

17 March 2026

Submitted via Planning Portal Wales (PP-14770017)

Ms N Lake
Neath Port Talbot County Borough Council
Planning Division
The Quays
Brunel Way
Neath
SA11 2GG

Ref: 02560

Dear Nicola,

FULL PLANNING APPLICATION FOR THE RETENTION AND INSTALLATION OF PERIMETER FENCING, AUTOMATED VEHICULAR AND MANUAL GATES, TRAFFIC SIGNAGE AND AMRCO BARRIER – LAND AT PORT TALBOT STEELWORKS, PORT TALBOT

On behalf of our client, Tata Steel UK Ltd ("the applicant"), we are pleased to enclose an application for the retention and installation of perimeter fencing, gates, traffic signage and Armco barrier on land at Port Talbot Steel Works, Port Talbot.

The application proposal is described as follows:

"Retention and installation of perimeter fencing, automated vehicular and manual pedestrian gates, traffic signage and Armco barrier."

The application was submitted via Planning Portal Wales (PP-14770017) and in addition to this covering letter, comprises the following documents:

- Planning Application Forms, prepared by Turley.
- Green Infrastructure Statement (GIS), prepared by Turley.
- Site Location Plan (ref: 1018), prepared by Turley Design.
- Road Gate Close Up Plan (ref: 1015), prepared by Turley Design.
- Card Reader Plan and Elevations (ref: 1016), prepared by Turley Design.
- Lighting Column and Signage Elevations (ref: 1017), prepared by Turley Design.
- Road Side gate Plans and Elevations (ref: 1019), prepared by Turley Design.

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- Fence Elevation (ref: 1006), prepared by Turley Design.
- Photographs of Proposed Fencing and Gates, prepared by Neath Construction.
- Specification of Gate and Card Reader, prepared by Tata Steel.

The requisite application fee of £677.00 based on the site area of 1250sqm will now be paid directly to Neath Port Talbot Council.

Site Context

The application site relates to a section of land located to the north-west of Longland Lane, within the wider Port Talbot Steelworks complex. The site comprises part of an existing internal access road within the operational steelworks, which provides vehicular access to the HGV parking area located further to the south. The surrounding area is characterised by large-scale industrial development and associated infrastructure forming part of the established steelworks operations.

According to the Natural Resources Wales (NRW) Flood Maps for Planning, the site is not located within a designated Flood Zone and is not identified as being at risk of fluvial or tidal flooding.

The site is not part of a conservation area, world heritage site, historic battlefield site or archaeological priority area. There are no scheduled monuments, Listed Buildings or any Locally Listed buildings on or within the vicinity of the site.

Planning History

A review of the Neath Port Talbot Council (NPTC) online planning register confirms that the following planning application is relevant to the proposal:

- Planning permission was granted on 26 April 2026 for the retention and construction of perimeter fencing and access gates at Port Talbot Steelworks (ref: P2024/0205).
- Planning permission was approved on 26 August 2021 for the erection of new security gate and fencing at Port Talbot Steelworks (planning reference: P2021/0775).

Development Proposals

As shown on the indicative layout plan below (provided for reference only and not as a formal application drawing), the proposal includes the retention and installation of the following elements:

- Fencing that will join the existing fencing along Longlands Lane
- Automated vehicular gate with 4no. card readers
- Armco barrier
- 2no. traffic signage
- Lighting tower
- Manual lockable gate

The proposed fencing and gate system is intended to create a robust physical barrier in order to secure a designated area of the site. The measures are designed to deter unauthorised access and enhance overall site security and safety.

The fencing will be 2.4m high weld mesh fencing. It should be noted that the fence line will not be buried. Further information on the specification of the fencing is summarised below:

In addition to the perimeter fencing, an automated vehicular gate will be installed to provide controlled access to the secured area. The gate will operate in conjunction with four card readers positioned to manage entry and exit.

Associated road markings and traffic signage will also be installed to guide vehicle movements and clearly indicate access arrangements. The dimensions of the automated gate are as follows:

Automated Vehicular Gate

Height	2137mm (above ground)
Width	657mm
Length	7210mm

A manual lockable gate will also be installed along the eastern section of the proposed fencing to provide controlled pedestrian or maintenance access. The dimensions of the manual gate are as follows:

Manual Lockable Gate

Height	2400mm (above ground)
Width / Wire Thickness	4mm
Length	5430mm

The details of the automated gates are summarised in the accompanying document titled 'Specification of Automated Gate'.

The proposed fence posts will be installed within the existing gravel road surface rather than within adjacent fields or undeveloped land. As such, the works will be contained within the established operational area of the Steelworks site. The proposal will not adversely affect the function of Longlands Lane as a public right of way.

Planning Policy Context

The Development Plan for the site comprises the NPTC Local Development Plan (LDP) and Future Wales: The National Plan 2040. Other planning policy and non-statutory documents of relevance include Planning Policy Wales (Edition 12) and its associated Technical Advice Notes (TANs).

NPTC LDP (2011-2026)

A review of NPTCBC's proposals maps shows that the site is located in the following areas:

- Existing Employment Area – Tata Steelworks, Port Talbot (Policy EC2/11).

The NPTC LDP seeks to promote public safety, health, and well-being. This is highlighted in both the LDP objectives and associated planning policy around design and amenity. The key policies relating to the application are summarised below.

- **Policy EC2: Existing Employment Areas** seeks to protect existing employment functions and recognises that ancillary services and facilities are appropriate to support such employment estates. Proposals which support the overall function of an employment area and do not unacceptably harm the amenity of

neighbouring properties will be supported. It is also worth noting that the LDP recognises the importance of Port Talbot Steelworks as one of the largest employers in the region.

- **Policy TR2: Design and Access of New Development** sets out criteria for new development to comply with. This includes requiring new developments to not comprise the safe, effective and efficient use of the highway network.
- **Policy BE1: Design** sets out design criteria for all development proposals to meet. This includes requiring proposals to respect the context of the site and its place within the local landscape; utilise materials appropriate to its surroundings; not have a significant adverse impact on highway safety and the amenity of local occupiers; and create attractive and safe places.

Future Wales: The National Plan 2040

The National Plan acknowledges the urgent actions and changes in behaviour that were introduced in response to the Covid-19 pandemic and how they will emerge as permanent features of life. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) (Edition 12)

Community safety is a key theme interwoven throughout PPW. At Paragraph 3.11, it states:

“Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard should be given in the preparation of development plans and taking planning decisions. The aim should be to produce safe environments that do not compromise on design quality in accordance with the cohesive communities well-being goal.”

Technical Advice Note (TAN) 12 (March 2016)

TAN 12 provides advice on design considerations and states that local planning policies and guidance should promote development which encourage community safety and accessibility.

Planning Assessment

Principle of Development

The application site lies within the operational boundary of the Port Talbot Steelworks and forms part of the wider Tata Steel Existing Employment Area, identified under Policy EC2/11 of the NPTC LDP. The Steelworks represents one of the largest and most significant employment sites in the region and continues to play a key role in the local and regional economy.

The proposed development relates to the installation of additional security infrastructure, including perimeter fencing, automated and manual access gates, traffic management features and associated security measures along an existing internal access road within the Steelworks complex. The proposal is intended to enhance the security and operational management of the site.

The measures proposed are operational in nature and are necessary to safeguard the continued functioning, safety and security of the wider industrial complex. In this context, the development supports the ongoing operation of a strategically important employment site and aligns with the objectives of Policies EC2, TR2 and BE1 of the LDP, alongside the broader guidance set out in PPW and TAN12 in respect of design and development within established employment areas. On this basis, the principle of the proposed security infrastructure is considered acceptable.

Design

The design of the proposed development has been carefully considered to ensure that it meets the operational and security requirements of the Steelworks whilst remaining consistent with the existing infrastructure within the surrounding area. The proposed fencing will comprise 2.4m high green weld mesh panels with a marine grade powder coat finish (RAL 6005), matching the specification, height and appearance of the fencing previously approved and installed along Longland Lane under planning reference P2024/0205.

The design is considered appropriate to the operational setting and consistent with the requirements of Policy BE1 of the LDP in terms of design quality and compatibility with the surrounding environment.

Amenity

As there are no residential properties found within close proximity of the application site, the proposals would not have a detrimental impact on neighbouring amenity.

Ecology / Trees

The posts will be installed into the gravel road rather than the fields/greenfield land. No trees will be removed or adversely affected by the proposed development. The proposal will not have any adverse effects on the surrounding biodiversity of the area, including any habitats or protected species.

Conclusions

This application seeks full planning permission for the retention and installation of additional security infrastructure, including perimeter fencing, automated and manual access gates, traffic management features and associated works on land within the Port Talbot Steelworks complex.

The proposed fencing and gate system serves an important operational and safety function for Tata Steel, providing enhanced security measures to control access and protect the wider Steelworks site in the event of industrial unrest or protest activity. The development is modest in scale, located within an established industrial setting and designed to match existing security infrastructure in the area.

The proposal accords with the relevant policies of the NPTC LDP and will not give rise to any adverse impacts on amenity, heritage assets, ecology or the surrounding environment. As such, the proposed development is considered acceptable, and planning permission should therefore be granted.

We look forward to receiving confirmation of the validation of the planning application in due course. Please do not hesitate to contact us with any queries.

Yours sincerely



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