

28 March 2025

Delivered via Planning Portal Wales (ref: PP-13863440)

Mr C Davies
Planning and Building Control
Neath Port Talbot Council
Brunel Way
Briton Ferry
Neath
SA11 2GG

Ref: 01363

Dear Chris,

APPLICATION TO DISCHARGE CONDITIONS 4, 5, 6 AND 7 OF PERMISSION REFERENCE P2024/0693 ON LAND AT PORT TALBOT STEELWORKS, COMPOUND GRANGE ROAD, MARGAM, SA13 2NG

On behalf of our client, Tata Steel UK Limited ('the Applicant'), please find enclosed an application for the discharge of conditions 4, 5, 6 and 7 of full planning permission P2024/0693.

Permission was granted on 18 December 2024 for the following development:

"The installation and retention of concrete hardstanding for industrial use associated with the continued operations of the steelworks, and landscaping, green infrastructure and drainage works."

Condition 4 relates to the submission of a CEMP and states:

"No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be made with reference to the requirements of British Standard BS5228-1:2009 - Code of practice for noise and vibration control on construction and open sites. The CEMP should include the following information:

- i. Construction methods: details of the extent and phasing of development; details of construction materials or techniques to be used; details for the storage and management of plant and materials used in constructing the development.*
- ii. General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing; details of complaint investigation procedures.*
- iii. Control of Nuisances: Identification of the significant construction and demolition noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; details of dust & odour control measures and measures to control light spill*
- iv. Traffic Management: details of site deliveries; details for the loading and unloading of plant and materials; details of wheel wash facilities; details for the parking of vehicles of site operatives and visitors*

18 Windsor Place
Cardiff
CF10 3BY

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- v. *Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties*
- vi. *Measures to mitigate the risk of Unexploded Ordnance (UXO), to reflect the suggested mitigation in the supporting UXO Risk Assessment by RSK Ordnance Management (section 8).*
- vii. *Construction Lighting: Details of external construction lighting (to reflect tertiary mitigation suggested in the supporting Ecological Impact Assessment Section 5.3)*
- viii. *Construction waste management: details of the management of waste through the construction period.*
- ix. *Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details. The CEMP shall be implemented as approved throughout the site preparation and construction phases of the development.*

Reason: In the interest of highway and pedestrian safety, the environment, and the amenity of residents, and to ensure accordance with Policies BE1, EN8 and TR2 of the adopted Neath Port Talbot Local Development Plan.”

Condition 5 relates to the submission of a LEMP. It states:

“Prior to the commencement of development, a written Landscape and Environmental Management Plan (LEMP) for the site and wider steelworks shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall reflect the ecological mitigation and enhancement measures included in the Green Infrastructure Statement dated October 2024 (including the use of site created spoil as detailed in paragraphs 1.21 and 1.22) and tertiary mitigation in the P Fields Ecological Impact Assessment dated July 2024. All approved mitigation and enhancement and planting in the HMP shall be carried out in accordance with the HMP by the end of the third planting season following the first use of the development.

Reason: To ensure all the ecological aspects and mitigation set out within Environmental Statement are adhered to and to accord with Policy EN7 of the Neath Port Talbot Local Development Plan.”

Condition 6, relating to contamination states:

“No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- i. *a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;*
- ii. *an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;*
- iii. *an assessment of the potential risks to:*
 - a. *human health,*
 - b. *groundwater and surface waters,*
 - c. *adjoining land,*
 - d. *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
 - e. *ecological systems,*
 - f. *archaeological sites and ancient monuments; and*

- g. any other receptors identified at (i)
- iv. an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan."

Condition 7 relates to the submission of a remediation strategy. It states:

"No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan."

This application has been submitted via Planning Portal Wales and comprises of the following documentation:

Document/Plan	Author	Reference / Date	Condition
Planning Application Form	Turley	PP-13863440	N/A
This Covering Letter	Turley	March 2025	N/A
Site Location Plan	Lawray Architects	900001 - P05	N/A
Construction Environmental Management Plan (CEMP)	Andrew Scott Ltd	FM-SITE-004	4
Landscape and Environmental Management Plan (LEMP)	Stephenson Halliday	Rev 03	5
Phase 2 Geo-environmental Investigation	RSK	315768-R01(00)	6 and 7

The requisite planning application fee of £115 will be paid directly to Neath Port Talbot Council via BACS.

We trust that the enclosed material will enable the prompt validation of the application and the discharge of these conditions. However, should you have any queries or require anything further, please do not hesitate to contact us.

Yours sincerely

Mared Jones

Planner - Mared.jones@turley.co.uk