

29 June 2026

Submitted via Planning Portal Wales (PP-15046912)

Planning and Building Control
Neath Port Talbot Council
Brunel Way
Briton Ferry
Neath
SA11 2GG

Dear Chris,

APPLICATION TO FULLY DISCHARGE CONDITION 18 (COAL MINING) PLANNING PERMISSION REF: P2024/0711 AT PORT TALBOT STEELWORKS, GRANGE ROAD, MARGAM, NEATH PORT TALBOT

On behalf of our client, Tata Steel UK Limited ('the Applicant'), please find enclosed discharge of condition application to fully discharge Condition 18 of planning permission reference P2024/0711.

Hybrid planning permission was granted, subject to conditions, for the following description of development on 7th March 2025:

"Full planning permission for the demolition of existing buildings and structures, partial infill of the BOS lagoon, and construction of a new electric arc furnace-based steel production facility (1 no. arc furnace, 2 no. ladle furnaces). The development includes chemical/material storage and transfer infrastructure, pipework and cabling (above and below ground), buildings, fume and dust treatment plant, water treatment facility and material handling systems, electrical control rooms and power infrastructure, offices and ancillary facilities, together with new and amended roads and rail lines, landscaping and green infrastructure, lighting, hardstanding, CCTV, drainage and associated engineering operations.

Outline planning permission (with all matters reserved except for access and landscaping) for the construction of a scrap metal handling facility and associated scrap yards, scrap processing facility, new substation, underground and overground electrical infrastructure, and new and amended roads and rail lines, landscape and green infrastructure, lighting, hardstanding, CCTV, drainage and associated engineering operations."

Condition 18 states the following:

"No commencement of construction of the superstructure of any hereby approved buildings or structures shall commence in a construction phase as approved under Condition 4, until a scheme is submitted to and approved in writing for proposals to mitigate the potential risk of coal mining subsidence. The scheme shall include:

- i. The undertaking of an appropriate scheme of intrusive site investigations for any potential shallow coal workings.*

18 Windsor Place
Cardiff
CF10 3BY

T 029 2034 4445 turley.co.uk

- ii. *Based on the results of the intrusive site investigation referred to in (i) and any identified mitigation and remediation measures to address land instability arising from coal mining legacy, the approved scheme shall be fully implemented in accordance with a schedule of works which will form part of the submitted scheme.*

Reason: In the interest of safety and policy EN8 of the Neath Port Talbot Local Development Plan (2011-2026)."

A scheme to mitigate the potential risk of coal mining subsidence will be submitted shortly to enable the full discharge of Condition 57 (Coal Mining).

The information set out in the table below is submitted as part of the application to discharge the condition:

Document/Plan	Author	Condition
Planning Application Form	Turley	N/A
Covering Letter	Turley	N/A
Site Location Plan	Lawray Architects	N/A
Scheme of Mitigation for Coal Mining Risk	SLR	Condition 18

The requisite planning application fee of £333 (inclusive of the £91 Planning Portal Service Charge) will be paid directly to Neath Port Talbot Council.

SUMMARY AND CONCLUSION

We trust the enclosed material will enable the full and timely discharge of the identified condition. Please contact us if you have any queries.

Yours sincerely,

Mared Jones

Mared Jones - mared.jones@turley.co.uk

Senior Planner