

6 February 2026

Via Planning Portal (PP-14662674)

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

Our 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 SINTER PLANT AND
ASSOCIATED INFRASTRUCTURE (PHASE F) 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 Sinter Plant, including associated ancillary structures and equipment (Phase F) in this area as part of the wider demolition works at Port Talbot Steelworks, Port Talbot.

This application has been submitted via Planning Portal Wales (PP-14662674) and comprises the documentation set out in the table below.

Document/Plan	Author	Reference/Date
Planning Application Form and Ownership Certificates	Turley	PP-14662674
Covering Letter (this document)	Turley	February 2026
Site Location Plan	Turley Design	1014 Rev.A
Phasing Plan	Turley Design	1013 Rev.0
Preliminary Ecological Appraisal	RSK	2487033 - June 2024
Demolition Summary Note	Tata Steel	January 2026
Demolition Method Statement (including Tata's complaints procedure)	Haywood Crushing Demolition	January 2026
Site Notice	Turley	January 2026

The requisite planning application fee of £308 will be paid direct to the Council via BACS.

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Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

BACKGROUND CONTEXT

This application is the third in a series of four demolition applications focused on elements of the now redundant former heavy end of Port Talbot Steelworks. A summary of the phased demolition planned by Tata Steel and requisite prior notification applications is outlined below:

- Application 1 – Gas Holder
- Application 2 – HAA
- Application 3 – Sinter Plant (Phases A-E, G-H)
- Application 4 – Sinter Plant (Phase F) (this application)

SITE DESCRIPTION AND BACKGROUND CONTEXT

The subject site is denoted by the red star on the below plan. The application relates to Phase F of the Sinter Plant area and covers an area of approximately 1.2 hectares. Tata is keen to bring forward the demolition 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 providing that the developer applies 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 proposed demolition is planned in 8 separate phases (A-H), as set out below:

- **Phase A** - Conveyor 885, 886, and part of conveyor 753 and its junction house 884/886, 752/753, equipment, structures, civil buildings, the removal of all the loose items from the area and grading of land.
- **Phase B** - Controlled Deconstruction of the conveyor 887, its junction house, electrostatic precipitators, concrete stack ducts, steel stack duct, blower house, compressor house, water recycling tower, equipment, structures, civil buildings, glasses, timber and the removal of all the loose items from the area and grading of land.
- **Phase C** - Controlled Deconstruction of the rod mill building, conveyors 1080,1081,1082,1083,1084,1085,1086,1088, junction house, pipes, trestles, pipe bridges equipment, structures, glasses, timbers and the removal of all the loose items from the area and grading of land.
- **Phase D** - Controlled Deconstruction of the Sinter Plant building, Conveyors, junction houses, equipment, structures, civil buildings, the removal of all the loose items from the area and grading of land.
- **Phase E** - Controlled Deconstruction of the Sinter Plant admin building, heat tanks and stand, abandoned cabins, equipment, structures, civil buildings, the removal of all the loose items from the area and grading of land.
- **Phase F** - Controlled Deconstruction of Conveyor 1402 and junction house 1401/1402, equipment, structures, civil structures, the removal of all the loose items from the area and grading of land.
- **Phase G** - Controlled Deconstruction of the Coke bunker, Conveyors, junction houses, equipment, structures, civil buildings, the removal of all the loose items from the area and grading of land.
- **Phase H** - Controlled Deconstruction (Except of Sewage Pumping Station) of the RM office building & workshop, contractors workshop & stores, cooling tower, pump house, abandoned cabins, equipment, BOS Gas pipe line & supporting structure, pipe works, civil buildings, the removal of all the loose sundry scraps items, Lego blocks, Heras fencing, newly installed green fencing etc. from the area and grading of land.

Please note that Phases A-E, G-H is covered under a separate planning application (ref: PP-14643643).

The below plan illustrates the phasing schedule of the application.



Figure 1: Phasing Plan

The Sinter Plant and associated infrastructure have become obsolete and are no longer required by Tata Steel. It has been in use for decades to agglomerate fine iron ore particles along with other materials such as fluxes and coke fines into larger solid lumps known as sinter. 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 the sinter plant and associated infrastructure.

Full details of the proposed works are set out in the Demolition Summary Note (January 2026) produced by Tata Steel and submitted in support of the application. 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 Haywood Crushing Demolition. 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:

- Safely decommissioning and removing all services, process equipment (including machinery, unused oil storage tanks and associated systems).
- Methodical dismantling of structural elements, such as structures, conveyors and transfers houses, pipework, cables, pipe bridges, and supporting frameworks, while maintaining structural safety.
- Controlled demolition of the Sinter Plant and associated structures, utilising a combination of mechanical sheers and explosives.
- Identification, removal and safe disposal of hazardous materials (including asbestos and oils) in accordance with legal standards.
- Implementation of safety measures including controlled use of hot work, continuous monitoring of potential hazards, and thorough site cleaning to ensure the area is left in a safe, clear, and environmentally compliant condition.
- Emergency Response will be developed for the CDM area which will be fully detailed within the Construction Phase Plan.

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. All works will be pre-planned and undertaken with care and control, to ensure the safety of site personnel, Tata Steel UK Ltd and contractor staff.

Strict traffic management controls will be in place, as well as strict plant to person interface controls. The work site will be secured and controlled as a CDM site throughout the works. All works will adhere to pre-planned sequencing. Mitigation will be in place to strictly control and to reduce dust, noise and vibration to a minimum.

Planned working hours are 07:00 to 19:00 Monday to Friday; 07:00 to 18:00 Saturday and 08:00 to 16:00 on Sunday. No work will be carried out on public holiday. The demolition programme is estimated at 15 months, with the anticipated start date set for April 2026. 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 identified drums of chemicals, waste grease, oil etc. will be removed to be stored separately in an agreed ventilated quarantined area before commencement of development. 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. All waste will be transferred to authorised, licensed waste disposal sites.

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 DMS produced by Haywood Crushing Demolition (January 2026).

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

M Jones

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Senior Planner

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