

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 62 (PILING RISK ASSESSMENT) 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 62 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 62 states the following:

"Prior to the commencement of any piling or foundation works in a phase approved by Condition 39, a Piling Risk Assessment (PRA) shall be submitted to and approved in writing by the Local Planning Authority (LPA). The PRA shall assess the potential risks to human health, groundwater, and the stability of the ground, particularly in relation to any known or suspected contamination on the site. The assessment shall include:

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- (i) *A detailed review of ground conditions, including existing contamination reports and geotechnical data.*
- (ii) *An evaluation of the potential for the migration of contaminants as a result of piling or other intrusive groundworks.*
- (iii) *Identification of appropriate piling techniques to mitigate risks to human health, controlled waters, and the wider environment and the reasons for proposing this method.*
- (iv) *A strategy for monitoring and mitigating any identified risks during the construction process. All piling works shall be carried out in each construction phase in accordance with the approved PRA and associated mitigation measures for that phase.*

Reason: To ensure that risks to human health and controlled waters from contaminated land and construction activities are adequately managed and policy EN8 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
PRA	Geotechnology Ltd	Condition 62

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 23 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 62 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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