

Planning Compliance Statement Reserved Matters Application 1 - Electrical Compound and Preliminary Works

**Hybrid Planning Permission
P2024/0711**

Port Talbot Steelworks, Neath Port Talbot

July 2025

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1. Introduction

- 1.1 This Planning Compliance Statement has been prepared by Turley on behalf of National Grid (“NG”) and Tata Steel UK Limited (“Tata Steel”) (‘the Applicants’) in support of application 1 for the approval of Reserved Matters (RM) pursuant to the grant of hybrid planning permission under reference P2024/0711 at Port Talbot Steelworks in Neath Port Talbot. Reserved Matters Application 1 is for the electrical compound and preliminary works.
- 1.2 The hybrid planning permission (ref: P2024/0711) was granted by Neath Port Talbot Council (NPT) on 7 March 2025. The description of electric arc furnace (EAF) development approved under the permission is as follows:

“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.”

- 1.3 The outline element of the hybrid permission provides for the electrical infrastructure and scrap facility for the approved development. Access and landscape matters were approved in detail at outline stage, with layout, appearance and scale the reserved matters forming the subject of this application.
- 1.4 The Applicants have been working closely and in collaboration with NPT to bring forward the detailed design of the first phase of the outline area. The phase consists of essential preliminary works and the NG electrical compound.
- 1.5 The description of development of the Proposed Development forming this subject of this first RM application (“RM Application 1”) is as follows:

“Application for the approval of reserved matters (appearance, scale, and layout) pursuant to planning permission P2024/0711 for the development of preliminary works and a new substation compound. Works to include earthworks, construction of working platforms, surface water management and drainage infrastructure, new electrical infrastructure (including ducting), new and improved internal access roads, 4 no. transformers, 1 no. generator, GIS building, amenity/welfare facility, water tank,

storage/workshop buildings, boundary treatments, lighting, CCTV, noise mitigation measures, parking, creation of hardstanding and associated engineering operations.”

- 1.6 This statement confirms details of the Proposed Development, the principle and parameters for which are established by the hybrid planning permission. It focuses on the RM's of layout, appearance and scale. The broad compliance of the detailed design is assessed with the approved parameters and requirements of the outline planning permission, including the conditions attached to the decision notice and obligations included within the S106 Agreement.
- 1.7 This statement should be read in conjunction with the suite of documents submitted in support of the application. A summary of the supporting technical evidence is provided in the covering letter to the application.

Structure of the Statement

- 1.8 This Planning Compliance Statement is structured as follows:
 - Section 2 describes the site and summarises the relevant planning background.
 - Section 3 explains the development proposals and details the components of the proposed RM Application 1 scheme.
 - Section 4 provides an assessment of the RM Application 1 and its broad compliance with the parameters in the outline element of the approved hybrid planning permission (specifically the outline elements), including the approved plans and documentation, and the outline planning conditions attached to the decision notice.
 - Section 5 provides our conclusions.

2. Reserved Matters Application 1 - Site and Background

Port Talbot Steelworks

- 2.1 The approved EAF development site ("EAF Site") sits within the confines of the long-established existing steelworks. Steelmaking at the Port Talbot site dates back over 100 years. The current works is operated as one of Tata Steel's two European steelmaking and processing plants. It is characterised by a heavily industrialised built environment, which dominates the southern end of Port Talbot.
- 2.2 The steelworks lies to the south of the River Afan, which cuts through Port Talbot. The works extends south towards the Eglwys Nynydd Reservoir. It runs parallel to the M4 (between the motorway and the sea) and is highly prominent on the approach to Port Talbot from the south / east and on the skyline more generally.

The EAF Hybrid Planning Permission Site

- 2.3 The EAF Site hybrid planning permission boundary extends to approximately 160 ha and is illustrated below in **Figure 2.1**.

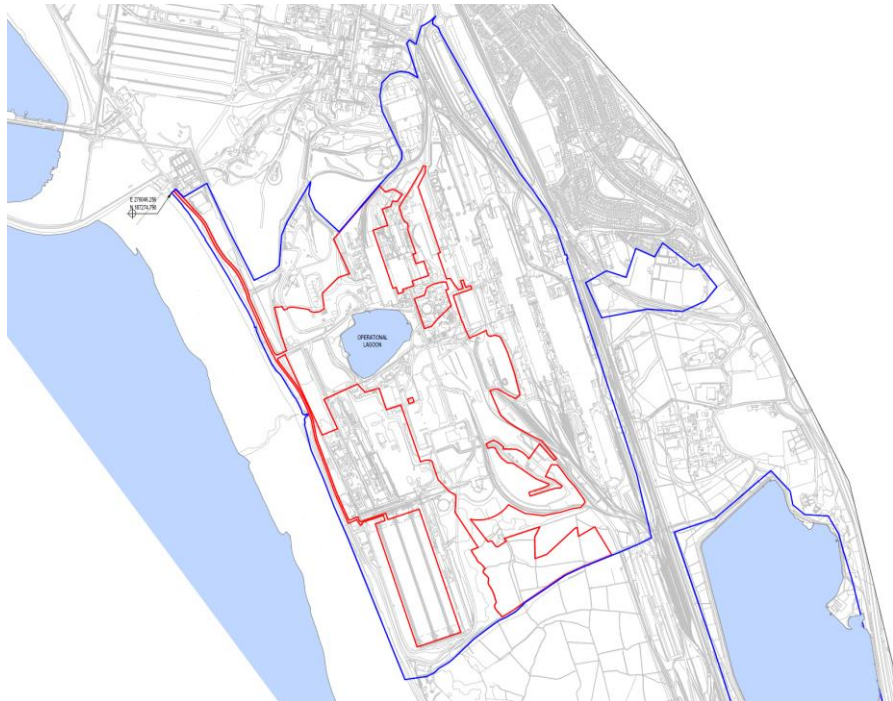


Figure 2.1: The Approved EAF Development Site

- 2.4 The EAF Site boundary for the hybrid planning permission is irregular in shape and includes the following parts of the steelworks:
- The continuous casting plant, slab yards, and part of a basic oxygen steelmaking (BOS) plant in the northern part of the EAF Site.

- An operational lagoon, a steel service centre, and Margam colliery memorial in the central area of the EAF Site.
 - A haul road which forms the westernmost boundary.
 - Coal yards (recently closed) in the south western area of the EAF Site.
- 2.5 The rail network, open storage yards, scrap processing facilities and associated steelmaking infrastructure are located to the south and south west of the EAF Site.
- 2.6 The EAF Site slopes gradually down in a south-easterly direction, albeit it is undulating in parts. The lowest levels within the Site are in the south-east, at approximately 4.15mAOD. The eastern side of the EAF Site is generally lower than the west, with levels typically remaining below 10mAOD. The west of the EAF Site is shown to have typically higher ground levels, likely due to existing material and slag storage, and scrap processing. Levels in the south-west of the Application Site are approximately 14.95mAOD, with the highest levels shown to be in the north-west of the EAF Site at around 23.06mAOD.
- 2.7 The EAF Site is set within an established industrial area. The industrial nature of surrounding buildings and structures form a key part of the character and skyline of Port Talbot and form the backdrop to the EAF Site. It includes a wide variety of industrial buildings, plant and equipment associated with the ongoing operation of the wider steelworks. The largest building on the EAF Site is the BOS plant, which measures approximately 60m in height, over 100m in width and 150m in length. The building dominates the skyline in this part of the steelworks. A series of smaller industrial buildings of standard steel frame and grey panelled cladding are visible across the steelworks.
- 2.8 Beyond the large industrial buildings, the approved EAF Site is predominately bare ground or developed land. There is a large area of made ground, reflecting the established use of the EAF site as a steelworks. Open areas of material and plant storage, large industrial buildings and the internal road network dominate. Open mosaic habitat is observed across the EAF site, including a mixture of scrub, grassland and ephemeral vegetation. There are several open channels holding and conveying water throughout the EAF Site, which form part of the EAF Site surface and water treatment system. The BOS lagoon is located at the northern extent of the EAF Site.

The RM Application Site

- 2.9 The hybrid planning permission grants full and outline planning permission for the new EAF steel making facility. Two boundary lines are identified within the wider EAF Site: the full application area and the outline application area, as shown in **Figure 2.2** below.



Figure 2.2: Full and Outline Application Areas as identified in hybrid planning permission P2024/0711

- 2.10 This RM Application 1 relates to part of the outline application area and sits wholly within it, as indicated in **Figure 2.3** below. This RM Application 1 Site comprises 10 hectares of industrial land. The RM boundary is an irregular L-shape. The area is currently occupied by scrap yard operations and under-used industrial land.
- 2.11 There has been no material change in the use or condition of the land forming the subject of the RM Application 1 since the hybrid planning permission was granted.



Figure 2.3: Site Location Plan

Delivery of the EAF Development

- 2.12 The hybrid planning permission was granted on 7 March 2025 subject to 74 planning conditions and a s106 Legal Agreement. The permission establishes that:

- The approved EAF development is to be delivered in a phased manner.
- The full element of the EAF development will be the initial focus of delivery, in line with an approved phasing plan.
- The electrical infrastructure and new scrap facility in the outline element of the hybrid permission will be delivered on a separate programme, which will also be phased.
- The electrical infrastructure in the outline element of the permission will be delivered by NG in partnership with Tata Steel.
- The approved EAF development is EIA development. It must be delivered in substantial accordance with the principles and mitigation measures set out in the approved EIA prepared by RSK.

2.13 Tata Steel has worked with NPT in the months since the granting of the hybrid planning permission in March 2025 and the end of June 2025 to discharge all the pre-commencement conditions imposed on the full EAF element of the permission. The detailed information approved through the discharge of these conditions includes:

- **Condition 4** – Phasing Plan – Approved 21 May 2025 (ref: P2025/0334).
- **Condition 6** – Contamination – Approved 26 June 2025 (ref: P2025/0395).
- **Condition 7** – Remediation – Approved 26 June 2025 (ref: P2025/0395).
- **Condition 9** – Demolition Method Statement – Approved (in part) 1 July 2025 (P2025/0396).
- **Condition 10** – Construction Noise Vibration Management Plan – Approved 1 July 2025 (ref: P2025/0397).
- **Condition 11** – Construction Environmental Management Plan – Approved 4 July 2025 (ref: P2025/0398).
- **Condition 13** – Air Quality Management Plan – Approved 4 July 2025 (ref: P2025/0399).
- **Condition 14** – Material Management Plan – Approved 24 June 2025 (ref: P2025/0400).
- **Condition 15** – Peat – Approved 06 June 2025 (ref: P2025/0400).
- **Condition 16** – Unexploded Ordnance – Approved 24 June 2025 (ref: P2025/0400).
- **Condition 17** – Archaeology – Approved 10 June 2025 (ref: P2025/0401).

2.14 All the conditions have been successfully discharged using documentation that is relevant to the EAF hybrid planning permission in its entirety. The successful

discharge of conditions is evidence that the method statements and management plans guiding delivery of the development substantially accord with the approved EIA.

- 2.15 Tata Steel notified NPT (Condition 5) on 4 July 2025 and subsequently made a lawful start on site in implementing the full EAF element of the permission in early July 2025. This significant milestone on the nationally significant investment and development project in low carbon steel making at Port Talbot has been achieved through excellent collaborative working between Tata Steel, NPT, Natural Resources Wales (NRW) and Welsh Government (WG).

RM Application 1

Collaborative Approach

- 2.16 The collaboration between Tata Steel, NPT, NRW and WG has also included NG on the proposed electrical infrastructure forming the subject of this RM Application 1. This collaborative design process has been the subject of regular discussion through the weekly project meetings held between the organisations throughout the pre-application, application and post permission phases of the project programme, where relevant.
- 2.17 The detailed design of the Proposed Development has been influenced by:
- The approved parameters in the hybrid planning permission.
 - The electrical capacity and operational requirements of NG in delivering the essential infrastructure for the EAF at Port Talbot Steelworks.
 - The environmental mitigation and enhancement measures required by the EAF hybrid planning permission.
 - Compliance with the method statements and management plans approved by NPT in discharging the conditions relating to the full area of the EAF hybrid planning permission, where relevant.
 - The need to deliver the electrical infrastructure in substantial accordance with the principles and mitigation measures set out in the approved EIA.

Planning Application Documents

- 2.18 The documents and plans listed below are submitted as part of RM Application 1:

Standalone Documents

Document Name/Reference
Planning Application Forms and Certificates
Covering Letter
Planning Compliance Statement
Environmental Compliance Statement

Design Compliance Statement Parts 1 - 2

Flood Risk Compliance Statement

Drainage Strategy Parts 1 – 3

Fire Compliance Strategy

EMF Assessment

Proposed External Lighting Plan - 320010 – P03 – EAF RM1

Plan Pack**Site and Parameter Plans**

Location Plan - GIS Hall - 130051 - P06 - EAF RM1

Existing Site Plan - GIS Hall - 130054 - P06 - EAF RM1

Context Plan - 900602 - P00 - EAF RM1

Proposed Site Plan - 130056 - P04 - EAF RM1

Proposed Overlaid Plan - 900500 - P09 - EAF RM1

Proposed GEA Plans - GIS Hall -291009 - P06 - EAF RM1

Proposed GIA Plans - GIS Hall -291008 - P06 - EAF RM1

Proposed Fencing Details - 162302 - EAF RM1

GIS Hall

Proposed Floor Plan - Level 00 - GIS Hall - 200211 - P05 - EAF RM1

Proposed Floor Plan - Level 01 - GIS Hall - 200212 - P06 - EAF RM1

Proposed Elevations - GIS Hall - 200410 - P07 - EAF RM1

Proposed Context Elevations - GIS Hall - 202152 - P05 - EAF RM1

Proposed Roof Plan - Level R2 - GIS Hall - 200213 - P06 - EAF RM1

Proposed Fire Strategy and Sections - Level 00 - GIS Hall - 200611 - P05 - EAF RM1

Proposed Sections - GIS Hall - 200310 - P07 - EAF RM1

Proposed Site Plan - GIS Hall - 130055 - P06 - EAF RM1

Proposed Materials - GIS Hall - 202052 - P05 - EAF RM1

Amenities Building & Storage Unit

Proposed Fire Strategy - Amenity Building -200750 - P05 - EAF RM1

Proposed Ground Floor and Roof Plan - Amenities Building -201551 - P06 - EAF RM1

Proposed Elevations and Materials - Amenities Building -202551 - P06 - EAF RM1

Proposed Sections - Amenities Building - 203551 - P05 - EAF RM1

Proposed Plans and Elevations - Level 00 - Workshop and Storage Unit - 200420 - P04 - EAF RM1

Drainage & Water Tank

Proposed Drainage Oil Interceptor Details - 181530 - P01 - EAF RM1

Proposed Drainage Strategy - 181512 - P02 - EAF RM1

Proposed Plans and Elevations - Water Tank - 200421 - P04 - EAF RM1

Planning Conditions

- 2.19 The RM Application 1 is submitted separately but alongside a number of discharge of condition applications for the pre-commencement conditions relating to the outline element of the EAF hybrid planning permission. These pre-commencement conditions largely replicate the requirements of the phasing, method statements and management plans imposed on the full element of the same permission. The approved approach to these requirements in the already discharged conditions for the full element of the EAF establishes a positive way forward that is entirely applicable to the outline element of the development and the RM Application 1.
- 2.20 The applications submitted by Tata Steel on the outline element of the approved EAF development include:
- **RM Application 1** – the subject application for preliminary works and the NG electrical compound.
 - **Discharge of Pre-commencement Conditions** – separate applications to discharge the following conditions for the whole of the EAF outline area (not just RM Application 1):
 - **Condition 39** – phasing plan for the outline area (including identifying RM Application 1).
 - **Condition 45** – contamination.
 - **Condition 46** – remediation.
 - **Condition 48** – demolition method statement.
 - **Condition 53** – material management plan.
 - **Condition 55** – unexploded ordnance.
 - **Condition 56** – archaeology.
 - **Condition 49** – construction noise vibration management plan.
 - **Condition 50** – construction environmental management plan.
 - **Condition 52** – Air quality management plan.

- **Condition 54** – peat management plan.
 - **Condition 56** – piling risk assessment.
- 2.21 The above discharge of condition applications are being submitted at the same time as RM Application 1. The documents used to seek discharge of the conditions are the same as those already approved by NPT (with input from NRW) for the EAF full permission area.
- 2.22 Tata is also submitting evidence based technical reports to discharge the Condition 47 (Mine Gas) and 67 (Tree Protection) on the EAF hybrid planning permission alongside the RM Application 1.

Drainage

- 2.23 Tata and NG has continued to engage JBA as the specialist drainage consultant preparing the phased Sustainable Urban Drainage Systems Approval Body (SAB) at NPT on the delivery of the approved EAF development. Significant progress has been made on the detailed drainage design and approval process, including for RM Application 1. This progress is captured in the following:
- **SAB pre-application submission ref: SP2025/0017** – framework for phasing and detailed programme for submission of individual SAB applications included in the approved EAF development.
 - **Ordinary Watercourse Consent ref: FD/25/0397 (temporary) and FD/25/0398 (permanent)** – applications for the approved drainage ditch diversion to facilitate the electrical infrastructure in RM Application 1.
 - **SAB applications for RM Application 1 area** – applications are being prepared with a target submission date of Summer 2025.
- 2.24 RM Application 1 includes an Outline Drainage Strategy and separate Flood Consequence Assessment Compliance Statement prepared by JBA. Whilst the SAB approval is a separate determination process with its own legislation, the documents capture the consistency in approach to drainage on the application site, within the context of the approved EAF hybrid planning permission.

Summary

- 2.25 The approved EAF development is a nationally significant investment and major scale development that will secure the future of low carbon steel making at Port Talbot Steelworks. The social, economic and environmental benefits of the approved EAF development are established by the EAF hybrid planning permission granted in March 2025.
- 2.26 Significant and positive progress has been made on the phased delivery of the approved EAF development. A lawful start on site was made in July 2025 on the full element of the EAF hybrid planning permission. This significant milestone was achieved in a timely manner through effective collaboration with NPT, NRW and WG.

- 2.27 The Applicants have continued to work closely with stakeholders at NPT, NRW and WG to bring forward the detailed design of the first phase of essential electrical infrastructure for the approved EAF development. This detailed design is the subject of the RM Application 1. The collaborative design approach has been guided by the parameters, conditions and requirements established in the EAF hybrid planning permission.
- 2.28 Tata Steel has also submitted a number of discharge of condition applications for the EAF outline element. Its approach is entirely consistent with the already approved method statements and management plan for the EAF full area.
- 2.29 The separate SAB submission and approval process is ongoing and all detailed design proposals in RM Application 1 are entirely consistent with the drainage and ordinary watercourse consent applications submitted to NPT as the Drainage Authority.

3. The Proposed Development

- 3.1 The Applicants seek the approval of reserved matters for the development of the National Grid electrical compound and preliminary works. The detailed description of development is as follows:

“Application for the approval of reserved matters (appearance, scale, and layout) pursuant to planning permission P2024/0711 for the development of preliminary works and a new substation compound. Works to include earthworks, construction of working platforms, surface water management and drainage infrastructure, new electrical infrastructure (including ducting), new and improved internal access roads, 4 no. transformers, 1 no. generator, GIS building, amenity/welfare facility, water tank, storage/workshop buildings, boundary treatments, lighting, CCTV, noise mitigation measures, parking, creation of hardstanding and associated engineering operations.”

- 3.2 A detailed breakdown of the proposed preliminary works forming the subject of the RM Application 1 is shown below:

- Construction of electrical ducts to feed proposed hot briquetted iron receipt area (as approved under full element of application ref: P2024/0711)
- Construction of ducts between National Grid lay down area and National Grid substation site
- Re-alignment, re-surfacing, and re-construction of existing roads
- Creation of new access roads and tracks
- Construction of new road drainage and drainage connection to serve National Grid lay down area
- Construction of new culvert below existing railway tracks to replace existing culvert
- Construction of perimeter drainage to National Grid substation area
- Diversion of an existing drainage ditch and removal of existing culvert
- Earthworks to include infilling and levelling and construction of 2 no. working platforms for National Grid lay down area and substation area
- Creation of hardstanding.

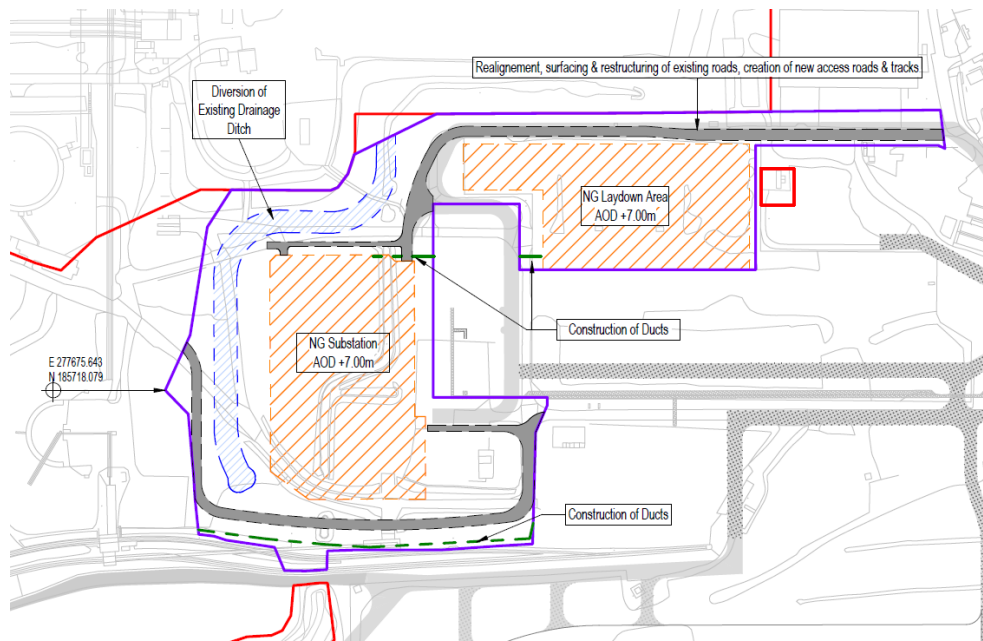


Figure 3.1: Proposed Preliminary Works

3.3 A detailed overview of the proposed works associated with the NG substation compound is listed below:

- Construction of a 275/33kV substation
- GIS building with adjoining annex to house 275kV electrical switchgear and ancillary equipment
- Four 275/33kV transformers 180MVA SGTs
- 275kV outdoor gas insulated bus bars
- 33kV air insulated electrical equipment
- Amenity building comprising office, meeting room and welfare
- Workshop and Storage buildings
- Freestanding diesel generator with acoustic enclosure
- Security fencing
- Surface water management and drainage infrastructure including internal drainage systems
- Water storage tank
- CCTV
- Creation of designated car parking area (four standards spaces and two accessible)

- Installation of noise mitigation measures
- Associated civil works.



Figure 3.2: Proposed Site Plan

4. Broad Compliance with the Hybrid Planning Permission

Introduction

- 4.1 The outline element of the approved EAF hybrid planning permission development establishes the principle of development for the electrical infrastructure and associated preliminary works on the RM site. This RM Application 1 provides full detail on the appearance, scale, and layout of the National Grid electrical infrastructure as the first phase of implementing the outline element of the hybrid planning permission.
- 4.2 Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 defines the matters which an applicant can choose not to submit within an outline planning applications and are reserved for future determination. They are detailed as follow:
- **‘Appearance’** – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
 - **‘Layout’** – the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development
 - **‘Scale’** – the height, width and length of each building proposed within the development in relation to its surroundings.
- 4.3 The outline element of the hybrid planning permission was granted with all matters reserved except for access and landscaping (the details of which were approved in full). This RM seeks approval for details on appearance, layout, and scale only.
- 4.4 The approved parameter and detailed plans for the outline element of the EAF hybrid planning permission are:
- Plans:
 - Build Zones and Max Heights - 900200 - P05 – EAF
 - Proposed Site Levels - 900004 - P00 – EAF
 - Landscape Proposals - 1000 to 1015 - Rev06 – EAF
 - Landscape Proposals - Site Sections - 1 of 2 - 7000 - Rev06 – EAF
 - Landscape Proposals - Site Sections - 2 of 2 - 7001 - Rev06 – EAF
 - Indicative Lighting Layout - Outline - 900051 - P00 – EAF

- Documents:
 - Flood Consequences Assessment (FCA) – Rev E – Dated October 2024 – JBA Consulting
 - Outline Drainage Strategy – Rev D – Dated November 2024 – JBA Consulting
 - Arboriculture Impact Assessment – Rev 3 – Dated October 2024 - RSK
 - Coal Mining Risk Assessment – v.2.0 – Dated September 2024 – Wardell Armstrong
 - Waste Management Plan – Dated October 2024 - Turley
 - Concept Design Fire Strategy – Rev 03 – Dated August 2024 – Part B
- Environmental Impact Assessment by RSK.

- 4.5 RM Application 1 must be assessed against its broad compliance with the outline parameters in the EAF hybrid planning permission, the relevant planning conditions (set out in the proceeding sections) and the approved EIA.
- 4.6 RM Application 1 must also take into account any material changes in circumstances since the approved of the EAF hybrid planning permission. The only relevant change is the publication of the new TAN15 technical guidance note by WG in March 2025. Tata Steel successfully challenged the flood map informing TAN15 prior to its publication. This successful challenge provided that the entire of the Port Talbot Steelworks site is located in Flood Zone 1 (lowest risk). This is the case in the published TAN15 and there has been no material change in the relevant flood risk considerations at the site in the new guidance.
- 4.7 The remainder of this section assesses the broad compliance of RM Application 1 with the outline parameters, conditions and EIA.

Reserved Matters

- 4.8 The RM application is entirely consistent with the approved design parameters, as follows:

Layout

- 4.9 The proposed development is located within the parameters for built development set out in the approved Build Zones and Max Heights Plan. This is demonstrated in the overlay in **Figure 4.1**. The proposed RM 1 layout is within the approved outline area and build zones.

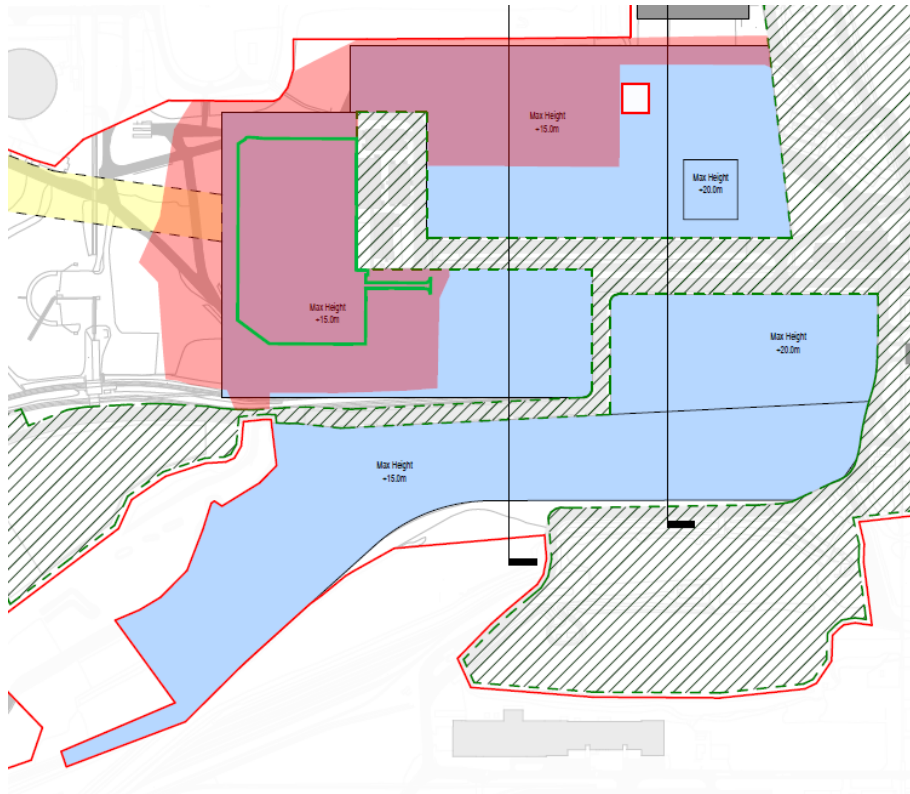


Figure 4.1: Overlay of RM 1 Boundary with approved Build Zones and Max Height Plan

Appearance

- 4.10 The appearance of the National Grid compound is of a standard substation and is compliant with the parameters set out in the approved hybrid plans and documents.

Scale

- 4.11 The proposed built development is less than 15m in height and complies with the parameters set out in the approved Build Zones and Max Heights Plan. This is demonstrated in **Figure 4.1** which shows that the National Grid compound area (in green) is located within the 15m max height build zone.

Planning Conditions

- 4.12 It is established above that NPT has approved the method statements and management plans required by the approved EIA and controlled by conditions on the EAF hybrid planning permission. The conditions have been discharged in relation to the full area of the EAF hybrid planning permission. Tata Steel and its consultant team confirms that this information is identical for the outline area of the EAF. The approach is consistent across the entire EAF development site and acceptable. The submitted discharge of condition applications confirm this is the case.

EIA Compliance Statement

- 4.13 An Environmental Statement (ES) Compliance Statement has been prepared by RSK and is submitted as part of RM Application 1.

- 4.14 The ES Statement of Compliance concludes that the proposed development, as set out in this RM Application 1, is consistent with the parameters of the ES submitted and approved under the hybrid permission. Where changes have been made to the design since approval of the outline planning permission, the Statement of Compliance demonstrates that these do not result in any new or different significant adverse effects compared to those identified in the hybrid Environmental Statement. It further states that no other new or different significant environmental effects have been identified as a result of the Proposed Development. The approved EIA remains applicable, and the detailed design proposal is entirely consistent with its approved provisions.

Compliance on Non EIA Technical Matters

- 4.15 The paragraphs below capture the broad compliance of the detailed design with the EAF hybrid planning permission on each of the key technical considerations identified throughout the planning process.

Flood Risk and Drainage

- 4.16 A Flood Risk Assessment has been prepared by JBA Consulting and is included with this RM application.
- 4.17 The Assessment concludes that the proposed detailed development in the RM submission is broadly compliant with the parameters and conditions on the EAF planning permission. It is acceptable in flood risk terms on this basis. The proposal also meets the principles and requirements set out in TAN-15 (2025) and the aims of Planning Policy Wales (PPW).

Arboricultural

- 4.18 RM Application 1 does not propose any new or additional tree loss when assessed against the approved Arboricultural Impact Assessment. The arboricultural effects remain as those previously considered and approved as part of the outline element of the hybrid application.

Green Infrastructure

- 4.19 All the relevant green and blue infrastructure improvements approved in the EAF hybrid planning permission in the RM Application 1 site area are included in the detailed design of the proposed development. This includes those related to the drainage ditch diversion and roadways. Habitat creation will be carried out strictly in accordance with the approved Landscape and Environmental Management Plan (LEMP) and the Biodiversity Net Benefit reports. The proposed habitat creation compensates for any losses and is expected to have a direct, long-term net beneficial effect.
- 4.20 The conclusions set out in the Green Infrastructure Statement and reported in the EAF Environmental Statement (ES) remain applicable. The detailed design proposal is acceptable on this basis.

Coal Mining Risk Assessment

- 4.21 It is established above that the detailed development proposal forming the RM application is broadly compliant with the outline parameters approved in the EAF hybrid planning permission.

- 4.22 Condition 18 (full) and 57 (outline) on the EAF hybrid planning permission require further investigation and/or mitigation of coal risk on the site. NPT is aware that Tata is working closely with the Mining Remediation Authority (MRA) to define the methodology for the further assessment of risk at the site, including potential investigation and remediation. The outcomes of this discussion must be completed and relevant reports submitted and approved prior to the commencement of work on the above ground superstructure of the Proposed Development.
- 4.23 Any mining risk mitigation will be included when relevant and available. This work does not impact on the detailed design of the Proposed Development. RM approval is sought on this basis.

Transport/Access

- 4.24 This RM application does not propose any additional transport details beyond those submitted with the hybrid planning application. No further transport input is required, and the conclusions of the outline application remain applicable.

Fire Strategy

- 4.25 A Fire Strategy has been prepared by Part B and is included with this RM Application 1.
- 4.26 The submitted fire compliance statement elaborates on the detail as submitted as part of the hybrid permission. It demonstrates that the scheme complies with the parameters set out in the site wide fire strategy submitted with the hybrid application.

Lighting Strategy

- 4.27 The proposed lighting scheme complies with the parameters that were assessed by the ES and approved in the EAF hybrid planning permission.

Summary

- 4.28 The foregoing analysis demonstrates that the detailed design of the Proposed Development is entirely consistent with the approved parameters and requirements of the EAF hybrid planning permission.

5. Conclusion

- 5.1 This Planning Compliance Statement confirms that the application for the approval of RM Application 1 is broadly compliant with the parameters and requirements of the outline element of the approved hybrid planning permission (P2024/0711) for a new EAF steel making facility at Port Talbot Steelworks.
- 5.2 The evidence based information provided confirms compliance with:
- The key parameters of layout, appearance and scale provided for in the EAF hybrid planning permission.
 - The method statements and management plans used to discharge detailed pre-commencement and environmental mitigation requirements in the EAF hybrid planning permission.
 - Substantial accordance with the principles and mitigation set out in the EAF EIA prepared by RSK.
 - The drainage approach is consistent with the separate SAB process, which is ongoing. TAN15 has not material impact on the acceptability of the proposed development in flood risk terms.
- 5.3 This Statement confirms that this RM Application 1 can now be positively determined by NPT.

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