

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2018/1036	<u>DATE:</u> 19/12/2018
PROPOSAL:	Demolition of existing structures accommodating the secondary dust extraction system for the sinter plant and installation of a replacement secondary system, including a bag filter system comprising a 6 storey structure, pipework and ducting, chimney stack (55m tall), electrical equipment, hard and soft landscaping and associated development.
LOCATION:	Land Adjacent To The Existing Sinter Plant, Port Talbot Steelworks, Margam, Port Talbot SA13 2NG
APPLICANT:	TATA STEEL UK LTD
TYPE:	Full Plans
WARD:	Margam

BACKGROUND

This application is brought before Planning Committee in accordance with the Council's delegated arrangements as an item of general public interest which Officers considered should be determined by the Planning Committee.

LINK TO RELEVANT PLANS/ REPORTS

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).

SITE AND CONTEXT

The application site is an irregularly shaped parcel of land with a site area of 0.8ha, located adjacent to the western and northern sides of the existing sinter plant facility that is located on the wider Port Talbot Steel Works site. The existing sinter plant facility is centrally located within the northern portion of the wider steel works site and is located approximately 900m west from the site boundary with the Port Talbot Distributor Road to the east.

The existing Sinter Plant comprises a number of components (shown on Figure 1 below) including:

- 55m de-dust stack – *to be demolished*
- Electrostatic Precipitator – *to be demolished*
- De-dust ID fan – *to be demolished*
- A range of conveyor belts
- Sinter cooler
- Sinter Plant building
- Waste Gas Electrostatic Precipitators
- Waste Gas Fans House
- Waste Gas 150m Stack

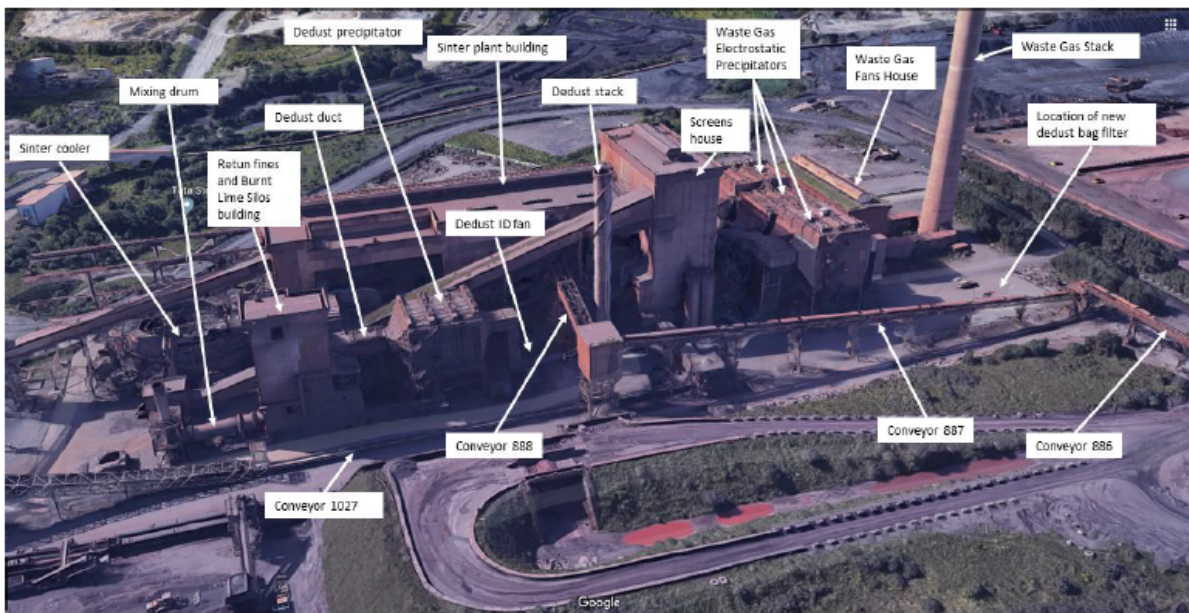


Figure1: Existing Sinter Plant

DESCRIPTION OF DEVELOPMENT

The proposed development seeks permission for the construction of a replacement secondary dust extraction system for the existing sinter plant which is in parts approximately 40 years old. The proposed development includes the installation of a new 55m high stack, an ID (Induced Draft) Fan, Bag Filter system Compressor House, LV and a HV Switching rooms, and a Transformer Pen, resulting in a total floorspace area of 850.93m². Following completion of the construction of the above development and following the required period of suitable testing of the operation of the new development, the applicants propose to demolish the existing 55m high stack, the Electrostatic Precipitator and de-dust ID Fan.

The sinter plant is responsible for the processing of raw materials including iron ore, coal and lime to produce coarse grained iron ore sinter, which is then used in the blast furnace (located elsewhere on the steelworks site) to produce molten iron. The part of the system that it is proposed to replace is responsible for the collection of fugitive dust through a suction process that then routes the collected dust through an electrostatic precipitator (ESP) which removes the dust allowing the clean air to be vented via the 55m high stack. The captured dust is then circulated back around and reused within the process.

The applicants have stated that the proposed development is required as part of an agreement with NRW for the use of best available technology and long term solution. The agreement with NRW requires the replacement Secondary De-dusting Extraction System (SDES) to be operational by October 2020, but it is currently intended for the development to be operational by June 2020.

The submissions indicate that the proposed development would reduce secondary de-dust emissions from 40mg of dust per cubic metre of emission to less than 10mg of dust per cubic metre of emissions. They have estimated that overall the development would result in a 75% improvement to dust emissions from the secondary de-dust extraction system.

NEGOTIATIONS:

Officers have proactively engaged with TATA and their appointed consultants in advance of submission of the application, providing detailed advice on technical matters including air quality, land contamination, noise and visual impacts.

PLANNING HISTORY

The application site has the following relevant planning history for this part of the Port Talbot Steel Works: -

- P2004/1596 – Installation of a new electrostatic precipitator for cleaning waste gas prior to discharge to the atmosphere. – Conditional approval 07/02/05.

CONSULTATIONS

NRW: No objection subject to conditions.

Air Quality: No objection subject to conditions.

Glamorgan Gwent Archaeological Trust: No objection.

Dwr Cymru Welsh Water: No objection subject to conditions.

Head of Engineering and Transport (Highways): No objections.

Head of Engineering and Transport (Drainage): No objections.

Biodiversity: No objection subject to conditions.

Environmental Health: No comment to make.

Contaminated Land: No objection subject to conditions.

Health and Safety Executive: Does not advise against the granting of planning permission.

REPRESENTATIONS

Site notices were displayed on and around the site on 20th December 2018 and, due to the nature of the development and its location, the application was also advertised in the local press. In response, to date no representations have been received.

It is also noted that the applicants have chosen to undertake their own extensive pre-application consultation on the development, including letters to 200 neighbours, and associated resident meetings, consultation with specialist consultees, and engagement with local Members. The PAC report accompanying the application notes that two letters of support were received from members of the public.

REPORT

National Planning Policy

- [Planning Policy Wales \(Edition 10\)](#)
- [Technical Advice Notes](#)

Technical Advice Note 12: Design

Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

- **Policy SP2** Health
- **Policy SP11** Employment Growth
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP17** Minerals
- **Policy SP20** Transport Network

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy EC2/11*** Existing Employment Areas
- **Policy EC3** Employment Area Uses
- **Policy EN8** Pollution and Land Stability
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance

- Parking Standards
- Pollution
- Design
- Landscape & Seascape
- Biodiversity and Geodiversity

EIA and AA Screening

As the development is not Schedule 1 or Schedule 2 Development and is not located wholly or partly within a sensitive area under the EIA Regulations, a screening opinion is not required for this application.

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, impact on the visual amenity of the area, the amenities of neighbouring residents and

highway safety. The impact upon the environment by way of impacts upon drainage, biodiversity, ground conditions, air quality and noise.

Principle of Development.

While the proposed development is located outside the identified settlement, it is location within an established industrial employment area. The proposed development seeks permission for the replacement of the secondary dust extraction system which forms part of the wider existing sinter plant facility.

The proposed development is the result on ongoing discussions between TATA and NRW, which seek to reduce secondary de-dust emissions at the sinter plant from 40mg of dust per cubic metre of emission to less than 10mg of dust per cubic metre of emissions.

This would result in a significant improvement to dust emissions from the secondary de-dusting extraction system (SDES), over and above the emissions of the existing system that is currently in operation, while also safeguarding the continued operation and employment opportunities afforded by the wider steelworks. It is therefore considered that the principle of the proposed development would be acceptable subject to the proposal complying with the requirements of the other development plan policies.

Impact on Visual Amenity

The application site is located predominately to the western and northern sides of the existing sinter plant. The new Stack, ID Fan, and Bag Filter would be grouped together forming a structure located within the north western corner of the site. The combined structure would have a maximum length of 53.8m and a width of 17.6m. The main structure is shown to have an approximate height of 28.6m. The new stack is shown to have a height of 55m with a diameter of 3.6m.

This facility is connected to the existing sinter plant by way of a 225m length of elevated ducting that would run along the northern edge of the existing sinter plant development before splitting and connecting to the existing facility to either side of the existing de-dusting ESP unit. The ducting would be elevated at a height of 15m (measured to the central line of the duct) and would have a maximum diameter of 4.2m although along some of its length the diameter would be less.

The scheme is also made up of three smaller associated structures that would be used for an air compressor house, a HV and a LV switchroom and a transformer pen. The air compressor house would have a length of 13m by a width of 8m. The structure is shown to have a shallow pitched roof with a height of 3.5m to eaves and 4.2m to the ridge and would have a profile metal sheeting finish to its roof and elevations.

The proposed HV and LV switchrooms are both shown to have a similar design of elevated converted container units with two sets of external steps to provide access. Each unit would have a length of 14m and a width of 3.51m and a maximum height of 3.1m (including the elevation). Each unit is also shown to have two external wall mounted extraction units to help control the ventilation of the units.

The final structure would be the proposed transformer pens which would have three walls with the front elevation predominately open with galvanised palisade gates enclosing each of the three units that the overall structure would be sub-divided into. The structure would have a width of 16m and a depth of 6m, with a mono-pitched roof with a height of 4.15m to the eaves and 4.7m to the highest part. Each pen would house a transformer unit.

The development would have the overall appearance of large scale heavy industrial plant and equipment, but would be viewed against the existing sinter facility and within the context of the wider Port Talbot Steel Works, which is characterised by large scale heavy industrial plant and machinery. While it is acknowledged that in recent years buildings which have been located in more prominent locations, such as along the steelwork's frontage with the PDR, have been designed to have an attractive appearance with high specification materials and finishes, the current proposal is part of the heavy industrial process and is well located within and set back the wider steel works site. As such, its design and appearance would reflect its industrial function. Care has been taken to minimise the appearance of the proposed development, and the proposed cladding material will reflect that observed in the immediate industrial context of the site. A planning condition is proposed to ensure the Council will control the final cladding selection prior to its installation as part of the development.

As stated above the proposed development would predominately be viewed at distance from the wider settlement areas of Margam and Sandfields. When viewed from Margam glimpses of the proposed development would be viewed from between the existing steelwork

plant and buildings that are located between it and the application site, which includes the two blast furnaces. The proposed 55m high stack would eventually replace the existing stack that serves the current facility, however there would be a period of approximately 9 to 12 months when both stacks would be in situ and because of their height would be clearly visible from the wider area. However again they would be very much read as part of the wider steel works site which already has a number of similar and higher such stacks and structures located within its undulating industrial skyline.

It is important to note that the long distance views of the proposed development from the Sandfields area would not be viewed in the same context as those from the Margam area. While the closest residential properties are located approximately 1.4km from the proposed development site, the area between has little built development. Instead there are a number of raised mounds of displaced sand from the former Tarmacadam aggregates extraction site and the Steelwork's minerals stock yard, where large stockpiles of minerals are kept prior to being used elsewhere on the steelworks site. The distance between the proposed development and the existing residential properties of Sandfields, the location of the stock piles and bunds, and the siting and design of the proposed development will ensure it is assimilated into the industrial context of the site. When viewed from this direction, the proposal would be viewed against the existing (and to be retained) larger sinter plant structure. This will ensure that the proposed development would have no significant adverse impact upon the visual amenity of this area.

Consideration has also been given to the impact of the proposed development upon longer distance views of the steel works, but again given the distance from these view points; the scale of the proposed development when viewed from these distances and the context within which the proposed development would be viewed against both the immediate sinter plant facilities and the wider more expansive heavy industrial development of the steelworks itself, it is considered that there would be no significant adverse impact upon the character or appearance of the immediate or wider surrounding area.

Following commissioning and completion of all required testing the stack and the remainder of the redundant plant, namely the existing Electrostatic Precipitator, and de-dust ID Fan units, will be demolished. The demolition of these structures can be secured through the imposition of a suitably worded condition. It is therefore considered that

the impact upon the character and appearance of the surrounding area of the combined presence of both the proposed and existing plant would be for a limited period only and is necessary to ensure that the proposed new secondary de-dusting extraction system (SDES) is operating to the appropriate level prior to the demolition of the existing de-dusting extraction system. Once the redundant system has been demolished the resultant impact of the current proposed SDES would be comparable to that of the current appearance of this part of steelworks development.

Accordingly, the proposal would have no unacceptable impacts on visual amenity, and would accord with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

The closest adjacent dwellings are located within Tal Y Wern, Margam and are located approximately 1km away from the closest point of the application site. Within that 1km distance is located the intercity railway line, the PDR, the new TATA Stores Building and two blast furnaces. The distance would be sufficient to ensure that there would be no direct detrimental impact upon the residential amenity of the occupiers of these residential properties. The less direct impacts through noise, vibration, and air quality will be assessed within the remaining sections of the appraisal below.

Impact upon Air Quality, Vibration and Noise.

The applicants have stated that the proposed development is proposed to reduce secondary de-dust emissions from 40mg of dust per cubic metre of emission to less than 10mg of dust per cubic metre of emissions. They have estimated that overall the development would result in a 75% improvement to dust emissions from the secondary de-dust extraction system.

Natural Resources Wales support the installation of the replacement extraction system, which they state is a significant investment to improve the operation of the Sinter Plant, in line with the Environmental Permit. They also note that the proposed development will require a variation to TATA Steel's existing environmental (EPR) permit before it can be brought into operation, and that further technical assessment of

operational air quality impact and noise impact will be undertaken at the permitting (application) stage.

While the operation of the sinter plant including the de-dusting equipment is and will continue to be the subject of an environmental permit, the construction of the proposed development must be considered. Both the proposed construction and demolition works would have the potential for the creation of dust. To support the submission of the application, the applicant has submitted a proposed Construction and Demolition Method Statement (including Waste Management) document that sets out the details of how the proposed construction operations and subsequent demolition works would be carried out to minimise the impacts upon the surrounding environment.

While the documents are largely sufficient to mitigate against any unacceptable impacts throughout construction and demolition, the Council's Air Quality Officer has requested additional information be provided in relation to dust suppression methods that would be implemented throughout the proposed demolition works. This information will be secured through the imposition of a suitably worded condition.

Parking and Access Requirements and Impact on Highway Safety

The proposed development seeks to update the existing de-dusting facilities that currently serve the existing sinter plant. As such the proposed development is not likely to result in a material increase in the number of people working at the plant during operation. Nevertheless, the proposed development would result in an increase in vehicles visiting the site during the construction phase of the development. The Head of Engineering and Transport (Highways) has considered the proposed development and submitted supporting information and has raised no objection to the proposed development, given the location of the proposed development well within the wider Steelworks site, together with the scope of the wider existing site to accommodate both the proposed construction operations and the associated additional employees resulting from it. It is therefore considered that the proposed development would have no adverse impact upon the highways safety of the existing road network.

Impact upon Drainage and Flood Risk

The proposed development site is not located within either the TAN15: Development and Flood Risk – Developers Advice Maps Flood Zones C1 or C2. As such the proposed development is not identified as being at risk from flooding.

The existing heavy industrial site has an existing and well developed drainage network. The Head of Engineering and Transport (Drainage) has considered the details of the submitted proposed development and has no objection to the proposed development.

Dwr Cymru Welsh Water has stated that they recommend that the developer exhaust the potential for use of sustainable drainage systems in line with statutory guidance for Wales. However given the heavy industrial nature of the steelworks and the sinter plant facility itself, it is considered that it would be more appropriate in this situation for the surface water from the proposed development to be discharged to the existing private surface water sewer within the Steelworks site. A condition will be imposed requiring the submission of a drainage scheme for the proposed development. They also identify the location of a public combined sewer with a 1067mm diameter which crosses the wider steel works site in close proximity to the proposed development. They have stated that there is an easement zone of 5.5m to either side of the central line of the pipe. The central line of this combined sewer is shown to be located over 30m from the closest point of the existing sinter plant facility and is located over 110m from the closest point of the application red line. As such it is considered that the proposed development would have no adverse impact upon this existing combined drainage resource that crosses the site.

Impact upon Biodiversity

As part of the proposed development the applicants propose to remove a small area of trees that have grown along a bund located along the western boundary of the application site. The area is required during the construction process, but following implementation of the development, the applicants have proposed to replant the remaining area with a new planting scheme. While the Biodiversity Officer has raised no objection to the proposed development she has asked for a revised planting scheme which clearly states the reasons for selecting the species proposed to be used in the planting scheme. She suggests that the species selected should be native cultivar, which are likely to be

able to grow and potentially thrive given the exposed location of the site. Consideration should also be given to species that could contribute to dust suppression. These details can be secured through conditions.

Impact upon Ground Conditions and Contamination

The application site and wider surrounding area has been in use for heavy industrial purposes for over 100 years. As such the application has been supported by the submission of a Phase 2 Site Investigation Report. The Council's Contaminated Land Officer has assessed the submitted report and has identified area of information which will require submission by way of conditions. It is therefore considered that subject to the imposition of suitable conditions the proposed development would have no adverse impact upon ground conditions or contamination.

Other Matters

The application has been supported by the submission of an Archaeological Desk Based Assessment of the proposed development. Glamorgan Gwent Archaeological Trust (GGAT) has considered the submitted information and has stated that given the depth of made ground, and the nature of the proposal, the report concludes that it is unlikely that foundations for the new construction would encounter archaeological deposits beyond the made ground. They continue on to state that any piling regime would reach below the made ground although there would not necessarily be archaeological deposits present and that any archaeological information that may be gained from litigation would not outweigh the challenges of retrieving it. Given this information it is their opinion that there will not be a requirement for archaeological mitigation works, they therefore have no objection to the proposed development.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SC1 (Settlement Limits), EC2/11* (Existing Employment Areas), EC3 (Employment Areas Uses), EN8 (Pollution and Land Stability), BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit Conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Approved Plans

(2) The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan Sheet 1 - Tata Steel - 0000-00-00-11-079-S1 - PR5

Site Location Plan Sheet 2 - Tata Steel - 0000-00-00-11-079-S2 - PR5

Existing Site Layout Plan - Tata Steel - 2313-00-00-19-062 - PR3

Proposed Site Layout Plan Sheet 1 - Tata Steel - 2313-00-00-19-063-S1 - PR8

Proposed Site Layout Plan Sheet 2 - Tata Steel - 2313-00-00-19-063-S2 - PR8

Proposed Transformer Pen General Arrangement Plan - Tata Steel - 2313-00-00-19-066 - PR1

Proposed HV Switch Room - Tata Steel - 2313-00-00-19-069 - N/A

Proposed LV Switch Room - Tata Steel - 2313-00-00-19-070 - PR1

Proposed Site Access Plan - Tata Steel - 2313-00-00-19-064 - PR5

Proposed Ductwork Elevation Sheet 1 - Tata Steel - 2313-00-00-19-065-S1 - PR5

Proposed Ductwork Elevation Sheet 2 - Tata Steel - 2313-00-00-19-065-S2 - PR4

Air Compressor House General Arrangement Sheet 1 (Elevations) - Tata Steel - 2313-00-00-19-067-S1 - PR1

Air Compressor House General Arrangement Sheet 2 (Elevations) - Tata Steel - 2313-00-00-19-067-S2 - PR1

Air Compressor House General Arrangement Sheet 3 (Cross Section) - Tata Steel - 2313-00-00-19-067-S3 - PR1

Air Compressor House General Arrangement Sheet 4 (Floor Plan) - Tata Steel - 2313-00-00-19-067-S4 - PR1

Air Compressor House General Arrangement Sheet 5 (Roof Plan) - Tata Steel - 2313-00-00-19-067-S5 - PR1

Proposed Bag Filter System Assy (Elevations and Floor Plan) - Lodge Cottrell Limited - P7132-02-003

Proposed Bag Filter Assy (3D) - Lodge Cottrell Limited - P7132-01-004

Proposed Bag Filter Layout - Lodge Cottrell Limited - P7132-01-001

Proposed Bag Filter Layout Sectional Views - Lodge Cottrell Limited - P7132-01-002

Proposed Demolition Plan - Tata Steel - 2313-00-00-19-068 - PR1

Technical Documents

Pre-application Consultation Report - Turley Strategic Communications.
Design and Access Statement - Turley Design.

Planning Statement - Turley Planning.

Existing Landscape and Landscape Removal - EDP - edp5232_d001e.

Proposed Soft Landscape Plan - EDP - edp5232_d002f.

Landscape and Visual Appraisal - Turley LVIA.

Phase II Site Investigation Report - Geotechnology - 1855r1v1d1118.

Noise Assessment - RSK - 297308-01 - 01

Preliminary Ecological Appraisal Report - ADAS - BRT69105-190 - 03

Drainage Strategy - Jubb - DS01 - v4

Air Quality Assessment - RSK - 443189-01 - 04

Dispersion Modelling - Tata Steel – 170785.

Archaeology Desk-based Assessment – Cotswold Archaeology - 18497
- Issue 2

Construction and Demolition Method Statement (including Waste Management) - Tata Steel.

Reason

In the interests of clarity.

Pre-Commencement Conditions

(3) Notwithstanding the submitted plans and documents prior to the start of development on site (including any demolition works) full details of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall include full details of how the site will be effectively drained. The approved scheme shall be fully implemented as part of the approved development and retained as such thereafter.

Reason

To ensure the provision of adequate surface water drainage measures.

(4) Prior to the commencement of work on each associated area of the site, a remediation scheme to bring that area of the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all necessary works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures in particular to any material arisings resulting from the approved development, the results from any further gas monitoring undertaken and any resultant gas protection measures identified as necessary, and any areas of land exposed as a result of the development that have not been the subject of previous testing. The measures approved within the remediation scheme shall be implemented in accordance with an agreed programme of works in relation to the associated area of the site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Action Conditions

(5) Prior to the commencement of any piling works on site, a Piling Risk Assessment and Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The piling risk assessment and method statement shall detail the most appropriate piling method for the site, taking into account ground conditions,

contamination and noise matters. The assessment must detail the programme for carrying out piling on site, including hours of operation. All piling undertaken as part of the approved development must be carried out in accordance with the approved piling risk assessment and method statement.

Reason.

To ensure adequate environmental protection measures are implemented and in the interest of the amenity of the wider surrounding area.

(6) Notwithstanding the submitted details, prior to the commissioning date (meaning the date on which the secondary de-dusting extraction system is first operational, which shall include for any purposes of testing) of the hereby approved secondary de-dusting extraction system, a revised landscaping scheme, which shall include the reasons for tree species selection given their proposed location together with the sizes at time of planting and proposed density and with measures for their protection, shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be carried out on site during the first planting season after the first beneficial use of the hereby approved development and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variations.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

(7) Notwithstanding the submitted details, prior to the commissioning date (meaning the date on which the secondary de-dusting extraction system is first operational, which shall include for any purposes of testing) of the hereby approved development a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The approved management plan shall be implemented prior to the end of commissioning for its permitted use.

Reason: In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act 1990.

(8) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on that part of the site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

(9) No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(10) Notwithstanding the submitted details, prior to the start of any demolition works on site, a revised Demolition Method Statement shall be submitted to and approved in writing by the local planning authority. The submitted details shall include:

- i. Storage of plant or materials used in the demolition works;
- ii. Method of treatment and storage of waste resultant from the demolition works;
- iii. Measures to control the emission of dust and dirt during demolition works;
- iv. A scheme for recycling/disposing of waste resulting from the demolition works, including details of transportation of any waste to be removed from the site.

v. The method and timescales for any demolition.

vi. Hours of demolition works.

Vii. Details of the proposed works to reinstate the land.

The approved scheme shall be fully implemented on site in accordance with the approved details for the duration of all demolition works.

Reason

In the interest of residential amenity, highway safety and air quality.

Regulatory Conditions

(11) The hereby approved development shall be constructed in accordance with the finished floor levels as specified on drawing P7132-02-003 and 2313-00-00-19-065-S2-PR4.

Reason

In the interests of visual amenity.

(12) The applicant shall give written notice to the local planning authority within 7 working days of the 'first commissioning date' (meaning the date on which the secondary de-dusting extraction system is first operational, which shall include for any purposes of testing) of the hereby approved development. The applicant must cease to operate the existing secondary de-dusting extraction system and complete demolition of the existing electrostatic precipitator (ESP), Fan and 55m stack as identified on Proposed Demolition Plan, Tata Steel, 2313-00-00-19-068-PR1 no later than 9 months after the 'first commissioning date', in accordance with the approved revised Demolition Method Statement that is required to be submitted and approved under condition 10.

Reason

In the interests of the visual amenity of the wider surrounding area.

(13) The hereby approved Construction and Demolition Method Statement (including Waste Management) - Tata Steel shall be fully implemented as approved or as modified by condition 10 throughout the construction and demolition operations on site.

Reason

In the interests of amenity, highways safety and air quality.

(14) Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the local planning authority in writing within 7 working days. Works shall be halted in the area/part of the structure affected until provision has been made for the retention and/or recording in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason

To ensure adequate measures are implemented should any unexpected Archaeology be found on site during construction.

(15) Prior to the first beneficial use of the proposed development commencing including any testing of the approved development, and if required by Condition 5, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 5 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.