

05 June 2026

**Via Planning Portal (PP-14980801)**

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

Our ref: TATT3054

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 PHOENIX OIL TANK FARM 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 Phoenix Oil Tank, including associated ancillary structures and equipment 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-14980801) and comprises the documentation set out in the table below.

| Document/Plan                                        | Author             | Reference/Date |
|------------------------------------------------------|--------------------|----------------|
| Planning Application Form and Ownership Certificates | Turley             | PP-14980801    |
| Covering Letter (this document)                      | Turley             | June 2026      |
| Site Location Plan                                   | Tata Steel         | May 2026       |
| Risk Assessment                                      | Tata Steel         | June 2026      |
| Demolition Summary Note                              | Tata Steel         | June 2026      |
| Demolition Method Statement                          | MGL Demolition Ltd | April 2026     |
| Site Notice                                          | Turley             | June 2026      |

The requisite planning application fee of £308, made payable to Neath Port Talbot Council, will be paid direct via BACS.

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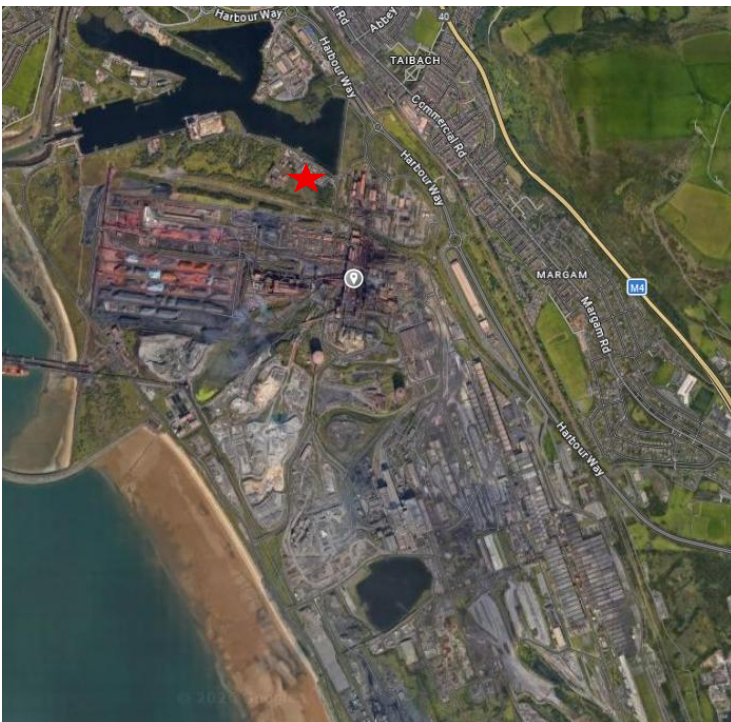
## BACKGROUND CONTEXT

This application is the second in a series of three demolition applications. A summary of the phased demolition planned by Tata Steel and requisite prior notification applications is outlined below:

- Application 1 – Stock House
- Application 2 – Phoenix Oil Tank Farm
- Application 3 – Service Boiler House

## SITE DESCRIPTION AND BACKGROUND CONTEXT

The subject site is denoted by the red cross on the below plan. This application relates to the Stock House area and covers an area of approximately 1.2 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 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.

Phoenix Oil Tank Farm is made up of 5 Tanks along with associated equipment and structures. The area is now no longer operational. Full details of the proposed works are set out in the Demolition Summary Note (May 2026) 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 MGL Demolition Ltd. 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, pipework, cables, pipe bridges, and supporting frameworks, while maintaining structural safety.
- Controlled demolition and associated structures, utilising demolition specification excavators using shear and grab attachments.
- 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.

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 7am – 6pm Monday-Friday and, 7am – 4.30pm on Saturdays, Sundays and Bank Holidays. The demolition programme is estimated at 6 months, with the anticipated start date set for July 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 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 MGL Demolition Ltd (April 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 and Tata will implement all recommendations set out by the ecologist.

## **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**

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