

19 December 2025

Via Planning Portal Wales (Ref. PP-14569655)

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 HAA BUILDING 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 HAA building, including other 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-14569655) and comprises the documentation set out in the table below.

Document/Plan	Author	Reference/Date
Planning Application Form and Ownership Certificates	Turley	PP-14569655
Covering Letter	Turley	December 2025
Site Location Plan	Tata Steel	158-S009-Prev.4C
Existing Site Layout	Tata Steel	December 2025
Preliminary Ecological Appraisal Report	RSK	2487033 June 2024
Risk Assessment Table	Tata Steel	December 2025
Demolition Summary Note	Tata Steel	December 2025
Demolition Method Statement	Thompsons of Prudhoe Ltd	WMT/MP/22389 Rev01
Tata's Complaints Procedures	Tata Steel	December 2025
Site Notice	Turley	December 2025

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

This application is the second 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
- Application 2 – HAA (this application)
- Application 3 – Sinter Plant

The planned demolition of the HAA building and its associated infrastructure has already been approved under the EAF application (Ref: P2024/0711), in accordance with Demolition Plan Refs: 040001-P03 and A-040014 P01. The demolition condition relating to this structure, namely Condition 9, was discharged as part of the EAF application for mechanical demolition. As such, this application seeks approval solely to amend the method of demolition, changing it from mechanical demolition to a combination of explosive demolition and cutting.

SITE DESCRIPTION AND BACKGROUND CONTEXT

The subject site subject to this application (Application 2) is denoted by the red star on the below plan. Application 2 relates to the HAA building which covers an area of approximately 0.4 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:

- HAA Building
- Staircase
- Control Room
- Other ancillary structures and equipment in this area

The existing HAA building was commissioned in 1988 and originally designed to load coal and coke onto rail carriages for transportation off-site. It comprises internal hoppers, an attached conveyor system, and feed hoppers that were used to load rail wagons. With Port Talbot’s decarbonisation strategy and the EAF development now underway, the HAA structure and its associated infrastructure are scheduled for controlled deconstruction and clearance.

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 proposed 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 outlines the following methodology:

- Pre-Cleaning and Asbestos Removal – Independent UKAS-registered surveyor to carry out Demolition Asbestos Survey. Licensed asbestos removal under controlled conditions, with non-licensed removal under respirator/exclusion zone controls. Verification by independent analyst and Certificates of Cleanliness, with documentation retained on site and provided to the Principal Designer.
- Separation of HTC/HTA Buildings – Operatives use MEWPs to gain access for hand and hot works to safely separate structures, dropping materials to grade.
- Controlled Blowdown of HAA Building – Pre-weakening cuts, installation of cutting charges and water-filled IBC “kicking” charges, sandbag containment, exclusion zone enforcement, vibration monitoring, and adherence to blowdown manual including contingency and dust mitigation measures.

- Demolition of HAA Building – Mechanical processing using demolition-spec excavators, soft stripping interiors where required, and safe management of stockpiles. Exclusion zones enforced; Site Manager and banksmen maintain oversight with two-way radio and proximity monitors.
- Post-Demolition Works – Installation of cladding to HTA building by specialist subcontractor, ongoing monitoring of weather conditions, careful processing of remaining materials using shear, grab, and pulveriser attachments, and top-down management of stockpiles to prevent instability.

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, gas and asbestos. 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.

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.

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 ensures 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 environmental effects. Noise will be controlled during the deconstruction through ongoing assessment to ensure the work is within the accepted and permitted limits. An integrated noise, dust and vibration monitoring system will be installed to allow real-time continuous monitoring. Background levels will be documented prior to start of works and compared to the real-time monitoring as works progress. 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 Method Statement produced by Thompsons of Prudhoe (December 2025).

ECOLOGY

Ecological matters have been addressed as part of the application, and no likely ecological impacts have been identified. A Preliminary Ecological Appraisal (PEA) Report has been prepared by RSK to support the proposals. The PEA covers the wider Tata Steelworks site and was previously submitted and approved as part of the EAF application. The assessment confirms that the proposed works are unlikely to result in any adverse ecological effects.

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

