

1 May 2025

Submitted via Planning Portal Wales (Ref. PP-13970087)

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

Dear Nicola Lake and Chris Davies,

**APPLICATION TO DISCHARGE CONDITION 4 OF HYBRID FULL AND OUTLINE PLANNING PERMISSION P2024/0711
AT PORT TALBOT STEELWORKS, GRANGE ROAD, MARGAM, NEATH PORT TALBOT**

On behalf of our client, Tata Steel UK Limited ('the Applicant'), please find enclosed an application seeking approval for the discharge of Condition 4 of hybrid planning permission reference P2024/0711.

Hybrid planning permission was granted, subject to conditions, for the following description of development on 7th March 2025:

"Full planning permission for the demolition of existing buildings and structures, partial infill of the BOS lagoon, and construction of a new electric arc furnace-based steel production facility (1 no. arc furnace, 2 no. ladle furnaces). The development includes chemical/material storage and transfer infrastructure, pipework and cabling (above and below ground), buildings, fume and dust treatment plant, water treatment facility and material handling systems, electrical control rooms and power infrastructure, offices and ancillary facilities, together with new and amended roads and rail lines, landscaping and green infrastructure, lighting, hardstanding, CCTV, drainage and associated engineering operations.

Outline planning permission (with all matters reserved except for access and landscaping) for the construction of a scrap metal handling facility and associated scrap yards, scrap processing facility, new substation, underground and overground electrical infrastructure, and new and amended roads and rail lines, landscape and green infrastructure, lighting, hardstanding, CCTV, drainage and associated engineering operations."

The hybrid planning permission was granted subject to a number of conditions, split between the full and outline elements. Condition 4 is one of eighteen pre-commencement conditions attached to the permission and relates solely to the full planning element.

Condition 4 states the following:

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Cardiff
CF10 3BY

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“Prior to the commencement of works (with the exception of site clearance and demolition of any buildings or structures hereby approved) a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved phasing plan.

Reason: To allow for the phased construction of the full permission element of the development.”

This application has been submitted via Planning Portal Wales (Ref. PP-13970087) and comprises the following documentation:

Document/Plan	Author	Reference / Date	Condition
Planning Application Form	Turley	PP-13970087	N/A
Covering Letter	Turley	May 2025	N/A
Site Location Plan	Lawray Architects	900001 - P05	N/A
Sequencing Plan	Lawray Architects	9006000 – P01	4

The requisite planning application fee of £200 (inclusive of the £85 Planning Portal Service Charge) will be paid directly to Neath Port Talbot Council.

THE DEVELOPMENT PROGRAMME

Given the scale of the development, which spans an approximate site area of 159.6 hectares, a sequencing plan is enclosed with this application setting out the phases of development relevant to the ‘full’ element of the permission. The plan sets out the stages at which the full elements of the scheme will be delivered, identifying six phases in order of priority, with Area 1 scheduled to commence first. A summary of each phase, along with the corresponding timeframe of development is detailed below:

Area	Location	Associated Structures	Delivery Period
1	Melt Shop & Consteel	01 – Canopy Hood 02 – Consteel 31 – Chargin Bay – South Extension	May 2025 - February 2027
2	Fume Treatment Plant & Materials Handling System	03 – Fume Treatment Plant (FTP) 05 – Hot Briquetted Iron (HBI) Dolo & Lime Bunker 06 – Ferro Alloys Bunker 10 – Melt Shop Power Distribution Building 12 – Melt Shop FTP Electrical Building 17 – Lagoon Water Pump House 19 – Active Carbon Injection Silos 20 – Powder Silos 32 – HBI Electrical Building	August 2025 – October 2026
2A	Compressor House & Green Walkway	13 – Compressor House 18 – Green Walkway Extension	September 2026 – June 2027

3	Water Treatment Plant	07 – Fire Water Pump House	August 2025 – October 2026
		08 – Primary Pump House	
		09 – Secondary Pump House	
		11 – Melt Shop WTP Electrical Building	
		16 – Emergency Tank	
4	Main Power Area	21 – Main Power Centre	August 2025 – November 2026
		22 – Power Compensation Building	
6	VLN Office Building	14 – Car Parking Area	March 2027 – October 2027
		15 – Changing & Office	

The accompanying phasing plan has been agreed collaboratively between Tata Steel and Neath Port Talbot Council through the soft sharing of information and ongoing discussions during regular meetings. It should be noted that there were no objections or comments were raised throughout this process.

SUMMARY AND CONCLUSION

We trust the enclosed material will enable the timely discharge of this pre-commencement condition. However, should you have any queries or require anything further, please do not hesitate to contact us.

Yours sincerely

Owen Francis

Director, Head of Planning Wales

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