



Frodsham Solar

Guide to the Application

~~July~~ **November** 2025



PINS Ref: EN010153

Document Ref: EN010153/DR/1.3

**Planning Act 2008; and Infrastructure Planning (Applications:
Prescribed Forms and Procedure) Regulations Regulation 5(2)(q)**

Revision **P023**

Document Control

Revision	Date	Prepared By	Reviewed / Approved By
P01	May 2025		
P02	July 2025		
P03	November 2025		

© AXIS P.E.D. Ltd 2025. All rights reserved.

This document and its accompanying documents contain information which is confidential and is intended only for the use of the client. If you are not one of the intended recipients any disclosure, copying, distribution or action taken in reliance on the contents of the information is strictly prohibited.

Unless expressly agreed, any reproduction of material from this document must be requested and authorised in writing from AXIS P.E.D. Ltd. Authorised reproduction of material must include all copyright and proprietary notices in the same form and manner as the original and must not be modified in any way. Acknowledgement of the source of the material must also be included in all references.

Prepared For:
Frodsham Solar Ltd

Prepared By:



Well House Barns, Chester Road, Bretton, Chester, CH4 0DH
1st Floor, Barfield House, Alderley Road, Wilmslow, SK9 1PL
Maling Exchange, Studio 307, Hoults Yard, Walker Road, Newcastle Upon Tyne, NE6 2HL

T: 0344 8700 007
enquiries@axis.co.uk
www.axis.co.uk

CONTENTS

1.0 INTRODUCTION 1

1.1 Introduction 1

1.2 The Applicant 1

1.3 Statutory Requirements 2

2.0 STRUCTURE OF THE APPLICATION 3

2.1 Overview 3

2.2 Volume 1: Application Form 4

2.3 Volume 2: Plans and Drawings 5

2.4 Volume 3: Draft Development Consent Order 7

2.5 Volume 4: Land and Compulsory Acquisition 9

2.6 Volume 5: Reports and Statements 11

2.7 Volume 6: Environmental Statement 13

2.8 Volume 7: Other Documents 15

1.0 INTRODUCTION

1.1 Introduction

- 1.1.1 This document provides a guide to the Development Consent Order (DCO) application for the proposed Frodsham Solar project (the 'Proposed Development'). The application is made by Frodsham Solar Limited (the 'Applicant') to the Secretary of State for Energy Security and Net Zero, under Section 37 of the Planning Act 2008.
- 1.1.2 The Applicant is seeking development consent for the construction, operation, maintenance, and decommissioning of a new solar energy generating station with an associated Battery Energy Storage System (BESS) and associated infrastructure on land at Frodsham Marsh in Cheshire West and Chester. Because the generating capacity exceeds 50 MW, the Project is classified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008.
- 1.1.3 The purpose of this Guide is to help readers navigate the DCO application. It explains the role of the Applicant, outlines the regulatory context for the application, and signposts all the documents that make up the application. By clearly describing each part of the application, this Guide aims to assist the Examining Authority, local authorities, and interested parties in understanding what has been submitted and where to find specific information. This Guide will be updated as necessary throughout the DCO process to reflect any new or revised documents.

1.2 The Applicant

- 1.2.1 Frodsham Solar Limited is a wholly owned subsidiary of Cubico Sustainable Investments ('Cubico'), following Cubico's acquisition of the project in early 2024.
- 1.2.2 Cubico is an international renewable energy investment firm. The Proposed Development was originally developed as a joint venture with Peel NRE (as 'Peel Cubico Renewables') but is now exclusively being developed by Cubico.
- 1.2.3 The Applicant's team has experience in delivering large-scale solar and battery projects and is committed to developing the Proposed Development in line with best practices and in support of the UK's net zero goals.

1.3 Statutory Requirements

- 1.3.1 Regulation 5 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 ('the APFP Regulations') sets out the documents that every DCO application must include (for example, an application form, certain plans, a consultation report, etc.). It also allows the submission of "any other documents considered necessary to support the application" (Reg. 5(2)(q)) and "any other plans, drawings and sections necessary to describe the proposals" (Reg. 5(2)(o)).
- 1.3.2 Regulation 6 of the APFP Regulations lists additional documents required for specific types of project – in this case, an onshore generating station and its grid connection – such as a Grid Connection Statement.
- 1.3.3 The Proposed Development constitutes an Environmental Impact Assessment (EIA) development, and therefore the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations') apply.
- 1.3.4 The Frodsham Solar application includes all required documents under these regulations, as well as additional supporting documents to provide a comprehensive and clear application.

2.0 STRUCTURE OF THE APPLICATION

2.1 Overview

- 2.1.1 The application is organised into seven volumes, grouping documents by their purpose or subject matter in line with guidance set out in the Planning Inspectorate's *Advice on the Preparation and Submission of Application Documents (August 2024)*.
- 2.1.2 Each document in the application has been assigned a reference number (in the format **[EN010153/DR/x.x]**) to assist with identification and navigation. The first part of the number relates to the volume the document is found within; the second number refers to a specific document (or group of documents e.g. Volume 1 of the Environmental Statement). The volumes and their contents are as follows:
- i) **Volume 1: Application Form** – Contains the core application information required by the Planning Inspectorate, including the formal Application Form and other key documents that initiate the application.
 - ii) **Volume 2: Plans and Drawings** – Contains plans, maps, and drawings illustrating the location of the Proposed Development, the land affected, the works proposed, and other spatial information required by the APFP Regulations.
 - iii) **Volume 3: Draft Development Consent Order** – Contains the draft legal order (the DCO) that the Applicant is asking the Secretary of State to make, along with documents explaining and validating that draft order.
 - iv) **Volume 4: Land and Compulsory Acquisition** – Contains documents relating to land interests and any compulsory acquisition powers sought, including the justification for such powers and details of land ownership and funding.
 - v) **Volume 5: Reports and Statements** – Contains various reports and statements supporting the application, such as the Consultation Report (detailing engagement with the community and stakeholders) and other documents required by legislation or policy (e.g. the Information to Inform Habitats Regulations Assessment, Other Consents and Licences, Statutory Nuisance Statement and Planning Statement).
 - vi) **Volume 6: Environmental Statement** – Contains the Environmental Statement and associated technical appendices and figures, as well as a Non-Technical Summary, documenting the environmental impact assessment of the Proposed Development in accordance with the EIA Regulations.

vii) **Volume 7: Other Documents** – Contains additional supporting documents that do not fall under the previous categories but are provided for completeness. These include technical assessments and management plans outlining how the Proposed Development will be constructed, operated, and decommissioned in a responsible manner.

viii) **Volume 8: Pre-Examination** – [contains documents submitted to the Examining Authority during the pre-examination period, following the acceptance of the application.](#)

2.1.3 Each volume is described in more detail below, with the specific documents it comprises. The reference numbers for each document (e.g. [EN010153/DR/1.1]) are provided alongside their titles as listed in the **Application Document Tracker [EN010153/DR/1.5]**. These references can be used to locate the documents in the application library or on the Planning Inspectorate's website.

2.2 Volume 1: Application Form

2.2.1 **Volume 1** contains the application form and other administrative documents that form the foundation of the DCO application. These documents provide the key project details and demonstrate that the application meets statutory requirements. Volume 1 includes:

- i) **Application Form** – **[EN010153/DR/1.1]** – The standard form required for all DCO applications, containing a summary of the Proposed Development, details of the Applicant, and declarations. This form provides an overview of the proposal and confirms that all necessary documents are included in the application.
- ii) **Covering Letter** – **[EN010153/DR/1.2]** – A formal letter addressed to the Planning Inspectorate, introducing the application. The covering letter highlights the documents enclosed, provides a brief description of the Proposed Development and the need for it, and provides an overview of the key components of the application.
- iii) **Guide to the Application** – **[EN010153/DR/1.3]** – This document you are reading. It explains the structure of the application and guides the reader through the contents of all volumes. It is intended to be an accessible roadmap to the detailed submission.

- iv) **Section 55 Checklist – [EN010153/DR/1.4]** – A checklist prepared by the Applicant to demonstrate how the application satisfies the acceptance criteria under Section 55 of the Planning Act 2008. This checklist references where in the application each required element (as per legislation and guidance) can be found. It is used by the Planning Inspectorate to decide whether the application can be formally accepted for examination.
 - v) **Application Document Tracker – [EN010153/DR/1.5]** – An index or register of all application documents. This tracker lists every document submitted as part of the DCO application, along with their reference numbers and titles (and typically their revision status). The tracker helps ensure that readers and the Examining Authority can verify that they have the latest versions of documents and can see any updates made during the process. The Application Document Tracker will be updated at intervals, if needed, to reflect the most current set of documents throughout the examination process.
 - vi) **Programme Document – [EN010153/DR/1.6]** – A document outlining the anticipated programme for the Proposed Development. It typically provides an indicative timeline of the DCO process and the project's development stages, key milestones, and deadlines. This helps stakeholders understand the overall schedule – from submission and examination of the application through to decision and potential construction phases – and identifies any critical path activities or risks to the timetable. The Programme Document was updated throughout the pre-application process and earlier versions of it have been uploaded on the project website.
- 2.2.2 Together, these Volume 1 documents provide the necessary application information at a glance and ensure the application is complete and was prepared in accordance with legal requirements. They serve as a reference for how the application has been assembled and advertised.
- 2.3 Volume 2: Plans and Drawings**
- 2.3.1 Volume 2 contains plans and drawings that depict the location and scope of the Proposed Development. These spatial documents are required under the APFP Regulations and are essential for understanding the geographic context and specific details of the Proposed Development. All plans in this volume are drawn to scale and

follow conventions set out in guidance (e.g. with scales and north arrows), enabling accurate interpretation. Where a plan comprises three or more separate sheets, a key plan is provided to enable the viewer to understand the relationship between the different sheets. Volume 2 includes:

- i) **Location, Order Limits and Grid Coordinates Plans – [EN010153/DR/2.1]** – A map showing the location of the Proposed Development in its wider context. The plan shows the Order Limits (the boundary of all areas where the DCO powers would apply) on a base map. It includes a central national Grid Reference Coordinate and the boundaries of the administrative Council areas in the local area. This plan helps readers quickly see the location of the Proposed Development in relation to nearby towns, roads, and other landmarks.
- ii) **Land and Crown Land Plans – [EN010153/DR/2.2]** – Plans identifying all the land within the Order Limits. The Land Plans distinguish the parcels of land affected by the Proposed Development and correspond to the entries in the **Book of Reference [EN010153/DR/4.3]**. They show ownership boundaries and any land over which the Applicant seeks rights or acquisition. These plans also identify Crown Land. These plans are used to illustrate which land is subject to compulsory acquisition or temporary use.
- iii) **Works Plans – [EN010153/DR/2.3]** – Plans showing the specific works proposed to be authorised under the DCO, corresponding to the numbered works described in Schedule 1 of the **draft DCO [EN010153/DR/3.1]**. Each area where a particular work (such as installation of solar arrays, construction of a substation, laying of cables, etc.) will take place is marked with a work number. The Works Plans delineate the areas and linear routes for all proposed works, thereby linking the legal description of the project to geographic areas.
- iv) **Street Works, Public Rights of Way, Vehicular Usage and Access Plans – [EN010153/DR/2.4]** – These plans detail the existing and proposed access arrangements and any public rights of way (PROW) affected by the Proposed Development. They show where new temporary or permanent access points will be provided, any alterations to highways or minor roads, what roads and streets will be used by vehicles and how footpaths, bridleways, or other rights of way would be diverted or managed. This ensures that changes to connectivity and public access are clearly presented.

- v) **Hedgerow Plans – [EN010153/DR/2.7]** – Plans showing the location of existing woodland, trees and hedgerows within the Order limits, and identifying sections of hedgerow that are proposed to be removed as part of the Proposed Development. This plan ensures that the extent of hedgerow removal is documented and can be examined, and it links to any DCO articles or requirements dealing with hedgerow removal.
 - vi) **Statutory and Non Statutory Sites or Features of Nature Conservation Plans – [EN010153/DR/2.8]** – These plans identify designated and non designated sites of nature conservation interest within, and in close proximity to, the Order limits. By mapping these features, the plans supports understanding of how the Proposed Development may interact with these sites.
 - vii) **Statutory and Non Statutory Sites or Features of the Historic Environment Plans – [EN010153/DR/2.9]** – These plans identify heritage and archaeological features in the area of the Proposed Development. This includes any listed buildings, scheduled monuments, conservation areas, or known archaeological sites within or near the Order limits. The plan provides a spatial context for the cultural heritage interest in the area and how the Proposed Development may interact with these features.
 - viii) **Waterbodies in a River Basin Management Plans – [EN010153/DR/2.10]** – These plans identify waterbodies (such as rivers, canals, groundwater and transitional waters) within the Site that are part of a River Basin Management Plan under the Water Framework Directive. This plan is included to demonstrate consideration of water environment objectives; it shows any watercourses that could be affected by the Proposed Development and supports the Water Framework Directive Assessment.
- 2.3.2 Volume 2 plans are critical for the examination of the application as they allow stakeholders to see exactly where and how the Proposed Development will take place. These drawings collectively ensure that the application is well-understood in terms of geography and layout.

2.4 Volume 3: Draft Development Consent Order

- 2.4.1 Volume 3 contains the draft Development Consent Order and related documents. The DCO, if granted by the Secretary of State, will be a statutory instrument

authorising the construction, operation and maintenance, and decommissioning of the Proposed Development. This volume sets out the powers the Applicant is seeking and the conditions (such as DCO Requirements) under the DCO . Volume 3 includes:

- i) **Draft Development Consent Order – [EN010153/DR/3.1]** – The draft DCO is a statutory instrument that the Applicant is requesting be made. It sets out the powers, authorisations, and consents that the **Applicant** is seeking in the DCO application. This includes the description of the authorised development (with reference to the Works Plans), provisions to allow the construction, operation and maintenance, and decommissioning of the Proposed Development, powers to acquire land or rights, and a schedule of Requirements . The draft DCO follows a format prescribed by the Planning Act 2008 and statutory instrument drafting guidelines. There are six parts to the order:

- a) Part 1 - Preliminary
- b) Part 2 - Principal Powers
- c) Part 3 - Streets
- d) Part 4 - Supplemental Powers
- e) Part 5 - Powers of Acquisition
- f) Part 6 - Miscellaneous and General

There are then 27 Schedules to the Order, providing for:

- a) Schedule 1 – the description of the Proposed Development;
- b) Schedule 2 - the requirements that apply to the Proposed Development ;
- c) Schedule 3 to 6 - matters in relation to street works and alterations, public rights of way and access to works;
- d) Schedule 7 - details of land in which only new rights may be acquired;
- e) Schedule 8 - amendments to legislation to ensure appropriate compensation is payable where new rights over land are acquired under the Order;
- f) Schedule 9 – details of hedgerows to be removed;
- g) Schedule 10 - the documents and plans to be certified by the Secretary of State;
- h) Schedule 11 –sets out the arbitration process in connection with the Order;

- i) Schedule 12 - contains details of the procedure for discharge of requirements required under Schedule 2 of the Order; and
 - j) Schedule 13 to 27 - provisions for the protection of third parties including statutory undertakers and their apparatus.
 - ii) **Explanatory Memorandum – [EN010153/DR/3.2]** – The Explanatory Memorandum explains the purpose and effect of each provision in the draft DCO. Because the DCO can be a complex legal document, this memorandum is provided to help readers understand what each article and schedule of the DCO means and why it is included.
 - iii) **Statutory Instrument (SI) Validation Report – [EN010153/DR/3.3]** – This is a technical report to confirm that the draft DCO is in the correct format to become a statutory instrument. It validates aspects like numbering, referencing, and legislative wording against the requirements of the Statutory Instrument Practice. The SI Validation Report ensures that, should the DCO be made, it can be readily executed as law without technical drafting errors. This document is included as a quality assurance step and is reviewed by the legislation drafting office.
- 2.4.2 Volume 3 documents collectively outline the legal framework of the consent being sought. They will be scrutinised during the examination to ensure the powers are appropriate and no broader than necessary, and that adequate safeguards (Requirements and protective provisions) are in place.

2.5 Volume 4: Land and Compulsory Acquisition

- 2.5.1 Volume 4 contains information and evidence relating to land ownership and the need for land rights. Because the DCO grants the Applicant powers of compulsory acquisition, the application must include robust justification for this and demonstrate that the Applicant has a clear idea of the land requirements and a funding plan to pay compensation if required. Volume 4 includes:

- i) **Statement of Reasons – [EN010153/DR/4.1]** – This document explains why the compulsory acquisition of land and/or rights is necessary for the Proposed Development. It sets out the rationale for acquiring each parcel of land or type of right included in the application. The Statement of Reasons outlines how the

Proposed Development is in the public interest – for instance, by providing significant renewable energy capacity – and why that public benefit outweighs the impact on private rights. It references the relevant guidance on compulsory acquisition under the Planning Act 2008 and demonstrates that there is a compelling case in the public interest for granting the powers requested in the draft DCO. The document also confirms that the land proposed to be acquired is no more than is reasonably required and that efforts to acquire land by agreement have been made.

- ii) **Funding Statement – [EN010153/DR/4.2]** – The Funding Statement sets out how the Applicant intends to finance the Proposed Development and, in particular, the payment of compensation for any compulsory acquisition. The statement includes estimates of the compensation liability and an assurance that funds will be available. This document is crucial because the Secretary of State must be satisfied that the Proposed Development is financially viable and that landowners will be properly compensated if their land is acquired.
- iii) **Book of Reference – [EN010153/DR/4.3]** – The Book of Reference is a comprehensive listing of all land parcels within the Order limits and the names of all those who have an interest in each parcel. It is divided into Parts as required by regulations (including those who own, lease, or occupy the land, and those who have rights or could be entitled to claim compensation, such as tenants or mortgagees). The Book of Reference corresponds to the **Land Plans [EN010153/DR2.2]** by parcel numbers. It serves as the formal record that everyone with a potential interest in the land has been identified for notification and has the opportunity to participate in the process. Essentially, it's the contact list for land-related consultation and a legal requirement for transparency in the use of compulsory powers.
- iv) **Pre-application Land and Rights Negotiations Tracker – [EN010153/DR/4.4]** – This is a document summarising the status of negotiations with landowners and others for the acquisition of land or rights needed for the Proposed Development, up to the point of application submission. It lists each plot or right, the affected party, and notes whether the land or right has been acquired, is under negotiation, or if agreement has not yet been reached. The purpose of this tracker is to demonstrate the Applicant's efforts to acquire interests by agreement. It provides the Examining Authority with insight into how advanced the discussions

are and flags any areas where objections are likely. This document may be updated during the examination as negotiations progress.

- 2.5.2 Volume 4 documents ensure that the land aspects of the Proposed Development are transparent. They help stakeholders understand the extent of compulsory acquisition sought, the justification for it, and the commitment of the Applicant to fair compensation and pursuing voluntary agreements where possible.

2.6 Volume 5: Reports and Statements

- 2.6.1 Volume 5 comprises a collection of reports and statements that support the application and provide additional information required under various regulations or policy requirements. These documents cover how the Applicant has engaged with the public and stakeholders, how the Proposed Development complies with environmental policy and legislation, and how it fits within the planning policy framework. By addressing these topics, Volume 5 demonstrates that the Proposed Development has been developed responsibly and in accordance with relevant legal duties. The documents in Volume 5 include:

- i) **Consultation Report – [EN010153/DR/5.1]** – A detailed report documenting the pre-application consultation process carried out for the Proposed Development. Under Section 42, 47, and 48 of the Planning Act 2008, the Applicant must consult with statutory bodies, local authorities, landowners, and the local community before submitting the DCO application. This report explains how the Applicant complied with its Statement of Community Consultation (SoCC), presents the methods used for consultation (public exhibitions, leaflets, etc.), and summarises the feedback received from consultees. Importantly, it also describes how the Proposed Development was adjusted or influenced in response to the feedback (addressing any concerns or suggestions where possible). The Consultation Report includes tables of responses and the Applicant's replies, demonstrating a transparent consultation record.
- ii) **Consultation Report Appendices – [EN010153/DR/5.2]** – The appendices to the Consultation Report, which provide supporting material for the consultation process. These include copies of consultation materials (leaflets, presentation

boards, letters), lists of consultees, copies of notices, detailed response tables, and other evidence of consultation activities.

- iii) **Information to Inform Habitats Regulations Assessment** – **[EN010153/DR/5.3]** – This document (often referred to as a Habitats Regulations Assessment report or HRA report) provides information for the competent authority (the Secretary of State) to consider the Proposed Development under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations). Because the Proposed Development might affect internationally designated nature conservation sites (such as Special Protection Areas or Special Areas of Conservation), an assessment is required.
- iv) **Statutory Nuisance Statement** – **[EN010153/DR/5.4]** – A statement identifying whether the Proposed Development could involve any statutory nuisances as defined in the Environmental Protection Act 1990 (such as noise, dust, light, etc.), and if so, how the Applicant proposes to mitigate or limit them. The Planning Act 2008 requires a statement of this kind so that the decision-maker is aware of any nuisances that might be triggered by the project and can consider the adequacy of measures to avoid them.
- v) **Other Consents and Licences Statement** – **[EN010153/DR/5.5]** – A document listing any additional consents, licences, or permits that the Proposed Development will need from other authorities, which are outside the DCO. While the DCO is a comprehensive statutory instrument, it cannot cover everything. For instance, permits under environmental legislation (like an environmental permit from the Environment Agency), or protected species licences might be required. This statement sets out all such anticipated secondary consents and confirms the plan for obtaining them (whether they have been applied for, or will be sought in due course). It demonstrates that the Applicant has identified all other legal requirements and is managing them in parallel with the DCO.
- vi) **Planning Statement** – **[EN010153/DR/5.6]** – A report that sets out the case for the Proposed Development in planning terms. It explains how the Proposed Development complies with relevant planning policy and guidance. This includes the applicable National Policy Statements (for energy infrastructure, which are the primary policy basis for decision), as well as local planning policies of Cheshire West and Chester Council and any other material considerations. The

Planning Statement provides a Statement of Need for the Proposed Development, and identifies the benefits of the Proposed Development.

- vii) **Policy Compliance Document – [EN010153/DR/5.7]** – The Policy Compliance Document provides detailed tables showing how the Proposed Development complies with each relevant policy and requirement. The document verifies the compliance of the DCO application with applicable national and local planning policy.
- viii) **Design Approach Document – [EN010153/DR/5.8]** – A document explaining the design evolution and design principles of the Proposed Development. It outlines how the initial design of the solar farm and associated infrastructure was developed, including alternative sites or layouts considered. It describes the design vision and design principles and how the final proposal achieves these.
- ix) **Potential Main Issues for the Examination – [EN010153/DR/5.9]** – This is a document prepared by the Applicant to assist the Examining Authority by identifying what the Applicant anticipates to be the principal issues that the Examining Authority and interested parties may focus on during the DCO examination. It is based on the feedback from consultation and the main issues for the examination of similar projects.

- 2.6.2 Volume 5 documents together demonstrate that the Proposed Development has been diligently prepared with regard to community engagement, environmental obligations, and planning policy. They provide much of the context and justification that sits alongside the technical analysis in the Environmental Statement. Readers interested in how the Applicant has engaged with the public, or how the Proposed Development fits within the wider planning context, will find those answers in these reports and statements.

2.7 Volume 6: Environmental Statement

- 2.7.1 Volume 6 contains the Environmental Statement (ES) and its associated appendices, figures, and summary. The ES is prepared in accordance with the EIA Regulations 2017 and provides a thorough assessment of the likely significant effects of the Proposed Development on the environment, mitigation measures, and any residual impacts. For ease of use, the ES is divided into four parts (called ES

volumes), which are referenced under the common Volume 6 umbrella in this application. The components of Volume 6 are:

- i) **Environmental Statement Volume 1 (Main Report) – [EN010153/DR/6.1]** – This is the main body of the ES, containing the written chapters. It begins with a Table of Contents, a Glossary of terms, and a list of Acronyms for reference. The chapters then include:
 - k) Chapter 1: Introduction;
 - l) Chapter 2: The Proposed Development;
 - m) Chapter 3: Alternatives and Design Evolution;
 - n) Chapter 4: Methodology;
 - o) Chapter 5: Climate Change;
 - p) Chapter 6: Landscape and Visual Amenity;
 - q) Chapter 7: Terrestrial Ecology;
 - r) Chapter 8: Ornithology;
 - s) Chapter 9: Flood Risk and Surface Water;
 - t) Chapter 10: Ground Conditions;
 - u) Chapter 11: Cultural Heritage and Archaeology;
 - v) Chapter 12: Tourism and Recreation;
 - w) Chapter 13: Cumulative and In Combination Effects; and
 - x) Chapter 14: Summary of Environmental Effects.
- ii) **Environmental Statement Volume 2 (Technical Appendices) – [EN010153/DR/6.2]** – The technical appendices to the ES contain detailed technical data and reports that support the assessments in the main chapters of the ES. Appendices are numbered corresponding to their parent chapter. By separating them out, the main ES chapters remain focused and readable, while all detailed information is still available for scrutiny.
- iii) **Environmental Statement Volume 3 (Figures) – [EN010153/DR/6.3]** – This comprises the maps, drawings, and figures referenced in the ES chapters. All figures are numbered and labelled corresponding to their parent chapter.
- iv) **Environmental Statement Volume 4 (Non-Technical Summary) – [EN010153/DR/6.4]** – The Non-Technical Summary (NTS) is a standalone summary of the Environmental Statement written in non-technical language. It condenses the main findings of the ES into a shorter document, with graphics

and simplified explanations, so that non-specialist readers can understand the environmental effects of the Proposed Development.

- 2.7.2 Volume 6 provides a comprehensive assessment of environmental effects. Readers concerned with specific issues (for example, how the Proposed Development might affect local wildlife or traffic or views) can find the relevant ES chapter and see both the analysis and supporting data.

2.8 Volume 7: Other Documents

- 2.8.1 Volume 7 contains additional documents that support the application. These documents are not explicitly required by the APFP Regulations in every case, but they are provided by the Applicant to give a fuller picture of the Proposed Development commitments, and to assist the Examining Authority and interested parties in understanding specific technical aspects or the intended management of the Proposed Development through its lifecycle. Essentially, Volume 7 captures all relevant information that doesn't naturally fall into Volumes 1–6. The key documents in Volume 7 include:

- i) **Design Parameters Statement – [EN010153/DR/7.1]** – This document sets out the design parameters for the Proposed Development's infrastructure. Since the DCO allows for flexibility, the Design Parameters Statement defines the envelope within which the project will be built. This ensures that even if details are finalised later, they will remain within assessed parameters.
- ii) **Commitments Register – [EN010153/DR/7.2]** – A consolidated list of commitments made by the Applicant in the application documents.. The register sets out how commitments are secured, for example via DCO Requirements.
- iii) **Transport Assessment – [EN010153/DR/7.3]** – A detailed assessment of the transport and traffic impacts of the Proposed Development. It evaluates the effect of construction traffic (and any operational traffic) on the local road network. The assessment includes traffic volume estimates, route analysis for heavy goods vehicles, junction capacity evaluations, and road safety considerations.
- iv) **Outline Construction Traffic Management Plan (CTMP) – [EN010153/DR/7.4]** – An outline plan that describes how construction-related traffic will be managed to minimise disruption and ensure safety. It covers measures such as designated

routes for construction vehicles, site access arrangements, temporary signage, traffic marshalling, and restrictions on delivery times. As an outline plan, it sets the principles and commitments that will later be refined into a final CTMP before construction begins.

- v) **Outline Construction Environmental Management Plan (CEMP) – [EN010153/DR/7.5]** – This outline plan provides a framework for how the construction phase of the Proposed Development will be managed to avoid, reduce, or mitigate environmental impacts. It covers topics like pollution prevention measures, dust and noise control, surface water management during construction, protection of wildlife, site waste management, and incident response protocols. The CEMP ensures that commitments made in the ES are translated into practical measures on-site. As an outline plan, it sets the principles and commitments that will later be refined into a final CEMP before construction begins.
- vi) **Outline Operational Environmental Management Plan (OEMP) – [EN010153/DR/7.6]** – Similar to the outline CEMP, this plan outlines how the Proposed Development will be managed during its operational life to control environmental risks. As an outline plan, it sets the principles and commitments that will later be refined into a final OEMP before the Proposed Development becomes operational.
- vii) **Outline Decommissioning Environmental Management Plan (DEMP) – [EN010153/DR/7.7]** – This plan outlines principles for environmental management of the decommissioning of the Proposed Development at the end of its operational life. As an outline plan, it sets the principles and commitments that will later be refined into a final DEMP before decommissioning begins.
- viii) **Outline Battery Safety Management Plan (BSMP) – [EN010153/DR/7.8]** – A plan focusing on the safe operation of the Battery Energy Storage System. Battery systems (likely lithium-ion or similar technology) carry specific risks such as fire (thermal runaway) and require careful design of safety systems. This plan describes the safety measures and protocols for the BESS, including fire detection and suppression systems, emergency response procedures, and regulatory compliance. As an outline plan, it sets the principles and commitments that will later be refined into a final BSMP before construction begins.

- ix) **Outline Public Rights of Way Management Plan (PRoWMP) – [EN010153/DR/7.9]** – This plan outlines how public rights of way will be managed or temporarily diverted during construction, and what the long-term arrangements will be. It includes creation of new permissive paths and improvements to existing paths as part of mitigation or enhancement. The plan ensures that public access is maintained as far as possible and that any closures or diversions are done safely and with suitable alternatives. As an outline plan, it sets the principles and commitments that will later be refined into a final PRoWMP before construction begins.
- x) **Outline Soil Management Plan (SMP) – [EN010153/DR/7.10]** – A plan describing how soils will be handled to preserve their quality and allow for successful reinstatement. The plan covers the approach to managing soils that may be contaminated, and how they would be either re-used, treated, or disposed of. As an outline plan, it sets the principles and commitments that will later be refined into a final SMP before construction begins.
- xi) **Outline Skills, Supply Chain and Employment Plan (SSCEP) – [EN010153/DR/7.11]** – This plan outlines the Applicant's approach to maximising local economic benefits from the Proposed Development. It includes commitments to use local labour and businesses where possible, to provide training or apprenticeship opportunities during construction, and to liaise with local job centres or educational institutions. As an outline plan, it sets the principles and commitments that will later be refined into a final SSCEP before construction begins.
- xii) **Biodiversity Net Gain Report – [EN010153/DR/7.12]** – A report detailing the Proposed Development's approach to Biodiversity Net Gain (BNG). BNG is an approach where developers aim to leave the natural environment in a measurably better state than it was before the project. This report calculates the baseline biodiversity value of the site (using the recognised metric) and the post-development value after implementing habitat creation or enhancement measures.
- xiii) **Outline Landscape and Ecological Management Plan (LEMP) – [EN010153/DR/7.13]** – This plan sets out how the landscaping and ecological features of the Proposed Development will be managed in the long term. The LEMP includes the principles of future planting and habitat creation, their

maintenance, and management of ecological features. The LEMP is supported by Appendix B, which is an outline Non Breeding Bird Mitigation Strategy (NBBMS) that provides additional detail on the mitigation proposed by the Applicant in relation to effects on birds which use the Mersey Estuary Special Protection Area. As an outline plan, it sets the principles and commitments that will later be refined into a final LEMP and NBBMS before construction begins.

- xiv) **Grid Connection Statement – [EN010153/DR/7.14]** – A statement explaining how the Proposed Development will connect to the electricity grid. This document identifies the point of connection and confirms that the necessary agreements or offers are in place with the network operator.
- xv) **Arboricultural Assessment – [EN010153/DR/7.15]** – A survey and assessment report of trees within the Site, assessing which trees might be affected by the Proposed Development.

2.8.2 Volume 7's documents provide depth on how the Proposed Development will be implemented and operated responsibly, capturing a range of commitments, plans, and technical analyses that support and complement the main application documents in the earlier volumes.

2.9 Volume 8: Pre-Examination

Volume 8 contains documents submitted to the Examining Authority during the pre-examination period, following the acceptance of the application. The key documents submitted are:

- i) **S51 Acceptance Cover Letter – [EN010153/DR/8.1]** – This letter addresses the points raised in the s51 advice letter received on 27th June.
- ii) **Outline Written Scheme of Investigation – [EN010153/DR/8.2]** – This outline plan details the methodology, scope, and processes for archaeological investigations proposed to ensure heritage assets that may exist at the Site and could be affected by the Proposed Development are appropriately protected. As an outline plan, it establishes the principles and commitments that will later be refined into a final WSI before construction commences.

- iii) **Procedural Deadline A Response Letter - [EN010153/DR/8.2]** – This letter addresses the points raised by the Examining Authority received 8th October (the ‘Rule 6 Letter’) in respect of Procedural Deadline A.
- iv) **Procedural Deadline B Response Letter – [EN010153/DR/8.3]** – This letter addresses the points raised and submissions requested by the Examining Authority received 8th October (the ‘Rule 6 Letter’) in respect of Procedural Deadline B.
- v) **Draft Statement of Common Ground with Natural England – [EN010153/DR/8.4]** – This document outlines the position in relation to the issues identified in Natural England’s Relevant Representation (RR-012).
- vi) **Response to Local Planning Authority and Statutory Environmental Body Relevant Representation – [EN010153/DR/8.5]** – This document outlines the Applicant’s responses to the Relevant Representations made by the Local Planning Authority (Cheshire West and Chester Council) and Statutory Environmental Bodies relevant to the Proposed Development.
- vii) **Outline Flood Warning and Evacuation Plan – [EN010153/DR/8.6]** – This plan sets out the procedures in the event of flooding on the Site.
- viii) **Hydraulic Modelling Report Addendum – [EN010153/DR/8.7]** – This document provides information regarding a hydraulic modelling study in relation to the Proposed Development.
- ix) **Draft Development Consent Order - Schedule of Changes – [EN010153/DR/8.8]** – This document lists the changes made in terms to the draft DCO subsequent to acceptance of the application.
- x) **Updated BNG Metric Spreadsheets – [EN010153/DR/8.9]** – This document provides updated information on Biodiversity Net Gain in relation to the Proposed Development.
- xi) **Schedule of Land Rights Changes – [EN010153/DR/8.10]** – This document lists the changes made in terms of Land Rights in relation to the Proposed Development.