

## OFFICER REPORT

**Application Number:** P2026/0427

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

**Proposal:** Application to approve detail required by condition 18 (Coal Mining Risk Assessment) of planning permission P2024/0711 (Electric Arc Furnace project) approved on 07.03.2025.

**Applicant:** Tata Steel UK Ltd

**Agent:** Mared Jones

**Ward:** Port Talbot

**Application Type:** Discharge of Conditions

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**Valid Date:** 1st July 2026

**Statutory Expiry Date:** 25th August 2026

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

**Publicity Expiry Date:** 31st July 2026

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### RECOMMENDATION - Approved

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#### DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

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| App. Number: | P2022/0711                                                                                                                                                                                                                                                                                           |
| Development: | 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 |

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|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>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.</p> <p>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.</p> |
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#### DETAILS OF CONDITION TO BE AGREED

This application relates to the approval of details in respect of the following condition of the above planning permission: -

18. *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.*

*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).*

#### BRIEF DESCRIPTION OF SUBMITTED DETAILS

In support of the application the applicant has submitted a Scheme of Mitigation for Coal Mining Risk (SLR Technical Note Ref. ST20879-0003, May 2026).

## CONSULTATIONS / REPRESENTATIONS

The Coal Authority 21 July 2026 – “The applicant has submitted a Technical Note dated 26 May 2026 and prepared by SLR Consulting Ltd in support of the discharge of the aforementioned condition. The Scheme of Mitigation included within the report aligns with the relevant industry guidance and the schedule of works is considered appropriate. Consequently, and subject to the scheme being fully implemented, which will be a matter of the LPA to ensure, the Coal Authority would raise no objections should the LPA be minded to the discharge Condition 18”

## ASSESSMENT

The condition requires the submission of:

- an appropriate scheme of intrusive site investigations for potential shallow coal workings; and
- where necessary, mitigation and remediation measures, together with a programme for implementation.

The submitted document builds upon the previously approved Coal Mining Risk Assessment and sets out a staged approach to managing residual mining risks across the full planning area. It identifies areas where shallow coal mining hazards may be present and establishes a mitigation strategy comprising targeted intrusive ground investigation, preparation of a detailed Coal Mining Risk Assessment informed by the investigation results, and, where required, further remediation measures including grouting of mine workings or alternative foundation solutions. The strategy also identifies circumstances where no further mitigation would be required following investigation where sufficient competent rock cover is demonstrated or no evidence of historic workings is encountered.

The submitted details were referred to the Coal Authority, they confirmed that the submitted Scheme of Mitigation is acceptable and raises no objection to the discharge of the condition.

Having regard to the submitted technical information and the specialist advice received, it is considered that the applicant has satisfactorily demonstrated an appropriate strategy for investigating and mitigating potential risks associated with historic coal mining. The submitted Scheme of Mitigation adequately addresses the requirements of Condition 18 by providing for intrusive investigation, assessment of findings, and implementation of any necessary remediation measures before development proceeds. Accordingly, the requirements of Condition 18 are considered to have been satisfied.

## CONCLUSION

The information submitted in respect to condition 18, has been reviewed by the relevant consultee and is sufficient to allow for discharge of this condition. Following the discharge of this condition development would remain in accordance with policies EN8 of the Neath Port Talbot Local Development Plan (2011-2026) and Planning Policy Wales (2024).

#### CHECKLIST

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| • Has the Original Decision Notice been revised to include details of the approved details (“the Living Decision Notice”) and a copy provided with the report | X |
| • Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)                           | X |

#### RECOMMENDATION

##### **Approved**

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** 22nd July 2026