

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 CONDITIONS 9 AND 48 (DEMOLITION METHOD STATEMENT) 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 Conditions 9 and 48 of planning permission reference P2024/0711.

Hybrid planning permission was granted, subject to conditions, for the following description of development on 7 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 9 states the following:

"Prior to any demolition being undertaken on each phase of the development, a Demolition Method Statement (DMS) shall be submitted to and approved in writing by the Local Planning Authority. All demolition works shall be undertaken in accordance with the approved DMS".

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Condition 48 states the following:

“Prior to any demolition being undertaken on each phase of the development, a Demolition Method Statement (DMS) shall be submitted to and approved in writing by the Local Planning Authority. All demolition works shall be undertaken in accordance with the approved DMS for that phase”.

Condition 9 was part-discharged by NPT on 1 July 2025 for demolition detailed within approved document ‘High Level Overview of the Demolition Works to the Existing BOS Plant’ by Bath Demolition. An updated Demolition Method Statement (DMS) has been prepared to provide details of demolition on the remainder of EAF site (both Full and Outline areas). This includes the demolition of all structures and buildings shown on the approved Demolition Site Plan (Figure 1 below).

The submitted DMS is detailed and it is not considered proportionate to submit a specific DMS for each building/structure. Proportionate mitigation measures will be applied for smaller structures and buildings where relevant. This is a comprehensive site wide approach from skilled and experienced demolition contractors under the control of SRM as principal demolition contractor for the development. The approach will ensure no unacceptable effects from the demolition phase of the development. The updated Demolition Method Statement is submitted for approval in this application to fully discharge conditions 9 and 48.

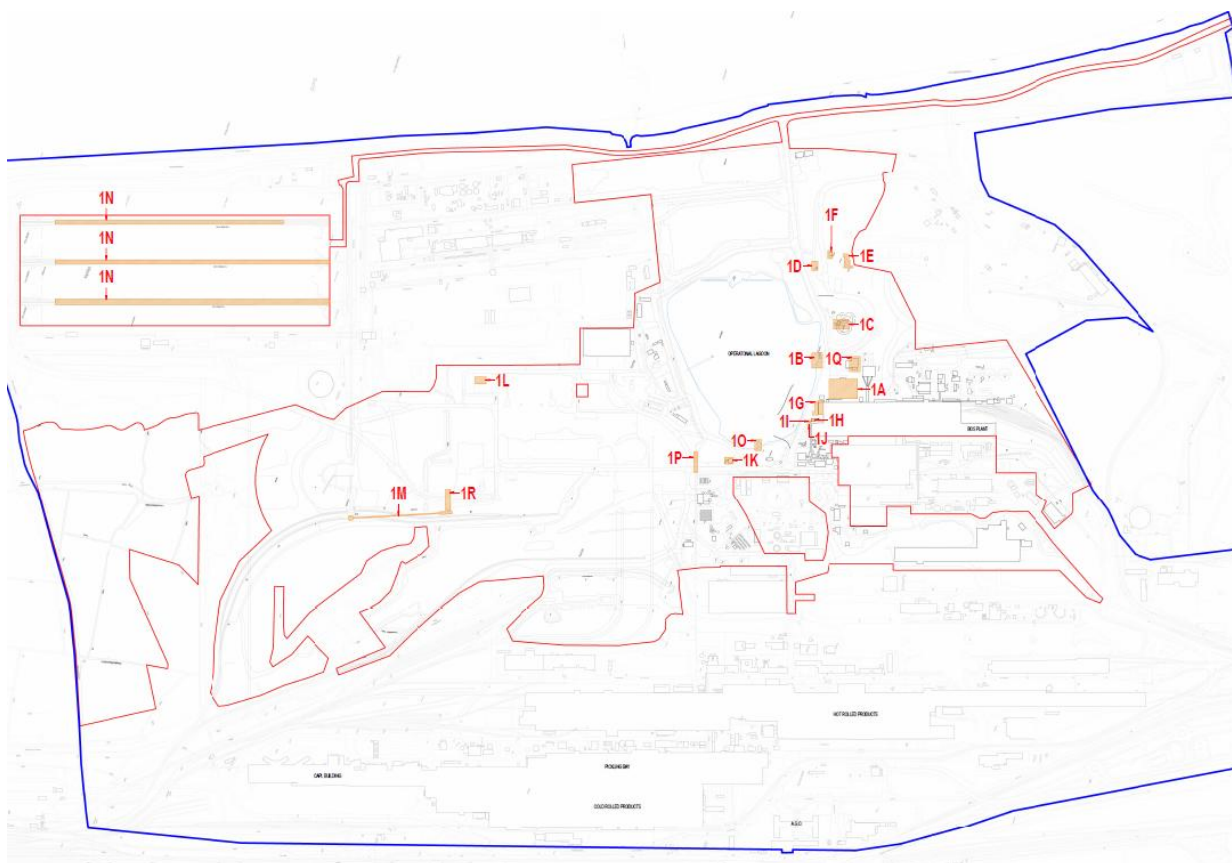


Figure 1: Approved Demolition Site Plan

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
Demolition Method Statement	Sir Robert McAlpine	Conditions 9 and 48

The submitted documentation has been agreed collaboratively between Tata Steel and Neath Port Talbot Council through the soft sharing of information and ongoing discussions during regular meetings prior to submission of the application. No objections or comments were raised throughout this process.

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 pre-commencement conditions. Please contact us if you have any queries.

Yours sincerely

Owen Francis
Director

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