avoidance of doubt, there is no existing drainage in proximity to the application site. No drainage is proposed, or impacted upon, as part of the replacement bunker development.

The construction method will involve driven piles. Tata Steel has undertaken a series of detailed site investigations to inform the piling method selection and structural design. The site investigations have fully considered ground stability and contamination matters. The methodology used is consistent with that on other recent projects across the steelworks. Full detail of the process and its outcomes are set out in the Contamination Covering Letter and Piling Risk Assessment submitted in support of the application.

PLANNING POLICY CONTEXT

The development plan comprises the NPTCBC Local Development Plan 2011-2026 (NPTLDP), adopted in January 2016. Material considerations include Planning Policy Wales (PPW) (Edition 10, December 2018), Technical Advice Notes (TANs) and NPTLDP Supplementary Planning Guidance.

Key relevant policies for the purposes of this planning application are considered in the planning assessment below.

PLANNING ASSESSMENT

Principle of Industrial Use

This application is submitted to facilitate the development of a new materials bunker at the stockyard. The new bunker is proposed to be situated just north of the existing bunker. It will be connected to the raised conveyor by a short connection of the same construction and operation as the existing structure.

The bunker is an essential piece of infrastructure for the efficient operation of the Steelworks. The 24 hour operation of the steelworks is dependent on the function of the stockyard and the input of raw materials into the process. The investment in a new bunker and associated infrastructure is significant.

The principle of the proposed development is supported by Policy EC3 of the NPTLDP. The policy encourages development that supports and complements the wider role and function of primary employment uses, such as Port Talbot Steelworks.

The operation of the Steelworks plays a fundamental role in the economy and employment of Port Talbot and the surrounding area. The proposal makes a positive investment in supporting existing operations at the site. In accordance with Strategic Policy 11 (Employment Growth) of the NPTLDP, existing employment uses should be supported and safeguarded.

Design

The proposed bunker is 17.8m high and typical of the heavy industrial equipment observed across this area and the wider Steelworks site. It and the associated raised conveyor extension is in keeping with the surrounding structures, including the existing bunker and conveyor belts. There is a negligible difference in the size and scale of the bunker relative to the existing. The scale of the proposal is minor development when considered with the context of the surrounding industrial equipment and wider Steelworks.

There will be no negative impact to the landscape of the Site. Within the wider context of the Steelworks and surrounding industrial development, there will be no visual impact from the proposed replacement structure. The bunker is located deep into the site on the western boundary, at significant distance from the public highway. The proposed development is of an appropriate design for this form of development and accords with Policy TR2 (Design and Access of New Development) and Policy BE1 (Design) of NPTLDP.

Environmental Matters

The NPTLDP seeks to mitigate any negative impacts to environmental health resulting from proposed development. The new bunker will operate in the same manner as the existing structure. It will not have any significant impact on the environmental quality of the site, health, biodiversity or local amenity. The nature of the structure is very similar to the existing feature on site. There will be no material increase in noise associated with the proposal. This is particularly the case in light of the location of the proposal deep inside the Steelworks, situated away from the nearest residential receptors.

Ground Conditions

Tata Steel has assessed the ground conditions, stability and potential contamination matters associated with the proposed development. In keeping with recent development proposals at the Steelworks, this work has included intrusive investigations. The subsequent analysis has informed the proposals and piling method. There is no unacceptable risk of contamination to controlled waters or human health as a result of the proposal. The scheme complies with prevailing development plan policy in this respect.

SUMMARY AND CONCLUSIONS

The proposal represents a significant investment by Tata. It will make a positive contribution to supporting the existing industrial operation at the Steelworks. The principle of development is strongly supported by the adopted development plan, national policy and relevant material considerations.

The proposed new bunker is set deep within the context of the Port Talbot Steelworks site, characterised by existing industrial infrastructure. The design of the proposed bunker is appropriate to the Steelworks context and to the function of the structure as part of the wider raw materials conveyor and associated process.

The proposal will not result in any significant adverse impacts. Planning permission should be granted on this basis.

We look forward to receiving confirmation that the application has been formally validated. Please do not hesitate to contact us with any queries.

Yours sincerely



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