

19th December 2025

Via Planning Portal Wales (Ref. PP-14569641)

Ms N Lake
Planning Department
Neath Port Talbot CBC
Civic Centre
Port Talbot
SA13 1PJ

Ref: 02132

Dear Nicola,

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2 PART 31 –
APPLICATION FOR PRIOR NOTIFICATION FOR THE PROPOSED DEMOLITION OF THE GAS HOLDER AND
ASSOCIATED INFRASTRUCTURE AT PORT TALBOT STEELWORKS, PORT TALBOT**

On behalf of our client, Tata Steel UK Ltd ('Tata Steel'), we are pleased to enclose an application for prior notification for the demolition of the Coke Ovens Gas Holder, including associated ancillary structures and equipment in this area of the site as part of the wider demolition works at Port Talbot Steelworks, Port Talbot.

This application has been submitted via Planning Portal Wales (PP-14569641) and comprises the documentation set out in the table below.

Document/Plan	Author	Reference/Date
Planning Application Form and Ownership Certificates	Turley	PP-14569641
Covering Letter	Turley	December 2025
Site Location Plan	Tata Steel	158.S0007 Rev.04d
Existing Layout Plan	Tata Steel	December 2025
Peregrine and Badger Survey Report	RSK	2487822 May 2025
Demolition Summary Note	Tata Steel	Rev.02 / December 2025
Risk Assessment Table	Tata Steel	December 2025
Demolition Method Statement	Thompsons of Prudhoe Ltd	WMT/MP/22389 Rev01
Tata's Complaint Procedure	Tata Steel	December 2025
Site Notice	Turley	December 2025

18 Windsor Place
Cardiff
CF10 3BY

T 029 2034 4445 [turley.co.uk](https://www.turley.co.uk)

The requisite planning application fee of £308 will be paid direct via BACS under separate cover.

BACKGROUND CONTEXT

This application is the first of the next three demolition applications in the phased demolition planned by Tata in the disused heavy end of the steelworks. A summary of the three prior notification applications at this stage is outlined below:

- Application 1 – Gas Holder (this application)
- Application 2 – HAA
- Application 3 – Sinter Plant.

SITE DESCRIPTION AND BACKGROUND CONTEXT

The site subject to this application (Application 1) is denoted by the red star on the below plan. Application 1 relates to the gas holder facility and extends to an area of approximately 4 hectares. Tata is keen to bring forward the demolition and subsequently grade and clear the site from all materials and items in a timely manner.



PROPOSED DEMOLITION

Part 31, Schedule 2 of the Town and Country Planning (General Permitted Development Order 1995 as amended) (“GDPO”) confirms that the demolition of an existing building may be classified as permitted development. The developer must apply to the local planning authority for consideration of whether the prior approval of the authority is required for the method of demolition and any proposed restoration of the site. This application provides the required “prior notification” of demolition as required by the GDPO.

The planned demolition includes the removal of the following equipment:

- Coke Ovens Gas Holder
- Conveyors
- Wiggins Seal
- Steel Rope
- Levelling Weights
- Roof Furniture
- Piping and Trestles
- Building 2 no's (MMC light room and blow out house)
- Steel container 2Nos
- Other ancillary structures and equipment in this area.

The existing Gas Holder and its associated structures have become obsolete and are no longer required by Tata Steel. The Gas Holder was built in 2014 to enable the storage of coke oven gas. It has not been required operationally since the cessation of the Morfa Coke Ovens in March 2024. The approved Electric Arc Furnace (EAF) (planning reference: P2024/0711) development is the operational future of the site and does not require the use of gas.

The Port Talbot Steelworks site is being regenerated through the EAF development currently being implemented. This approved development includes the provision of new roadways and access routes. The Gas Holder is redundant and located on a critical path of the proposed new roadway. The demolition of the structure is urgent to facilitate the wider regeneration in line with the EAF development programme.

Full details of the proposed works are set out in the Demolition Summary Note (December 2025) produced by Tata Steel. The note sets out the reasoned justification for the proposed demolition and the operational and/or legal requirements for completion of the works.

PROPOSED DEMOLITION METHOD

The planned demolition will be conducted by experienced contractor Thompsons of Prudhoe. Full details of the proposed works are set out in the Demolition Method Statement (DMS) submitted in support of this application. The DMS includes the following information:

- **Project information** – location, scope of works, duration of works, constraints to work, live services and emergency procedures.
- **Activity specific aspects** – resources, health and safety, control measures, mitigation nuisance noise, dust and vibration.
- **Method statement** – demolition equipment and techniques.

The DMS sets out the following methodology:

- Pre-Cleaning and Hazardous Material Removal – Specialist cleaning of COG/sludge, structural propping, confined space and BA controls, continuous suction and nitrogen blanket, PPE management and standby rescue team.
- Gas Holder and MCC Substation Demolition – Soft strip interiors, mechanical demolition bay-by-bay with excavators, roof and steel frame removal.
- 451 Conveyor Demolition – Remove accessible components, mechanically demolish conveyor and junction houses, cut scrap to size and remove concrete footings.
- Controlled Blowdown of Gas Holder – Pre-weakening cuts, IBC water charges and explosive displacement, cutting charges installed, exclusion zones enforced and vibration monitored.
- Post-Blowdown Processing – Mechanical processing of remaining structure, exclusion zone enforced for personnel and stockpiles managed safely.

Tata Steel has established working guidelines and strict practices relating to on-site health and safety. Any works on land controlled by Tata Steel at the site must comply with these practices. This includes on matters of dust, noise, and gas. All demolition works associated with the application will also comply.

The planned demolition will be risk assessed before any demolition works commence. Prior to the commencement of demolition, Thompsons of Prudhoe Ltd. will appoint an independent UKAS registered asbestos surveyor to undertake a Demolition Asbestos Survey. All structures and buildings will also be assessed for contaminated materials and required mitigation measures implemented prior to demolition. Any risk of contamination will be appropriately controlled.

Planned working hours are 07:00 to 17:00 Monday to Friday. Work will also take place on alternate weekends, with Saturday and Sunday hours from 07:00 to 17:00. The specific blowdown date is to be confirmed but is anticipated to be carried out on a Saturday or Sunday to avoid the working week's activities and interaction with the wider EAF activities. The date and any proportionate detail will be confirmed to the Council under separate and strictly confidential cover.

The demolition programme is estimated at four to six months. Should the works extend beyond March 2026, Tata Steel will implement an ecological watching brief throughout the duration of the works. This approach directly addresses the risk mitigation measures in the accompanying Peregrine and Badger Report.

All demolition materials will be separated and sorted on site in line with the requirements of the waste hierarchy, under the responsibility of the principal contractor. Thompsons of Prudhoe will ensure that the skips / wagons leaving site are first sheeted / covered to prevent the arising of dust during transportation. All waste will be transferred to authorised, licensed waste disposal sites.

Appropriate control measures will be implemented to mitigate or prevent adverse environmental effects. Noise will be controlled during the deconstruction through ongoing assessment to ensure levels remain within the accepted and permitted limits. An exclusion zone will be established to restrict access to all but essential persons. This will limit personal noise exposure. Each task will be subject to a noise risk assessment. Works generating levels in excess of 80dBA will be highlighted using warning signs. All works producing noise in excess of 85dBA and above will be conducted within an exclusion zone. A dust suppression system will be used for all buildings and structural demolition throughout the programme period.

Tata Steel will record all dust and air quality complaints and, if necessary, take appropriate measures to reduce emissions in a timely manner.

The contractors will wear appropriate personal protective equipment (PPE) during any activity. A comprehensive suite of emergency procedures is included in the DMS.

Further detailed information is provided in the accompanying Method Statement produced by Thompsons of Prudhoe (December 2025).

ECOLOGY

A Peregrine and Badger Report has been prepared by RSK to support this application. The report confirms the following:

- Bats – The nearest structures with potential for bat roosting are located over 200m northwest of the Gas Holder area. As the Gas Holder will be demolished by cutting methods and a controlled single explosive event, noise and vibration are not considered likely to disturb any roosting bats.
- Birds - No peregrines or other nesting birds were identified on or near the Gas Holder during any of the three visits. Demolition before the next nesting season (March–August) is not expected to impact birds. If works are delayed beyond March 2026, a repeat survey may be required.
- Badger – The only sign of activity noted during the visit were two trails of footprints along the track that runs 50m north of the facility. No badger setts were identified within 100m of the Gas Holder. It is also worth noting that the badger sett closest to the holder have been closed via a species license as part of the EAF construction works. Therefore, badgers are not considered a constraint to the planned demolition.

SITE NOTICE

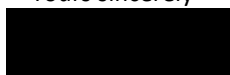
In accordance with the A.2 (b) (iii) of Part 31 of the GPDO (1995) (as amended), we can confirm that the enclosed site notice will be displayed at the site for a minimum period of 21 days in the period of 28 days from the date of the submission of this application. We can also confirm that notice will be served on the Council under Section 80 of the Building Act 1984 (as amended) prior to any deconstruction works commencing on site.

CONCLUSION

This application demonstrates that the proposed demolition accords with the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The demolition will be completed in a safe and controlled manner and will not give rise to any adverse impacts. The DMS sets out the safety measures and procedures that will be followed to manage and avoid potential detrimental impacts.

We look forward to receiving notice that the application has been registered. Please do not hesitate to contact us should you have any queries.

Yours sincerely



Mared Jones

Senior Planner

