

## OFFICER REPORT

**Application Number:** P2026/0320

**Site Address:** Port Talbot Steelworks Grange Road Margam Neath Port Talbot SA13 2NG

**Proposal:** Demolition Notification: Demolition of Stock House building and associated infrastructure.

**Applicant:** Tata Steel

**Agent:** Miss Mared Jones

**Ward:** Margam & Taibach

**Application Type:** Prior Notification Demolition

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**Valid Date:** 20th May 2026

**Statutory Expiry Date:** 16th June 2026

**Ext. of Time / PPA date:**

**Publicity Expiry Date:** 4th June 2026

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**RECOMMENDATION - Prior Notification Approval Not Required**

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### **PRIOR NOTIFICATION DEMOLITION**

#### **INTRODUCTION**

The application has been submitted under Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) ("the GPDO") for the proposed demolition of the former Sinter Plant and associated infrastructure at Port Talbot Steelworks.

Under Part 31, demolition of buildings constitutes permitted development subject to the developer applying to the Local Planning Authority (LPA) for a determination as to whether prior approval is required.

The LPA must consider whether prior approval is required in respect of:

- the method of demolition, and
- the restoration of the site,

having regard to potential impacts arising from the works, including:

- noise,
- dust,
- vibration,
- pollution,
- effects on public amenity, and
- wider environmental protection considerations.

## SITE DESCRIPTION

The application site is located within the Port Talbot Steelworks complex at Margam Moors, Port Talbot and comprises approximately 4.1 hectares of previously developed industrial land. The site forms part of the former ironmaking and raw materials handling area of the steelworks and contains a range of large-scale industrial buildings, stock houses, conveyors, bunkers, substations, pumping facilities and associated infrastructure.

The site lies immediately adjacent to other operational and former steelmaking facilities within the wider steelworks complex. The area is characterised by substantial industrial development, including large buildings, plant, conveyors, rail infrastructure and associated hardstanding. Access to the site is obtained via the existing internal road network serving the steelworks.

The structures proposed for demolition comprise a series of redundant stock houses and associated infrastructure formerly used in the handling, storage and transfer of raw materials including iron ore, coke and fines associated with the steelmaking process. The site is largely hard surfaced and developed in character, although areas of ecological interest are present elsewhere within the wider steelworks complex.

## DESCRIPTION OF DEVELOPMENT

This application has been submitted under Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and seeks prior notification for the demolition of the Stock House and associated infrastructure within Port Talbot Steelworks.

The application relates to an area of approximately 4.1 hectares and comprises the demolition and deconstruction of a range of redundant industrial structures and associated plant including stock houses, bunkers, conveyors, substations, pumping facilities, silos and associated civil structures. The submitted information identifies the demolition of the No. 5 Ferrous Stock House, No. 5 Coke Stock House, In Haul Stock

House, Coke Stock House, Pellet Stock House, No. 4 Coke Stock House, associated bunkers and conveyors, substations, pump houses and ancillary infrastructure. The site is located within the operational Port Talbot Steelworks complex.

The submitted Demolition Method Statement advises that the works will involve the controlled demolition and dismantling of buildings, structures, plant and equipment to slab level, together with the removal of hazardous materials, process equipment, pipework, cables and associated infrastructure. The site will subsequently be cleared and graded following completion of the demolition works.

The demolition programme is anticipated to commence in June 2026 and is expected to take approximately 12 months to complete.

### PLANNING HISTORY

The application site forms part of the wider Port Talbot Steelworks complex which has an extensive planning history associated with steelmaking operations, ancillary infrastructure, redevelopment and demolition works.

Of particular relevance to the current proposal are:

- P2026/0073 – Demolition Notification: Demolition and deconstruction of the Sinter Plant and associated infrastructure at Port Talbot Steelworks (Phases A-E and G-H). Prior approval required and subsequently approved following submission of additional information relating to demolition methodology and environmental controls.
- P2023/0613 – Prior notification for the demolition of an existing highline conveyor steel structure comprising gallery girders and associated infrastructure. Prior approval not required (01/09/2023).
- P2011/0707 – Demolition and rebuilding of No.4 Blast Furnace and construction of associated infrastructure including stock houses, substations, conveyor systems and ancillary buildings. Approved 06/06/2012.

The current proposal relates to structures associated with the former ironmaking operations and forms part of the ongoing rationalisation and redevelopment of redundant infrastructure within the wider steelworks complex.

### CONSULTATIONS

While no statutory consultation required, the Authority has referred the application to internal consultees who responded as follows:

*Environmental Health* – No response to date.

*Ecologist* – No comments to make.

*Highways* – Comments on internal road network.

*Drainage* – No response to date.

*Building Regulations* – No response to date.

*Contaminated Land Officer* – No response to date.

## REPRESENTATIONS

No formal publicity required. No representations received in response to the site notices.

## ENVIRONMENTAL IMPACT ASSESSMENT AND HABITAT REGULATIONS ASSESSMENT SCREENING

The proposal relates to the demolition of the Stock House and associated infrastructure within Port Talbot Steelworks. The application site extends to approximately 4.1 hectares and therefore falls below the applicable threshold for urban development projects under Schedule 2, Category 10(b) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

Notwithstanding the above, the Local Planning Authority has considered whether the proposal, either individually or cumulatively with other demolition projects being undertaken within the steelworks complex, including the recently approved demolition of the adjacent Sinter Plant area, would be likely to give rise to significant environmental effects. The proposal comprises demolition only within an established industrial complex and does not include any operational development or changes to the use of the land. The submitted Demolition Method Statement and Demolition Environmental Management Plan identify measures to control and monitor noise, dust, vibration, waste management and pollution during the demolition process. Having regard to the nature, scale and temporary duration of the works, together with the mitigation measures proposed, it is not considered that the proposal would be likely to give rise to significant environmental effects. Accordingly, the proposal is not considered to constitute EIA development.

The application site forms part of the wider Port Talbot Steelworks complex and lies in proximity to a number of designated ecological sites, including the Kenfig SAC, Kenfig SPA and Ramsar Site. The proposal comprises demolition works only and would not result in any direct loss of designated habitat. Furthermore, the submitted environmental controls are intended to minimise the potential for indirect effects arising from dust, noise, vibration or pollution. Having regard to the nature and scale of the proposal, and taking account of the absence of any pathway by which significant effects on European sites could arise, either alone or in combination with other plans or projects, it is concluded that the proposal is not likely to have a significant effect on any European site. Accordingly, an Appropriate Assessment is not required under the Conservation of Habitats and Species Regulations 2017 (as amended).

## REPORT

### *Introduction and legislative context*

The application has been submitted under Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) ("the GPDO"), which grants permitted development rights for the demolition of buildings and structures.

Under Part 31, the demolition of buildings is permitted development subject to the developer applying to the Local Planning Authority for a determination as to whether prior approval is required in respect of the method of demolition and the proposed restoration of the site.

The Local Planning Authority previously determined that prior approval was required in relation to the demolition of the adjacent Sinter Plant and associated infrastructure (P2026/0073) having regard to the scale and complexity of the proposed works and the potential environmental effects arising from demolition activities. The current application similarly relates to the demolition of substantial industrial structures within the Port Talbot Steelworks complex and therefore requires consideration of whether the submitted details demonstrate that the proposed demolition can be undertaken in an acceptable manner having regard to the method of demolition and restoration of the site.

Accordingly, the assessment below focuses on the adequacy of the submitted demolition methodology, environmental mitigation measures and the proposed restoration of the site following completion of the works.

### Method of demolition

The Local Planning Authority has recently considered a comparable demolition proposal relating to the adjacent Sinter Plant area (P2026/0073), during which additional information was sought in relation to demolition methodology and environmental controls. The current submission includes a detailed Demolition Method Statement and Demolition Environmental Management Plan which address many of the matters raised during that process, including working hours, monitoring arrangements, noise, dust and vibration controls, complaint procedures and pollution prevention measures.

The Highway Authority raises no objection to the proposed demolition works. The consultation response notes that demolition activities, laydown areas and stockpiles are to be contained within the existing steelworks site and confirms that the proposal would not prejudice the safe operation of the internal site road network. It is noted that the demolition works are located wholly within the operational Port Talbot Steelworks complex and do not directly affect the public highway network. Matters relating to the management of internal haul routes, stockpiles and traffic movements within the site are primarily operational matters for the site operator and demolition contractor.

Whilst consultation responses remain outstanding at the time of writing, it is considered that the submitted information provides a sufficiently detailed framework for the

management of environmental effects arising from the demolition works. The demolition methodology identifies appropriate control measures and mitigation to minimise impacts arising from noise, dust, vibration and pollution and demonstrates that the works can be undertaken in a controlled manner within the operational steelworks environment.

Subject to consideration of any outstanding consultation responses, the submitted details are considered acceptable in respect of the method of demolition.

### *Restoration of the Site*

Part 31 of the GPDO requires the Local Planning Authority to consider the proposed restoration of the site following completion of demolition works.

The submitted Demolition Method Statement confirms that the demolition works will be undertaken to ground floor slab level, with below-ground basements and voids infilled using suitable material and the site graded following completion of the works. The submitted information further confirms that all demolition arisings, plant, equipment and associated infrastructure will be removed from the site, with the area left in a safe, clear and environmentally compliant condition.

The proposed restoration works are consistent with the wider programme of decommissioning and rationalisation currently being undertaken within the Port Talbot Steelworks complex and would result in the removal of redundant industrial infrastructure and the creation of a cleared and graded development parcel. No replacement development forms part of the current application and any future redevelopment of the site would be subject to separate planning considerations where required.

Having regard to the nature of the site, its location within the operational steelworks complex and the restoration measures proposed, it is considered that the site can be restored to an acceptable condition following demolition. The proposed restoration arrangements are therefore considered acceptable for the purposes of Part 31 of the GPDO.

### *Conclusion*

The application seeks prior approval for the demolition and deconstruction of the Stock House and associated infrastructure within Port Talbot Steelworks under Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Having regard to the submitted Demolition Method Statement, Demolition Environmental Management Plan and proposed restoration measures, it is considered that sufficient information has been provided to demonstrate that the demolition works can be undertaken in a controlled manner and that the site can be restored to an acceptable condition following completion of the works.

The submitted information includes details of the proposed demolition methodology, environmental mitigation measures, monitoring arrangements, working hours and pollution prevention controls. The Local Planning Authority is satisfied that the proposed method of demolition and restoration of the site are acceptable for the purposes of Part 31 of the GPDO.

Accordingly, it is recommended that Prior Approval is not required..

### RECOMMENDATION

#### **Prior Notification Approval Not Required**

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

**Case Officer** Matthew Griffiths

**Telephone No.** 01639 686776

**Date of Recommendation** 9th June 2026