

14 July 2025

Submitted via Planning Portal Wales

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

Dear Chris,

**APPLICATION TO DISCHARGE CONDITION 45 (CONTAMINATION) AND 46 (REMEDIATION STRATEGY) OF
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 a discharge of condition application for Condition 45 and 46 of 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."

Condition 45 states the following:

"No development shall commence on a phase of development as approved by condition 39 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)

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'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: - human health, - groundwater and surface waters - adjoining land, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - ecological systems, archaeological sites and ancient monuments; and 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 (2011-2026)."

Condition 46 states the following:

"Where the assessment approved under condition 45 concludes that remediation is necessary, no development shall commence on that phase of development on site (with the exception of demolition of any buildings or structures hereby approved) until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to sensitive receptors 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 (2011-2026)."

The information set out in the table below is submitted as part of the application to discharge the conditions in full:

Document/Plan	Author	Condition
Planning Application Form	Turley	N/A
Covering Letter	Turley	N/A
Site Location Plan	Lawray Architects	N/A
Borehole Overlay Plan – Indicative Outline Plan Phase 2	Lawray Architects	Conditions 45 and 46

Borehole Overlay – Proposed Site Plan	Lawray Architects	Conditions 45 and 46
Phase 2 Geoenvironmental Report	RSK	Condition 45
Remediation Strategy	RSK	Condition 46

The submitted documentation has been agreed collaboratively between Tata Steel, Neath Port Talbot Council and Natural Resources Wales through the soft sharing of information and ongoing discussions during regular meetings prior to submission of the application. The documents were also the subject of a formal consultation and approval by all these parties prior to NPT discharging Conditions 6 and 7 imposed on the same hybrid planning permission in relation to the full area of the development. There has been no change to the documents and Conditions 45 and 46 should be discharged on this basis.

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

SUMMARY AND CONCLUSION

We trust the enclosed material will enable the full and timely discharge of the identified conditions. Please contact us if you have any queries.

Yours sincerely

Owen Francis
Director

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