

6 June 2025

Via Planning Applications Wales (PP-13765828)

Ms N Lake
Planning Department
Neath Port Talbot CBC
Civic Centre
Port Talbot
SA13 1PJ

Ref: 02132_PLCD

Dear Nicola,

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2 PART 31 -
APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF THE HARBOUR AREA, INCLUDING
OFFICES, WORKSHOPS, CONVEYORS AND OTHER SUPPORTING INFRASTRUCTURE AT PORT TALBOT
STEELWORKS, PORT TALBOT [APPLICATION 4, PHASE 4]**

On behalf of our client, Tata Steel UK Ltd ('Tata Steel'), we are pleased to enclose an application for prior notification for the demolition of the harbour area, including offices, workshops, conveyors and other supporting infrastructure as part of the wider demolition works at Port Talbot Steelworks, Port Talbot.

The application has been submitted via Planning Portal Wales and comprises the following documents:

Document/Plan	Author	Reference/Date
Prior Notification Application Form and Ownership Certificates	Turley	PP-13765828
Covering Letter	Turley	June 2025
Site Location Plan	Tata Steel	0000.00.00.00.158-S005 -PR4
Preliminary Ecological Appraisal	RSK	2487822D01 Rev04
Demolition Summary Note	Tata Steel	-
Demolition Method Statement	Thompsons	WMT/CD/4583
Complaints Procedure	Tata Steel	June 2025
Demolition Phase Plan	Thompsons of Prudhoe Ltd	7996D Rev04
Risk Assessment Table	Tata Steel	June 2025

The requisite prior notification application fee of £100, made payable to Neath Port Talbot Council will be paid direct via BACS.

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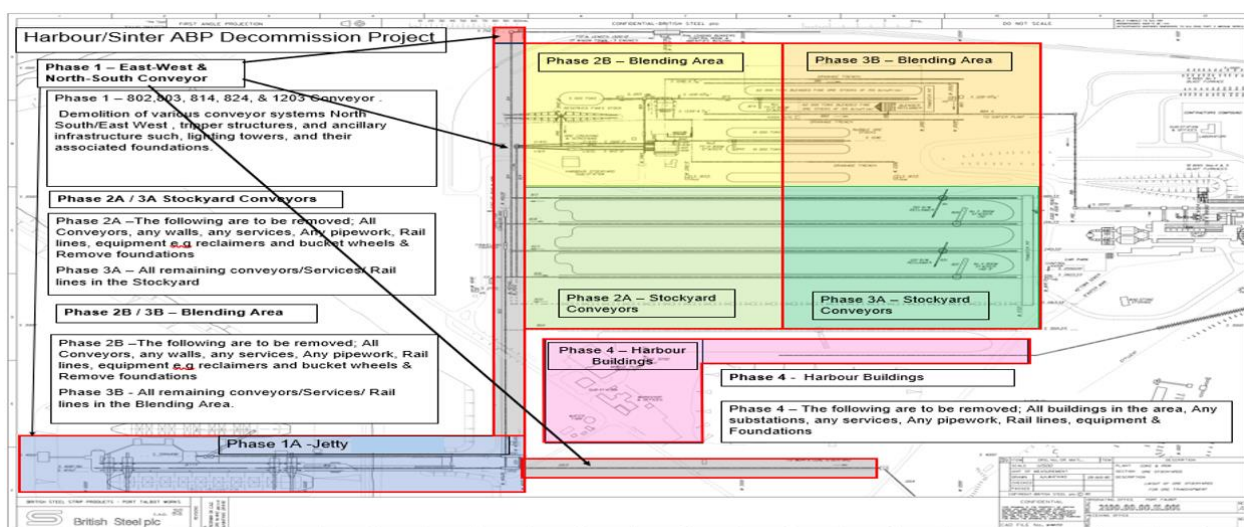
BACKGROUND CONTEXT

The proposed demolition relates to the de-commissioning and making safe of the heavy end of Port Talbot Steelworks following the cessation of primary steel making operations in September 2024.

This application is the fourth in a series of five applications for prior notification of demolition. A summary of the phased demolition planned by Tata Steel and requisite prior notification applications is outlined below:

- Application 1 – Phase 1 Submission A (Jetty Area)
- Application 2 – Phase 1 Submission B (Conveyors)
- Application 3 – Phase 2A and 2B (Blending Area and Stock yard Conveyors - West)
- Application 4 – Phase 4 (Harbour Buildings)
- Application 5 – Phase 3A and 3B (Blending Area and Stock yard Conveyors - East)

The phases are shown on the below extract of the phasing plan submitted for information as part of the application.



This fourth phase of demolition and making safe is being prioritised to ensure the legal requirements on land leased by Tata Steel from Associated British Ports (ABP) are met before the lease ends and the land returns into the control of ABP. The land transfer will (in part) help facilitate the ABP investment ambitions for the Celtic Freeport at Port Talbot.

SITE DESCRIPTION AND BACKGROUND CONTEXT

The planned demolition for this fourth application for prior notification of demolition comprises the existing harbour buildings, including offices, workshops, conveyors and other supporting infrastructure, known as Phase 4 situated west of the Sinter Plant at the Port Talbot Steelworks site. The subject site is denoted by the red cross on the below plan. The area was historically used to store, blend and transfer the raw material to Sinter Plant and Blast Furnace.



The site extends to approximately 3.3 hectares. The site is remote from the nearest publicly accessible land. It is also remote from the nearest residential receptors, which is located approximately 1.1km to the north of the site.

PROPOSED DEMOLITION

Part 31, Schedule 2 of the Town and Country Planning (General Permitted Development Order 1995 as amended) ("GPDO") confirms that the demolition of an existing building may be classified as permitted development providing that the developer applies to the local planning authority for consideration of whether the prior approval of the authority is required for the method of demolition and any proposed restoration of the site. This application provides the required "prior notification" of demolition as required by the GPDO.

The planned demolition includes the removal of the following equipment and structures:

- Conveyor steel structures
- Mobile plant workshop
- Substation
- Terminal office
- Mechanical workshop
- Contractors cabin
- Stockyard fencing

- Kiosk
- Wheel wash machine room
- Portacabin
- Light tower
- Harbour storage yard shed
- Retaining wall

The existing conveyors and associated structures are in a poor state of repair and are no longer required by Tata Steel. Full details of the proposed works are set out in the Demolition Summary Note (June 2025) produced by Tata Steel. The note sets out the reasoned justification for the proposed demolition, the phasing and the operational and/or legal requirements for completion of the works.

The planned demolition works are entirely related to the closure of the heavy end, making the site safe and preparing for the land to be transferred back into the control of the freehold owner ABP on expiry of the lease agreement. The applicant is legally obligated to remove the equipment from the jetty and the adjoining land prior to surrender of the lease from ABP. The works are an important pre-requisite to the Celtic Freeport proposals at Port Talbot by ABP.

PROPOSED DEMOLITION METHOD

The proposed demolition will be conducted by an experienced contractor. Full details of the proposed works are set out in the Demolition Method Statement (DMS) prepared by Thompsons in support of the application. The DMS includes the following information:

- **Project information** – location, scope of works, duration of works, constraints to work, live services and emergency procedures.
- **Activity specific aspects** – resources, site permits, health and safety, control measures, mitigation for nuisance noise, dust and vibration, and proposed site layout plan.
- **Method statement** – asbestos removal and superstructure demolition.

Tata Steel has established working guidelines and strict practices relating to on-site health and safety. Any works on land controlled by Tata Steel at the site must comply with these practices. This includes on matters of dust, noise, gas and asbestos. All demolition works associated with this application will also comply.

The planned demolition will be risk assessed before any demolition works commence. The DMS has been informed by a detailed Demolition Asbestos Survey, which assesses the extent of the hazardous materials and how it is to be safely removed prior to demolition being carried out. All structures and buildings will also be assessed for contaminated materials and required mitigation measures implemented prior to demolition. Any risk of contamination will be appropriately controlled.

The demolition programme for this phase is approximately 12 months (subject to final discussions with chosen contractor). Demolition works are proposed to be undertaken during periods identified with an 'X' within the table below:

Task Description	Core Hours*	Evenings and Weekends**	Public Holidays**
Demolition with Excavator with Hydraulic Hammer Attachment	X		
Demolition without Excavator with Hydraulic Hammer Attachment	X	X	X

Notes:

* 07:00 – 19:00 Monday – Friday, 07:00 – 13.00 Saturday

**19:00 – 20:00 Monday – Friday, 13.00 – 20:00 Saturday, 07:00 – 20:00 Sundays and Public Holidays

The working pattern for contractors will be:

Week 1: Monday – Sunday

Week 2: Monday – Friday (early finish to enable travel from site)

No works outside the permitted hours will be undertaken without the permission of the local planning authority.

All demolition materials will be separated and sorted on site in line with the requirements of the waste hierarchy, under the responsibility of the principal contractor. There will be designated scrap cutting, storage and process areas.

Appropriate controls will be in place to mitigate or prevent environmental effects. Noise can be controlled during the deconstruction, assessing the noise levels to ensure the work is within the accepted and permitted levels. Noise monitoring will be carried out hourly using fixed real-time data monitoring systems already in place at the site and/or those installed by the principal contractor. A dust suppression system will be used for all buildings and structural demolition throughout the programme period.

Tata Steel will record all dust and air quality complaints and take appropriate measures to reduce emissions in a timely manner

The contractors will wear appropriate personal protective equipment (PPE) during any activity. A comprehensive suite of emergency procedures is included in the DMS.

ECOLOGY

A Preliminary Ecological Appraisal has been prepared by RSK to support this application. The report confirms the following:

- Habitats – the site is dominated by bare ground and hardstanding, but includes semi-improved grassland, dense and scattered scrub, coniferous woodland (plantation), tall ruderal vegetation, and ephemeral/short perennial vegetation.
- Bats - eight buildings have roosting potential: seven low potential and one moderate.

- Birds - buildings and habitats within the site are suitable for breeding birds, including ground-nesters and building-nesters (e.g., feral pigeon). Therefore, nesting birds are likely to be present.
- Badger – no badge setts or other signs of badger activity were noted during the survey.
- Reptiles - The grassland, scrub, and bare ground mosaic offer high-quality habitat for reptiles, including common lizard and slow worm, supported by recent local records.
- Great Crested Newt (GCN) – while no GCN were recorded on-site, a pond 15 m from the northwest corner has potential breeding suitability and the site contains suitable terrestrial habitat.
- Rare/notable Plants – there is potential presence of Oxtongue Broomrape (*Orobanche picridis*) — a Schedule 8 protected plant — due to proximity to previous records and suitable host vegetation.
- Hedgehog - habitat is suitable for West European Hedgehog (a species of principal importance).
- Invasive Non-native Species - Japanese Knotweed and a *Cotoneaster* species were identified on-site (northeast).

The report outlines a series of additional surveys and works, which Tata Steel commits to implementing. These include:

- Bat emergence surveys;
- GCN surveys;
- Pre-works nesting bird checks by a suitably qualified Ecological Clerk of Works (ECoW);
- ECoW supervision. if ground clearance of grassland or scrub is carried out;
- HRA screening assessment;
- National Vegetation Classification survey;
- Ornithological Pre-Survey Check, if demolition is planned between March and August; and
- Badger Pre-Construction Checks

SITE NOTICE

In accordance with the A.2 (b) (iii) of Part 31 of the GPDO (1995) (as amended), we can confirm that the enclosed Site Notice will be displayed at the site for a minimum period of 21 days in the period of 28 days from the date of the submission of this application. We can also confirm that notice will be served on the Council under Section 80 of the Building Act 1984 (as amended) prior to any demolition works commencing on site.

CONCLUSION

This prior notification application for demolition demonstrates that the planned demolition (Phase 4) accords with the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The planned demolition will be completed in a safe and controlled manner and will not give rise to any adverse impacts. The DMS sets out the safety measures and procedures that will be followed to manage and avoid potential detrimental impacts.

We look forward to receiving notice that the application has been registered. Please do not hesitate to contact us should you have any queries.

Yours sincerely

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Senior Planner

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