

15 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 50 (CONSTRUCTION ENVIRONMENTAL PLAN) 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 50 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 50 states the following:

"No development shall commence on a phase approved under condition 39 until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The submitted CEMP shall include the following information:

- (i) Construction methods: the construction materials or techniques to be used; the process for storage and management of plant and materials used in constructing the development. This shall include*

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full details of: horizontal directional drilling (including the location of drilling pits and management of drilling slurry).

- (ii) *General Site Management: the construction programme including timetable; the approach to site clearance; details of site construction drainage, containments areas, temporary water treatment/management methods to include supervision, monitoring and quality parameters, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete batching operations and washing areas) and any watercourse or surface drain.*
- (iii) *Resources Management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, wastewater, and energy use.*
- (iv) *Lighting: Details of external construction lighting. Construction lighting within the site should be placed where there it can suitably illuminate the development site, pedestrian and vehicular access routes to safe levels without instigating visual difficulty to drivers on the internal road networks.*
- (v) *Control of Nuisances: Including timing, duration and frequency of works; Identification of the significant construction and demolition noise & vibration sources - this shall include details to minimise noise and vibration from piling activities (for example acoustic barriers); physical and operational management controls necessary to mitigate noise & vibration emissions; dust & odour control measures and measures to control light spill.*
- (vi) *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. Details of transport arrangements to the construction site if a safe route from the construction car park to the site is not available. The submission of a Construction Traffic Management and Routing Plan. Details of how active travel is promoted and facilitated for construction workers.*
- (vii) *Hours of working on site: including specified hours for deliveries; restrictions to be applied during construction and demolition works (including timing, duration and frequency of works). This shall be informed by the detailed construction noise and vibration assessment required by Condition 49;*
- (viii) *Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.*
- (ix) *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
- (x) *Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance, mitigation and Precautionary Working Method Statements (PWMS).*
- (xi) *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures. The approved CEMP shall be implemented throughout each construction phase of the development.*

Reason: In the interests of biodiversity and the amenity of the area as a whole and to ensure the development complies with Policies EN7, TR2 and BE1 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
CEMP	Sor Robert McAlpine	Condition 50

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 document was also the subject of a formal consultation and approval by all these parties prior to NPT discharging Condition 11 imposed on the same hybrid planning permission in relation to the full area of the development. There has been no change to the document and Condition 50 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 condition. Please contact us if you have any queries.

Yours sincerely

Owen Francis
Director

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