

Connah's Quay Low Carbon Power

Consultation Report: Appendix D Distribution Lists and Sample Letters (Confidential)

Planning Inspectorate Reference: EN010166

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Planning Act 2008 (as amended)

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 - Regulation 5(2)(q)
Revision 00

August 2025

Prepared for:
Uniper UK Limited

Prepared by:
Copper Consultancy Limited

Table of Contents

1.	Appendix D-1: List of Section 42(1)(a) and (b) Consultees (Confidential)	1
1.2	Section 42(1)(a) Consultees	1
1.2	Section 42(1)(aa) Marine Management Organisation.....	33
1.3	Section 42(1)(b) Local Authorities	33
2.	Appendix D-2: List of Section 42(1)(d) Consultees (Confidential).....	37
2.1	Section 42(1)(d) Consultees	37
2.2	Additional Section 42(1)(d) Consultees October and November 2024	77
2.3	Additional Land Interests June 2024	106
2.4	Additional Land Interests July 2024.....	107
3.	Appendix D-3: Sample Letters Sent to Section 42 Consultees	1
3.1	Non-Prescribed Consultee	1
3.2	S42(1)(a) Prescribed Person letter (EIA Reg 13)	8
3.3	S42(1)(aa) MMO letter.....	15
3.4	S42(1)(b) Local Authority letter (EIA Reg 13)	22
3.5	S42(1)(d) Category 3 letter.....	29
3.6	S42(1)(d) Landowner letter.....	36
3.7	S42(1)(d) Subsoil Interest letter.....	43
4.	Appendix D-4: Section 46 Notification and Acknowledgement.....	50
5.	Appendix D-5: Sample Land Interest Questionnaire	56
6.	Appendix D-6: PEIR Figures Omission – Notification to PINS	64
7.	Appendix D-7: Additional Subsoil Interest Letters – November 2024.....	65
8.	Appendix D-8: Additional Subsoil Interest Letters – June 2025	72
9.	Appendix D-9: Additional Subsoil Interest Letters – July 2025.....	74

Reference	1. Appendix D-1: List of Section 42(1)(a) and (b) Consultees (Confidential)
Document	5.2 Consultation Report: Appendix D Distribution Lists and Sample Letters (Confidential)
Status	Confidential

This document contains confidential information and is only available on request to those who have a legitimate need to view it. In the event that a request is made to the Inspectorate, we will consider it as a request as one of public disclosure under the Environmental Information Regulations 2004 (EIR) and apply the tests within those regulations. This may mean that we are not able to release the information or only able to release part of the information. In the first instance therefore, a request would be better directed to the Applicant or party who submitted the information.

3. Appendix D-3: Sample Letters Sent to Section 42 Consultees

3.1 Non-Prescribed Consultee



[Address]

Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
www.uniper.energy

Registered in
England and Wales
Company No 2796628

Registered Office:
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE

October 1, 2024

Dear [Salutation and continuous text],

**THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF, THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4BP
CONSULTATION IN ACCORDANCE WITH SECTION 42 'DUTY TO CONSULT' OF THE PLANNING ACT 2008, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURES) REGULATIONS 2009**

Uniper UK Limited (company number: 02796628) (the 'Applicant'), whose registered office is Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham, England, B37 7YE is proposing to submit an application for development consent (the 'Proposed Application'), pursuant to Section 37 'Applications for orders granting development consent' of the Planning Act 2008 (the 'PA 2008'), to the Planning Inspectorate (acting on behalf of the Secretary of State ('SoS') for Energy Security and Net Zero).

The Proposed Application will seek a Development Consent Order (a 'DCO') to authorise the construction, operation and maintenance of the Connah's Quay Low Carbon Power Project (the 'Proposed Development') on land at, and in the vicinity of, the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside.

The Applicant is consulting on the Proposed Development ahead of the submission of the DCO Application and that is why you have received this letter. Further details on the Proposed Development, the information being made available during the consultation, and how and by when to submit any comments or feedback, are provided below within this letter.

The Applicant

The Applicant is Uniper UK Limited, a UK-based company, wholly owned by Uniper SE ('Uniper') through Uniper Holding GmbH. Uniper will be the lead developer and operator of the Proposed Development.

Uniper is an international energy company with activities in more than 40 countries and roughly 7,000 employees worldwide. In the UK, Uniper owns and operates a flexible generation portfolio of six power stations, a fast-cycle gas storage facility and two high pressure gas pipelines, from Theddlethorpe to Killingholme and from Blyborough to Cottam.

Background to the Proposed Development

The Proposed Application will seek development consent for the demolition of an existing Gas Treatment Plant ('GTP'), distinct from the existing Connah's Quay Power Station, and Above Ground Installation ('AGI'), store buildings, and contractors' facilities on site and the construction, operation and maintenance of a Combined Cycle Gas Turbine ('CCGT') electricity generating station of around 1,100 megawatts ('MW') and up to 1,380 MW net electrical output with Carbon Capture Plant ('CCP'); water abstraction and discharge, and electricity connections; a carbon dioxide connection to the HyNet Carbon Dioxide ('CO₂') Pipeline Project; AGIs; utilities; construction laydown areas; access works; and other associated and ancillary development.

The land for access works includes Connah's Quay North Jetty to the north-east of the existing power station. It also includes the Port of Mostyn to the north west of the Power Station along the River Dee and Ellesmere Port in Cheshire. The land at these ports and the road access to these ports are included as part of the Proposed Development for the transportation of materials and equipment, including large loads, to the Proposed Development Site (the 'Site'). It is not anticipated that permanent works will need to be undertaken in these locations.

To achieve the UK's ambition of Net Zero by 2050, and as we become more reliant on electricity, with the electrification of sectors such as transport, heating and industry, more generation capacity will be needed. According to the UK's independent advisor on climate change, the Climate Change Committee ('CCC'), demand for electricity is forecast to increase by 50% by 2035¹. To meet this increasing demand and achieve the UK's decarbonisation goals, the CCC has also advised that a range of different technologies with both renewables and decarbonised generation, such as gas with Carbon Capture and Storage ('CCS'), will be needed to maintain a secure and stable supply of electricity².

The proposed new CCGT power station with CCP at Connah's Quay would be able to flexibly and reliably generate low carbon power to meet the growing need for electricity, whenever it is required. Power stations such as this will play a crucial role in the future energy system, as they can help ensure that energy is available at times when it is needed most, and when power from renewable sources cannot meet demand. Connah's Quay is an ideal location to establish a low carbon power station – it would connect into nearby CO₂ transport and storage infrastructure as part of the HyNet Cluster, and benefits from the on-hand expertise of the existing highly skilled workforce. There has also been a power station on site for over seventy years, meaning essential energy infrastructure is already in place, including an existing pipeline, which can be repurposed for the transport of captured CO₂ to the existing depleted offshore gas fields where it will be permanently stored.

Section 42 'Duty to consult'

Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008 and in regulations made pursuant to the PA 2008. These persons include prescribed persons, the Marine Management Organisation, local authorities and affected/potentially

¹ In its Balanced Pathway for the Sixth Carbon Budget (Dec 2020), the UK's Climate Change Committee (CCC) forecast a 50% increase in electricity demand by 2035 and a doubling in electricity demand by 2050 (Sixth Carbon Budget - Climate Change Committee (<https://www.theccc.org.uk/wp-content/uploads/2020/12/The-Sixth-Carbon-Budget-The-UKs-path-to-Net-Zero.pdf>))

² CCC Sixth Carbon Budget electricity generation sector summary Sector-summary-Electricity-generation.pdf (<https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Electricity-generation.pdf>)

affected landowners and persons with other interests in the relevant land. The consultation must be carried out prior to submitting the application for development consent to the Planning Inspectorate.

Although you do not fall within any of the categories of person specified by the PA 2008 and in regulations made pursuant to the PA 2008, the Applicant considers that you may still have an interest in the Proposed Development and accordingly wishes to seek your views on its latest proposals for Connah's Quay Low Carbon Power.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

The Site comprises a number of areas, including the 'Main Site', encompassing the Connah's Quay Power Station Site which would be the location for the new CCGT power station with CCP, and a number of corridors of land for electrical grid connection, carbon dioxide and water connections, and other areas of land for construction laydown, biodiversity enhancement area and access works.

The Main Site is approximately 56.5 hectares ('ha'), with the entire Site extending to approximately 186 ha.

National Grid References for the Site are provided below:

- Main Site (mid-point) – 327347, 371374
- North – 316076.4684, 381767.9826
- East – 340774.572, 377392.988
- South – 328895.9, 370177.1
- West – 315257.3468, 381072.3789

Plans are available from 8 October 2024 until 19 November 2024 within the 'Consultation Documents' (see further below) on the Applicant's consultation website: <https://uniperuk.consulting/cqlcp/> under the 'Documents' tab, showing the proposed Indicative Site Boundary.

The Proposed Development

The Proposed Development comprises the following elements:

- Demolition works at the existing Power Station Site, including demolition of the existing GTP, AGI, store buildings and contractors' facilities.
- A CCGT electricity generating station of around 1,100 MW and up to 1,380 MW net electrical output with CCP and ancillary buildings and structures within the Main Site. The CCGT with CCP plant will comprise up to two new 'Trains'.
- Associated Development, including:
 - Proposed carbon dioxide ('CO₂') AGI – which will be located within the Main Site.
 - Repurposed CO₂ Connection Corridor – the export of CO₂ will utilise approximately 3 km of an existing natural gas pipeline. It includes a buffer zone of up to 100 m width. Some physical works may be required to the Repurposed CO₂ Connection within the Main Site to connect to the Proposed CO₂ AGI and within the Proposed CO₂ Connection Corridor to connect to the Proposed CO₂ Connection. Studies are ongoing to

determine the need for and nature of any physical works within the Repurposed CO₂ Connection Corridor.

- Proposed CO₂ Connection Corridor – captured CO₂ emissions from the Proposed Development will be discharged from the Repurposed CO₂ Connection Corridor, via a new circa 350 metre pipeline spur (the Proposed CO₂ Connection) into the proposed Flint AGI (which is part of the proposed HyNet CO₂ Pipeline Project) and then into the HyNet CO₂ Pipeline.
- Water Connection Corridor – cooling water for the Proposed Development will be abstracted from and discharged to the River Dee, in line with the current process for the existing Power Station. This may require new infrastructure or use of existing infrastructure.
- Electrical Connection Corridor – a new connection will be required from the CCGT plant to the Applicant's existing banking compound. The existing electrical connection from the Applicant's banking compound is expected to be used to connect the Proposed Development to the existing Connah's Quay Substation located south-east of the Main Site.
- A Construction Laydown and Indicative Enhancement Area.
- Accesses and access works.
- Further associated development comprising such other works or operations as may be necessary or expedient.

All of the above elements will be included in the Proposed Application.

Environmental Impact Assessment

The Proposed Development is 'EIA development' for the purposes of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 and so the Applicant is required to carry out an Environmental Impact Assessment ('EIA') of the Proposed Development and submit an Environmental Statement ('ES'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA Regulations that it intends to provide an ES in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

Information so far compiled about the Proposed Development's environmental impacts is contained in a Preliminary Environmental Information Report ('PEIR') and summarised in a Non-Technical Summary ('NTS'). The PEIR and NTS of the PEIR will be made available as part of the Consultation Documents.

Consultation Documents

The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development include:

- A plan showing the extent of the Site edged in red and labelled as 'Indicative Site Boundary' (Figure 3-1 of the PEIR);
- the PEIR;
- the NTS of the PEIR;
- a Consultation Newsletter;
- a Consultation Brochure;
- a Consultation Feedback Form;
- a Consultation Poster;
- the Statement of Community Consultation;
- Consultation Adverts; and
- the Section 48 Notice that is being published.



The Consultation Documents will be available to download and inspect free of charge from the consultation website under the 'Documents' tab at: <https://uniperuk.consulting/cqlcp/project-consultation-documents/> from 8 October 2024 until 19 November 2024.

If you are unable to access the consultation website or have any queries in relation to the Consultation Documents, please email: info@connahsquaylcp.co.uk or telephone: **0800 0129 156** and you will be offered a paper copy of the Consultation Documents free of charge on request (with the exception of the PEIR which will be charged at a maximum of £250) or a USB device containing the Consultation Documents free of charge. Any details you provide to us via email or telephone will be subject to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

Digital copies of the Consultation Documents will also be available to view free of charge at the following inspection locations in the vicinity of the Proposed Development from 8 October 2024 until 19 November 2024.

Inspection Location	Opening Times
Buckley Library The Precinct Brunswick Road Buckley CH7 2EF	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Ellesmere Port Library Civic Way Ellesmere Port CH65 0BG	Monday 9.00am-7.00pm Tuesday 9.00am-5.00pm Wednesday 9.00am-5.00pm Thursday 9.00am-7.00pm Friday 9.00am-7.00pm Saturday 9.00am-1.00pm Sunday: CLOSED
Flint Library Church Street Flint CH6 5AP	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Connah's Quay Library Wepre Drive Connah's Quay Deeside CH5 4HA	Monday 9:00am-6:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-5:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Holywell Library Holywell Leisure Centre North Road	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm



Holywell Flintshire CH8 7UZ	Thursday 9:00am-5:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
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The Consultation Documents will also be available to view free of charge at a number of in-person consultation events being held within the vicinity of the Site, details of which can be found on the Notice published pursuant to Section 48 of the PA 2008 (enclosed) and on the consultation website.

The Applicant will also hold three online public webinars. It will be possible to register for the online webinars at the consultation website.

Responding to the Consultation

If you wish to make comments or representations in respect of the Proposed Development, these should be provided to the Applicant. Please include your name and an address where any correspondence relating to the Proposed Development can be sent. Comments and representations may be submitted in the following ways:

- Comment and representations can be made online by completing the online feedback questionnaire, which can be accessed via the project website: <https://uniperuk.consulting/cqlcp/have-your-say/>. Additionally, attendees at in-person consultation events will be able to complete an online feedback form on tablets provided.
- Hard copies of the feedback form will be available at the Consultation Document inspection locations detailed above to be filled in and handed to a member of the project team or posted back to us via Freepost. Hard copies can also be requested via the following contact channels to be completed and returned either via email or the freepost addresses given below:

Email: info@connahsquaylcp.co.uk
Post: **Freepost CQLCP (no stamp required)**
Telephone: **Freephone 0800 0129156**
Consultation website: <https://uniperuk.consulting/cqlcp/>

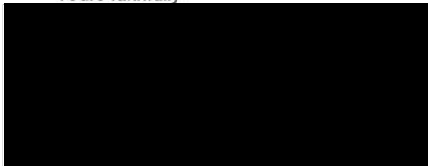
Any comments received will be analysed by the Applicant and any appointed agent of the Applicant, and copies may be made available in due course to the SoS, the Planning Inspectorate and other relevant statutory authorities so that your comments can be noted. For certain parties, those who own an interest in land or are affected by the Proposed Development, the Applicant is under a statutory duty to publish names and addresses as part of the Proposed Application. In respect of other people, we will request that your personal details are not placed on public record and these will be held securely by the Applicant in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation and used solely in connection with the consultation process and subsequent development consent application and, except as noted above, will not be passed to third parties. Please refer to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

If you would like any further information in respect of this letter or the Proposed Development, please contact the Applicant using one of the contact methods set out above.



Please note that all comments and representations must be received by the Applicant no later than **11.59pm on 19 November 2024**.

Yours faithfully



Project Manager
Uniper

Enc.

1. Section 48 notice

3.2 S42(1)(a) Prescribed Person letter (EIA Reg 13)



[Address]

Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
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Section 42 'Duty to consult' & EIA Regulation 13 'Pre-application publicity under Section 48 (duty to publicise)'

Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008 and in regulations made pursuant to the PA 2008. These persons include prescribed persons, the Marine Management Organisation, local authorities and affected/potentially affected landowners and persons with other interests in the relevant land. The consultation must be carried out prior to submitting the application for development consent to the Planning Inspectorate.

The Applicant has identified a number of persons and organisations, which it is required to consult for the purposes of Section 42 of the PA 2008. It has been determined that you or your organisation is, or may be, a 'prescribed person' for the purposes of Section 42(1)(a) of the PA 2008. The Applicant therefore wishes to seek your views on the Proposed Development.

Section 48 of the PA 2008 'Duty to publicise' also requires applicants for development consent to publicise their proposed application by publishing a notice (a 'Section 48 Notice') in relevant newspapers.

Regulation 13 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations') requires applicants, at the same time as publishing the Section 48 Notice, to send a copy of that notice to the 'consultation bodies' and to any person notified to the applicant by the SoS under EIA Regulation 11(1)(c).

A copy of the Section 48 Notice that is being published is therefore appended to this letter in accordance with EIA Regulation 13.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

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 - Repurposed CO₂ Connection Corridor – the export of CO₂ will utilise approximately 3 km of an existing natural gas pipeline. It includes a buffer zone of up to 100 m width. Some physical works may be required to the Repurposed CO₂ Connection within the Main Site to connect to the Proposed CO₂ AGI and within the Proposed CO₂ Connection Corridor to connect to the Proposed CO₂ Connection. Studies are ongoing to determine the need for and nature of any physical works within the Repurposed CO₂ Connection Corridor.
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 - Accesses and access works.
- Further associated development comprising such other works or operations as may be necessary or expedient.

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Environmental Impact Assessment

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Consultation Documents

The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development include:

- A plan showing the extent of the Site edged in red and labelled as 'Indicative Site Boundary' (Figure 3-1 of the PEIR);
- the PEIR;
- the NTS of the PEIR;
- a Consultation Newsletter;
- a Consultation Brochure;
- a Consultation Feedback Form;
- a Consultation Poster;
- the Statement of Community Consultation;
- Consultation Adverts; and
- the Section 48 Notice that is being published and is also enclosed with this letter.

The Consultation Documents will be available to download and inspect free of charge from the consultation website under the 'Documents' tab at: <https://uniperuk.consulting/cqlcp/project-consultation-documents/> from 8 October 2024 until 19 November 2024.

If you are unable to access the consultation website or have any queries in relation to the Consultation Documents, please email: info@connahsquaylcp.co.uk or telephone: **0800 0129 156** and you will be offered a paper copy of the Consultation Documents free of charge on request (with the exception of the PEIR which will be charged at a maximum of £250) or a USB device containing the Consultation Documents free of charge. Any details you provide to us via email or telephone will be subject to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

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Ellesmere Port Library Civic Way Ellesmere Port CH65 0BG	Monday 9.00am-7.00pm Tuesday 9.00am-5.00pm Wednesday 9.00am-5.00pm Thursday 9.00am-7.00pm Friday 9.00am-7.00pm Saturday 9.00am-1.00pm Sunday: CLOSED
Flint Library	Monday 9:00am-5:00pm



Church Street Flint CH6 5AP	Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
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The Applicant will also hold three online public webinars. It will be possible to register for the online webinars at the consultation website.

Responding to the Consultation

If you wish to make comments or representations in respect of the Proposed Development, these should be provided to the Applicant. Please include your name and an address where any correspondence relating to the Proposed Development can be sent. Comments and representations may be submitted in the following ways:

- Comment and representations can be made online by completing the online feedback questionnaire, which can be accessed via the project website: <https://uniperuk.consulting/cqlcp/have-your-say/>. Additionally, attendees at in-person consultation events will be able to complete an online feedback form on tablets provided.
- Hard copies of the feedback form will be available at the Consultation Document inspection locations detailed above to be filled in and handed to a member of the project team or posted back to us via Freepost. Hard copies can also be requested via the following contact channels to be completed and returned either via email or the freepost addresses given below:

Email: info@connahsquaylcp.co.uk
Post: **Freepost CQLCP (no stamp required)**
Telephone: **Freephone 0800 0129156**
Consultation website: <https://uniperuk.consulting/cqlcp/>

Any comments received will be analysed by the Applicant and any appointed agent of the Applicant, and copies may be made available in due course to the SoS, the Planning Inspectorate and other relevant statutory authorities so that your comments can be noted.

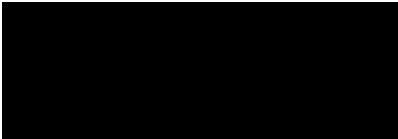


For certain parties, those who own an interest in land or are affected by the Proposed Development, the Applicant is under a statutory duty to publish names and addresses as part of the Proposed Application. In respect of other people, we will request that your personal details are not placed on public record and these will be held securely by the Applicant in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation and used solely in connection with the consultation process and subsequent development consent application and, except as noted above, will not be passed to third parties. Please refer to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

If you would like any further information in respect of this letter or the Proposed Development, please contact the Applicant using one of the contact methods set out above.

Please note that all comments and representations must be received by the Applicant no later than **11.59pm on 19 November 2024**.

Yours faithfully



Project Manager
Uniper

Enc.

1. Section 48 notice

3.3 S42(1)(aa) MMO letter



[Address]

Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
www.uniper.energy

Registered in
England and Wales
Company No 2796628

Registered Office:
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE

October 1, 2024

Dear [Salutation and continuous text],

**THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF, THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4BP
CONSULTATION IN ACCORDANCE WITH SECTION 42 'DUTY TO CONSULT' OF THE PLANNING ACT 2008, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURES) REGULATIONS 2009**

Uniper UK Limited (company number: 02796628) (the 'Applicant'), whose registered office is Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham, England, B37 7YE is proposing to submit an application for development consent (the 'Proposed Application'), pursuant to Section 37 'Applications for orders granting development consent' of the Planning Act 2008 (the 'PA 2008'), to the Planning Inspectorate (acting on behalf of the Secretary of State ('SoS') for Energy Security and Net Zero).

The Proposed Application will seek a Development Consent Order (a 'DCO') to authorise the construction, operation and maintenance of the Connah's Quay Low Carbon Power Project (the 'Proposed Development') on land at, and in the vicinity of, the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside.

The Applicant is consulting on the Proposed Development ahead of the submission of the DCO Application and that is why you have received this letter. Further details on the Proposed Development, the information being made available during the consultation, and how and by when to submit any comments or feedback, are provided below within this letter.

The Applicant

The Applicant is Uniper UK Limited, a UK-based company, wholly owned by Uniper SE ('Uniper') through Uniper Holding GmbH. Uniper will be the lead developer and operator of the Proposed Development.

Uniper is an international energy company with activities in more than 40 countries and roughly 7,000 employees worldwide. In the UK, Uniper owns and operates a flexible generation portfolio of six power stations, a fast-cycle gas storage facility and two high pressure gas pipelines, from Theddlethorpe to Killingholme and from Blyborough to Cottam.

Background to the Proposed Development

The Proposed Application will seek development consent for the demolition of an existing Gas Treatment Plant ('GTP'), distinct from the existing Connah's Quay Power Station, and Above Ground Installation ('AGI'), store buildings, and contractors' facilities on site and the construction, operation and maintenance of a Combined Cycle Gas Turbine ('CCGT') electricity generating station of around 1,100 megawatts ('MW') and up to 1,380 MW net electrical output with Carbon Capture Plant ('CCP'); water abstraction and discharge, and electricity connections; a carbon dioxide connection to the HyNet Carbon Dioxide ('CO₂') Pipeline Project; AGIs; utilities; construction laydown areas; access works; and other associated and ancillary development.

The land for access works includes Connah's Quay North Jetty to the north-east of the existing power station. It also includes the Port of Mostyn to the north west of the Power Station along the River Dee and Ellesmere Port in Cheshire. The land at these ports and the road access to these ports are included as part of the Proposed Development for the transportation of materials and equipment, including large loads, to the Proposed Development Site (the 'Site'). It is not anticipated that permanent works will need to be undertaken in these locations.

To achieve the UK's ambition of Net Zero by 2050, and as we become more reliant on electricity, with the electrification of sectors such as transport, heating and industry, more generation capacity will be needed. According to the UK's independent advisor on climate change, the Climate Change Committee ('CCC'), demand for electricity is forecast to increase by 50% by 2035¹. To meet this increasing demand and achieve the UK's decarbonisation goals, the CCC has also advised that a range of different technologies with both renewables and decarbonised generation, such as gas with Carbon Capture and Storage ('CCS'), will be needed to maintain a secure and stable supply of electricity².

The proposed new CCGT power station with CCP at Connah's Quay would be able to flexibly and reliably generate low carbon power to meet the growing need for electricity, whenever it is required. Power stations such as this will play a crucial role in the future energy system, as they can help ensure that energy is available at times when it is needed most, and when power from renewable sources cannot meet demand.

Connah's Quay is an ideal location to establish a low carbon power station – it would connect into nearby CO₂ transport and storage infrastructure as part of the HyNet Cluster, and benefits from the on-hand expertise of the existing highly skilled workforce. There has also been a power station on site for over seventy years, meaning essential energy infrastructure is already in place, including an existing pipeline, which can be repurposed for the transport of captured CO₂ to the existing depleted offshore gas fields where it will be permanently stored.

Section 42 'Duty to consult'

Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008

¹ In its Balanced Pathway for the Sixth Carbon Budget (Dec 2020), the UK's Climate Change Committee (CCC) forecast a 50% increase in electricity demand by 2035 and a doubling in electricity demand by 2050 (Sixth Carbon Budget - Climate Change Committee (<https://www.theccc.org.uk/wp-content/uploads/2020/12/The-Sixth-Carbon-Budget-The-UKs-path-to-Net-Zero.pdf>))

² CCC Sixth Carbon Budget electricity generation sector summary Sector-summary-Electricity-generation.pdf (<https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Electricity-generation.pdf>)



and in regulations made pursuant to the PA 2008. These persons include prescribed persons, the Marine Management Organisation, local authorities and affected/potentially affected landowners and persons with other interests in the relevant land. The consultation must be carried out prior to submitting the application for development consent to the Planning Inspectorate.

The Applicant has a duty to consult the Marine Management Organisation ('MMO') for the purposes of Section 42(1)(aa) of the PA 2008. The Applicant therefore wishes to seek the MMO's views on the Proposed Development.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

The Site comprises a number of areas, including the 'Main Site', encompassing the Connah's Quay Power Station Site which would be the location for the new CCGT power station with CCP, and a number of corridors of land for electrical grid connection, carbon dioxide and water connections, and other areas of land for construction laydown, biodiversity enhancement area and access works.

The Main Site is approximately 56.5 hectares ('ha'), with the entire Site extending to approximately 186 ha.

National Grid References ('NGR's) for the Site are provided below:

- Main Site (mid-point) – 327347, 371374
- North – 316076.4684, 381767.9826
- East – 340774.572, 377392.988
- South – 328895.9, 370177.1
- West – 315257.3468, 381072.3789

Plans are available from 8 October 2024 until 19 November 2024 within the 'Consultation Documents' (see further below) on the Applicant's consultation website:
<https://uniperuk.consulting/calcip/> under the 'Documents' tab, showing the proposed Indicative Site Boundary.

The Proposed Development

The Proposed Development comprises the following elements:

- Demolition works at the existing Power Station Site, including demolition of the existing GTP, AGI, store buildings and contractors' facilities.
- A CCGT electricity generating station of around 1,100 MW and up to 1,380 MW net electrical output with CCP and ancillary buildings and structures within the Main Site. The CCGT with CCP plant will comprise up to two new 'Trains'.
- Associated Development, including:
 - Proposed carbon dioxide ('CO₂') AGI – which will be located within the Main Site.
 - Repurposed CO₂ Connection Corridor – the export of CO₂ will utilise approximately 3 km of an existing natural gas pipeline. It includes a buffer zone of up to 100 m width. Some physical works may be required to the Repurposed CO₂ Connection within the Main Site to connect to the Proposed CO₂ AGI and within the Proposed CO₂ Connection Corridor to

connect to the Proposed CO₂ Connection. Studies are ongoing to determine the need for and nature of any physical works within the Repurposed CO₂ Connection Corridor.

- Proposed CO₂ Connection Corridor – captured CO₂ emissions from the Proposed Development will be discharged from the Repurposed CO₂ Connection Corridor, via a new circa 350 metre pipeline spur (the Proposed CO₂ Connection) into the proposed Flint AGI (which is part of the proposed HyNet CO₂ Pipeline Project) and then into the HyNet CO₂ Pipeline.
- Water Connection Corridor – cooling water for the Proposed Development will be abstracted from and discharged to the River Dee, in-line with the current process for the existing Power Station. This may require new infrastructure or use of existing infrastructure.
- Electrical Connection Corridor – a new connection will be required from the CCGT plant to the Applicant's existing banking compound. The existing electrical connection from the Applicant's banking compound is expected to be used to connect the Proposed Development to the existing Connah's Quay Substation located south-east of the Main Site.
- A Construction Laydown and Indicative Enhancement Area.
- Accesses and access works.
- Further associated development comprising such other works or operations as may be necessary or expedient.

All of the above elements will be included in the Proposed Application.

Environmental Impact Assessment

The Proposed Development is 'EIA development' for the purposes of the EIA Regulations and so the Applicant is required to carry out an Environmental Impact Assessment ('EIA') of the Proposed Development and submit an Environmental Statement ('ES'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA Regulations that it intends to provide an ES in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

Information so far compiled about the Proposed Development's environmental impacts is contained in a Preliminary Environmental Information Report ('PEIR') and summarised in a Non-Technical Summary ('NTS'). The PEIR and NTS of the PEIR will be made available as part of the Consultation Documents.

Consultation Documents

The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development include:

- A plan showing the extent of the Site edged in red and labelled as 'Indicative Site Boundary' (Figure 3-1 of the PEIR);
- the PEIR;
- the NTS of the PEIR;
- a Consultation Newsletter;
- a Consultation Brochure;
- a Consultation Feedback Form;
- a Consultation Poster;
- the Statement of Community Consultation;
- Consultation Adverts; and
- the Section 48 Notice that is being published.



The Consultation Documents will be available to download and inspect free of charge from the consultation website under the 'Documents' tab at: <https://uniperuk.consulting/cqlcp/project-consultation-documents/> from 8 October 2024 until 19 November 2024.

If you are unable to access the consultation website or have any queries in relation to the Consultation Documents, please email: info@connahsquaylcp.co.uk or telephone: **0800 0129 156** and you will be offered a paper copy of the Consultation Documents free of charge on request (with the exception of the PEIR which will be charged at a maximum of £250) or a USB device containing the Consultation Documents free of charge. Any details you provide to us via email or telephone will be subject to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

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Flint Library Church Street Flint CH6 5AP	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
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Holywell Library Holywell Leisure Centre North Road	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm



Holywell Flintshire CH8 7UZ	Thursday 9:00am-5:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
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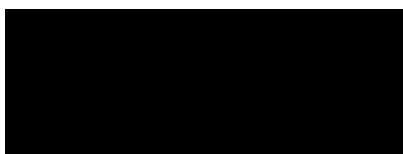
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Any comments received will be analysed by the Applicant and any appointed agent of the Applicant, and copies may be made available in due course to the SoS, the Planning Inspectorate and other relevant statutory authorities so that your comments can be noted. For certain parties, those who own an interest in land or are affected by the Proposed Development, the Applicant is under a statutory duty to publish names and addresses as part of the Proposed Application. In respect of other people, we will request that your personal details are not placed on public record and these will be held securely by the Applicant in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation and used solely in connection with the consultation process and subsequent development consent application and, except as noted above, will not be passed to third parties. Please refer to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

If you would like any further information in respect of this letter or the Proposed Development, please contact the Applicant using one of the contact methods set out above.

Please note that all comments and representations must be received by the Applicant no later than **11.59pm on 19 November 2024**.

Yours faithfully



Project Manager
Uniper

Enc.

1. Section 48 notice

3.4 S42(1)(b) Local Authority letter (EIA Reg 13)



[Address]

Uniper UK Limited
Compton House
2300 The Crescent
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Birmingham B37 7YE
www.uniper.energy

Registered in
England and Wales
Company No 2796628

Registered Office:
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Birmingham Business Park
Birmingham B37 7YE

October 1, 2024

Dear [Salutation and continuous text],

THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF, THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4BP

CONSULTATION IN ACCORDANCE WITH SECTION 42 'DUTY TO CONSULT' OF THE PLANNING ACT 2008, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURES) REGULATIONS 2009 & REGULATION 13 'PRE-APPLICATION PUBLICITY UNDER SECTION 48 (DUTY TO PUBLICISE)' OF THE INFRASTRUCTURE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

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The Applicant is consulting on the Proposed Development ahead of the submission of the DCO Application and that is why you have received this letter. Further details on the Proposed Development, the information being made available during the consultation, and how and by when to submit any comments or feedback, are provided below within this letter.

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Section 42 'Duty to consult' & EIA Regulation 13 'Pre-application publicity under Section 48 (duty to publicise)'

Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008 and in regulations made pursuant to the PA 2008. These persons include prescribed persons, the Marine Management Organisation, local authorities and affected/potentially affected landowners and persons with other interests in the relevant land. The consultation must be carried out prior to submitting the application for development consent to the Planning Inspectorate.

The Applicant has identified a number of persons and organisations, which it is required to consult for the purposes of Section 42 of the PA 2008. It has been determined that your Authority is a local authority for the purposes of Section 42(1)(b) of the PA 2008. The Applicant therefore wishes to seek your views on the Proposed Development. Section 48 of the PA 2008 'Duty to publicise' also requires applicants for development consent to publicise their proposed application by publishing a notice (a 'Section 48 Notice') in relevant newspapers.

Regulation 13 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations') requires applicants, at the same time as publishing the Section 48 Notice, to send a copy of that notice to the 'consultation bodies' and to any person notified to the applicant by the SoS under EIA Regulation 11(1)(c).

A copy of the Section 48 Notice that is being published is therefore appended to this letter in accordance with EIA Regulation 13.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

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The Proposed Development comprises the following elements:

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 - A Construction Laydown and Indicative Enhancement Area.
 - Accesses and access works.
- Further associated development comprising such other works or operations as may be necessary or expedient.

All of the above elements will be included in the Proposed Application.

Environmental Impact Assessment

The Proposed Development is 'EIA development' for the purposes of the EIA Regulations and so the Applicant is required to carry out an Environmental Impact Assessment ('EIA') of the Proposed Development and submit an Environmental Statement ('ES'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA Regulations that it intends to provide an ES in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

Information so far compiled about the Proposed Development's environmental impacts is contained in a Preliminary Environmental Information Report ('PEIR') and summarised in a Non-Technical Summary ('NTS'). The PEIR and NTS of the PEIR will be made available as part of the Consultation Documents.



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The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development include:

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- the PEIR;
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If you are unable to access the consultation website or have any queries in relation to the Consultation Documents, please email: info@connahsquaylcp.co.uk or telephone: **0800 0129 156** and you will be offered a paper copy of the Consultation Documents free of charge on request (with the exception of the PEIR which will be charged at a maximum of £250) or a USB device containing the Consultation Documents free of charge. Any details you provide to us via email or telephone will be subject to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

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Flint Library	Monday 9:00am-5:00pm



Church Street Flint CH6 5AP	Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
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If you wish to make comments or representations in respect of the Proposed Development, these should be provided to the Applicant. Please include your name and an address where any correspondence relating to the Proposed Development can be sent. Comments and representations may be submitted in the following ways:

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Any comments received will be analysed by the Applicant and any appointed agent of the Applicant, and copies may be made available in due course to the SoS, the Planning Inspectorate and other relevant statutory authorities so that your comments can be noted.



For certain parties, those who own an interest in land or are affected by the Proposed Development, the Applicant is under a statutory duty to publish names and addresses as part of the Proposed Application. In respect of other people, we will request that your personal details are not placed on public record and these will be held securely by the Applicant in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation and used solely in connection with the consultation process and subsequent development consent application and, except as noted above, will not be passed to third parties. Please refer to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

If you would like any further information in respect of this letter or the Proposed Development, please contact the Applicant using one of the contact methods set out above.

Please note that all comments and representations must be received by the Applicant no later than **11.59pm on 19 November 2024**.

Yours faithfully



Project Manager
Uniper

Enc.

1. Section 48 notice

3.5 S42(1)(d) Category 3 letter



[Address]

Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
www.uniper.energy

Registered in
England and Wales
Company No 2796628

Registered Office:
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE

October 1, 2024

Dear [Salutation and continuous text],

THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF, THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4BP

CONSULTATION IN ACCORDANCE WITH SECTION 42 'DUTY TO CONSULT' OF THE PLANNING ACT 2008, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURES) REGULATIONS 2009

Uniper UK Limited (company number: 02796628) (the 'Applicant'), whose registered office is Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham, England, B37 7YE is proposing to submit an application for development consent (the 'Proposed Application'), pursuant to Section 37 'Applications for orders granting development consent' of the Planning Act 2008 (the 'PA 2008'), to the Planning Inspectorate (acting on behalf of the Secretary of State ('SoS') for Energy Security and Net Zero).

The Proposed Application will seek a Development Consent Order (a 'DCO') to authorise the construction, operation and maintenance of the Connah's Quay Low Carbon Power Project (the 'Proposed Development') on land at, and in the vicinity of, the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside.

The Applicant is consulting on the Proposed Development ahead of the submission of the DCO Application and that is why you have received this letter. Further details on the Proposed Development, the information being made available during the consultation, and how and by when to submit any comments or feedback, are provided below within this letter.

The Applicant

The Applicant is Uniper UK Limited, a UK-based company, wholly owned by Uniper SE ('Uniper') through Uniper Holding GmbH. Uniper will be the lead developer and operator of the Proposed Development.

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The Proposed Application will seek development consent for the demolition of an existing Gas Treatment Plant ('GTP'), distinct from the existing Connah's Quay Power Station, and Above Ground Installation ('AGI'), store buildings, and contractors' facilities on site and the construction, operation and maintenance of a Combined Cycle Gas Turbine ('CCGT') electricity generating station of around 1,100 megawatts ('MW') and up to 1,380 MW net electrical output with Carbon Capture Plant ('CCP'); water abstraction and discharge, and electricity connections; a carbon dioxide connection to the HyNet Carbon Dioxide ('CO₂') Pipeline Project; AGIs; utilities; construction laydown areas; access works; and other associated and ancillary development.

The land for access works includes Connah's Quay North Jetty to the north-east of the existing power station. It also includes the Port of Mostyn to the north west of the Power Station along the River Dee and Ellesmere Port in Cheshire. The land at these ports and the road access to these ports are included as part of the Proposed Development for the transportation of materials and equipment, including large loads, to the Proposed Development Site (the 'Site'). It is not anticipated that permanent works will need to be undertaken in these locations.

To achieve the UK's ambition of Net Zero by 2050, and as we become more reliant on electricity, with the electrification of sectors such as transport, heating and industry, more generation capacity will be needed. According to the UK's independent advisor on climate change, the Climate Change Committee ('CCC'), demand for electricity is forecast to increase by 50% by 2035¹. To meet this increasing demand and achieve the UK's decarbonisation goals, the CCC has also advised that a range of different technologies with both renewables and decarbonised generation, such as gas with Carbon Capture and Storage ('CCS'), will be needed to maintain a secure and stable supply of electricity².

The proposed new CCGT power station with CCP at Connah's Quay would be able to flexibly and reliably generate low carbon power to meet the growing need for electricity, whenever it is required. Power stations such as this will play a crucial role in the future energy system, as they can help ensure that energy is available at times when it is needed most, and when power from renewable sources cannot meet demand.

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Section 42 'Duty to consult'

Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008

¹ In its Balanced Pathway for the Sixth Carbon Budget (Dec 2020), the UK's Climate Change Committee (CCC) forecast a 50% increase in electricity demand by 2035 and a doubling in electricity demand by 2050 (Sixth Carbon Budget - Climate Change Committee (<https://www.theccc.org.uk/wp-content/uploads/2020/12/The-Sixth-Carbon-Budget-The-UKs-path-to-Net-Zero.pdf>))

² CCC Sixth Carbon Budget electricity generation sector summary Sector-summary-Electricity-generation.pdf (<https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Electricity-generation.pdf>)



and in regulations made pursuant to the PA 2008. These persons include prescribed persons, the Marine Management Organisation, local authorities and affected/potentially affected landowners and persons with other interests in the relevant land. The consultation must be carried out prior to submitting the application for development consent to the Planning Inspectorate.

The Applicant has identified a number of persons and organisations, which it is required to consult for the purposes of Section 42 of the PA 2008. It has been determined that you or your organisation is, or may be, a person for the purposes of Section 42(1)(d) of the PA 2008, that is a person who potentially falls within Category 3 set out in Section 44 of the PA 2008. Following a review of title and Land Registry information, the Applicant has identified that you may own or occupy land beyond the Indicative Site Boundary, in which access to it could potentially be affected by works undertaken during the construction phase of the Proposed Development. The access route which could be affected is identified as Weighbridge Road, Deeside, CH5 2UL. This may afford you the potential for a 'relevant claim'³ for compensation as established in Section 44(4) of the PA 2008, if the DCO sought by the Applicant were to be made and fully implemented. Therefore, the Applicant is required to consult with you on the Proposed Application and is interested in obtaining your feedback on its proposals.

Please note, the Applicant would not be seeking compulsory acquisition of the land you own or occupy, as we believe it to be beyond the Indicative Site Boundary.

Based on the Applicant's due diligence work undertaken to date, the property you own/occupy where access could be affected is listed below.

HMLR title(s)/ nature of interest	Description/notes

If you would like assistance with identifying the land that may potentially be affected, please contact:

Name
Mobile:
Email:

Whilst this information is considered up to date at the time of this consultation, the identification of interests in the land potentially affected by the Proposed Development is an ongoing process. This process will be finalised prior to the DCO application being submitted. However, if you think you no longer have an interest in the land, please contact the Applicant using the details provided toward the end of this letter.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

³ a "relevant claim" means: (a) a claim under section 10 of the Compulsory Purchase Act 1965 (c. 56) (compensation where satisfaction not made for the taking, or injurious affection, of land subject to compulsory purchase); (b) a claim under Part 1 of the Land Compensation Act 1973 (c. 26) (compensation for depreciation of land value by physical factors caused by use of public works); (c) a claim under section 152(3) of the PA 2008.

The Site comprises a number of areas, including the 'Main Site', encompassing the Connah's Quay Power Station Site which would be the location for the new CCGT power station with CCP, and a number of corridors of land for electrical grid connection, carbon dioxide and water connections, and other areas of land for construction laydown, biodiversity enhancement area and access works.

The Main Site is approximately 56.5 hectares ('ha'), with the entire Site extending to approximately 186 ha.

National Grid References ('NGR's) for the Site are provided below:

- Main Site (mid-point) – 327347, 371374
- North – 316076.4684, 381767.9826
- East – 340774.572, 377392.988
- South – 328895.9, 370177.1
- West – 315257.3468, 381072.3789

Plans are available from 8 October 2024 until 19 November 2024 within the 'Consultation Documents' (see further below) on the Applicant's consultation website: <https://uniperuk.consulting/cqlcp/> under the 'Documents' tab, showing the proposed Indicative Site Boundary.

The Proposed Development

The Proposed Development comprises the following elements:

- Demolition works at the existing Power Station Site, including demolition of the existing GTP, AGI, store buildings and contractors' facilities.
- A CCGT electricity generating station of around 1,100 MW and up to 1,380 MW net electrical output with CCP and ancillary buildings and structures within the Main Site. The CCGT with CCP plant will comprise up to two new 'Trains'.
- Associated Development, including:
 - Proposed carbon dioxide ('CO₂') AGI – which will be located within the Main Site.
 - Repurposed CO₂ Connection Corridor – the export of CO₂ will utilise approximately 3 km of an existing natural gas pipeline. It includes a buffer zone of up to 100 m width. Some physical works may be required to the Repurposed CO₂ Connection within the Main Site to connect to the Proposed CO₂ AGI and within the Proposed CO₂ Connection Corridor to connect to the Proposed CO₂ Connection. Studies are ongoing to determine the need for and nature of any physical works within the Repurposed CO₂ Connection Corridor.
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All of the above elements will be included in the Proposed Application.

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The Proposed Development is 'EIA development' for the purposes of the EIA Regulations and so the Applicant is required to carry out an Environmental Impact Assessment ('EIA') of the Proposed Development and submit an Environmental Statement ('ES'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA Regulations that it intends to provide an ES in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

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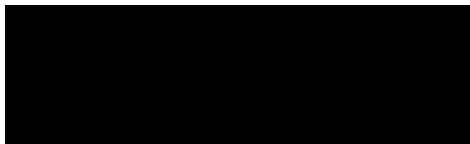
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Project Manager
Uniper

Enc.

1. Section 48 notice

3.6 S42(1)(d) Landowner letter



[Address]

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Birmingham B37 7YE
www.uniper.energy

Registered in
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Company No 2796628

Registered Office:
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October 1, 2024

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Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008

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² CCC Sixth Carbon Budget electricity generation sector summary Sector-summary-Electricity-generation.pdf (<https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Electricity-generation.pdf>)



and in regulations made pursuant to the PA 2008. These persons include prescribed persons, the Marine Management Organisation, local authorities and affected/potentially affected landowners and persons with other interests in the relevant land. The consultation must be carried out prior to submitting the application for development consent to the Planning Inspectorate.

The Applicant has identified a number of persons and organisations, which it is required to consult for the purposes of Section 42 of the PA 2008. It has been determined that you or your organisation is, or may be, a person for the purposes of Section 42(1)(d) of the PA 2008, that is a person who falls within Categories 1 and/or 2 set out in Section 44 who has an interest in land which is required for the Proposed Development. The Applicant therefore wishes to seek your views on the Proposed Development.

Based on the Applicant's due diligence work undertaken to date, your interest relates to land within the Site and is considered to be in relation to the below:

HMLR title(s)/ nature of interest	Description/notes

If you would like assistance with identifying the land that may potentially be affected, please contact:

Name
Mobile:
Email:

Whilst this information is considered up to date at the time of this consultation, the identification of interests in the land potentially affected by the Proposed Development is an ongoing process. This process will be finalised prior to the DCO application being submitted. However, if you think you no longer have an interest in the land, please contact the Applicant using the details provided toward the end of this letter.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

The Site comprises a number of areas, including the 'Main Site', encompassing the Connah's Quay Power Station Site which would be the location for the new CCGT power station with CCP, and a number of corridors of land for electrical grid connection, carbon dioxide and water connections, and other areas of land for construction laydown, biodiversity enhancement area and access works.

The Main Site is approximately 56.5 hectares ('ha'), with the entire Site extending to approximately 186 ha.

National Grid References ('NGR's) for the Site are provided below:

- Main Site (mid-point) – 327347, 371374
- North – 316076.4684, 381767.9826
- East – 340774.572, 377392.988

- South – 328895.9, 370177.1
- West – 315257.3468, 381072.3789

Plans are available from 8 October 2024 until 19 November 2024 within the 'Consultation Documents' (see further below) on the Applicant's consultation website: <https://uniperuk.consulting/cqlcp/> under the 'Documents' tab, showing the proposed Indicative Site Boundary.

The Proposed Development

The Proposed Development comprises the following elements:

- Demolition works at the existing Power Station Site, including demolition of the existing GTP, AGI, store buildings and contractors' facilities.
- A CCGT electricity generating station of around 1,100 MW and up to 1,380 MW net electrical output with CCP and ancillary buildings and structures within the Main Site. The CCGT with CCP plant will comprise up to two new 'Trains'.
- Associated Development, including:
 - Proposed carbon dioxide ('CO₂') AGI – which will be located within the Main Site.
 - Repurposed CO₂ Connection Corridor – the export of CO₂ will utilise approximately 3 km of an existing natural gas pipeline. It includes a buffer zone of up to 100 m width. Some physical works may be required to the Repurposed CO₂ Connection within the Main Site to connect to the Proposed CO₂ AGI and within the Proposed CO₂ Connection Corridor to connect to the Proposed CO₂ Connection. Studies are ongoing to determine the need for and nature of any physical works within the Repurposed CO₂ Connection Corridor.
 - Proposed CO₂ Connection Corridor – captured CO₂ emissions from the Proposed Development will be discharged from the Repurposed CO₂ Connection Corridor, via a new circa 350 metre pipeline spur (the Proposed CO₂ Connection) into the proposed Flint AGI (which is part of the proposed HyNet CO₂ Pipeline Project) and then into the HyNet CO₂ Pipeline.
 - Water Connection Corridor – cooling water for the Proposed Development will be abstracted from and discharged to the River Dee, in-line with the current process for the existing Power Station. This may require new infrastructure or use of existing infrastructure.
 - Electrical Connection Corridor – a new connection will be required from the CCGT plant to the Applicant's existing banking compound. The existing electrical connection from the Applicant's banking compound is expected to be used to connect the Proposed Development to the existing Connah's Quay Substation located south-east of the Main Site.
 - A Construction Laydown and Indicative Enhancement Area.
 - Accesses and access works.
- Further associated development comprising such other works or operations as may be necessary or expedient.

All of the above elements will be included in the Proposed Application.

Environmental Impact Assessment

The Proposed Development is 'EIA development' for the purposes of the EIA Regulations and so the Applicant is required to carry out an Environmental Impact Assessment ('EIA') of the Proposed Development and submit an Environmental Statement ('ES'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA



Regulations that it intends to provide an ES in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

Information so far compiled about the Proposed Development's environmental impacts is contained in a Preliminary Environmental Information Report ('PEIR') and summarised in a Non-Technical Summary ('NTS'). The PEIR and NTS of the PEIR will be made available as part of the Consultation Documents.

Consultation Documents

The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development include:

- A plan showing the extent of the Site edged in red and labelled as 'Indicative Site Boundary' (Figure 3-1 of the PEIR);
- the PEIR;
- the NTS of the PEIR;
- a Consultation Newsletter;
- a Consultation Brochure;
- a Consultation Feedback Form;
- a Consultation Poster;
- the Statement of Community Consultation;
- Consultation Adverts; and
- the Section 48 Notice that is being published.

The Consultation Documents will be available to download and inspect free of charge from the consultation website under the 'Documents' tab at: <https://uniperuk.consulting/cqlcp/project-consultation-documents/> from 8 October 2024 until 19 November 2024.

If you are unable to access the consultation website or have any queries in relation to the Consultation Documents, please email: info@connahsquaylcp.co.uk or telephone: **0800 0129 156** and you will be offered a paper copy of the Consultation Documents free of charge on request (with the exception of the PEIR which will be charged at a maximum of £250) or a USB device containing the Consultation Documents free of charge. Any details you provide to us via email or telephone will be subject to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

Digital copies of the Consultation Documents will also be available to view free of charge at the following inspection locations in the vicinity of the Proposed Development from 8 October 2024 until 19 November 2024.

Inspection Location	Opening Times
Buckley Library The Precinct Brunswick Road Buckley CH7 2EF	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED

Ellesmere Port Library Civic Way Ellesmere Port CH65 0BG	Monday 9.00am-7.00pm Tuesday 9.00am-5.00pm Wednesday 9.00am-5.00pm Thursday 9.00am-7.00pm Friday 9.00am-7.00pm Saturday 9.00am-1.00pm Sunday: CLOSED
Flint Library Church Street Flint CH6 5AP	Monday 9.00am-5.00pm Tuesday 9.00am-6.00pm Wednesday 9.00am-5.00pm Thursday 9.00am-6.00pm Friday 9.00am-5.00pm Saturday 9.00am-1.00pm Sunday CLOSED
Connah's Quay Library Wepre Drive Connah's Quay Deeside CH5 4HA	Monday 9.00am-6.00pm Tuesday 9.00am-6.00pm Wednesday 9.00am-5.00pm Thursday 9.00am-5.00pm Friday 9.00am-5.00pm Saturday 9.00am-1.00pm Sunday CLOSED
Holywell Library Holywell Leisure Centre North Road Holywell Flintshire CH8 7UZ	Monday 9.00am-5.00pm Tuesday 9.00am-6.00pm Wednesday 9.00am-5.00pm Thursday 9.00am-5.00pm Friday 9.00am-5.00pm Saturday 9.00am-1.00pm Sunday CLOSED

The Consultation Documents will also be available to view free of charge at a number of in-person consultation events being held within the vicinity of the Site, details of which can be found on the Section 48 Notice enclosed with this letter and on the consultation website.

The Applicant will also hold three online public webinars. It will be possible to register for the online webinars at the consultation website.

Responding to the Consultation

If you wish to make comments or representations in respect of the Proposed Development, these should be provided to the Applicant. Please include your name and an address where any correspondence relating to the Proposed Development can be sent. Comments and representations may be submitted in the following ways:

- Comment and representations can be made online by completing the online feedback questionnaire, which can be accessed via the project website: <https://uniperuk.consulting/cqlcp/have-your-say/>. Additionally, attendees at in-person consultation events will be able to complete an online feedback form on tablets provided.
- Hard copies of the feedback form will be available at the Consultation Document inspection locations detailed above to be filled in and handed to a member of the project team or posted back to us via Freepost. Hard copies can also be requested via the following contact channels to be completed and returned either via email or the freepost addresses given below:



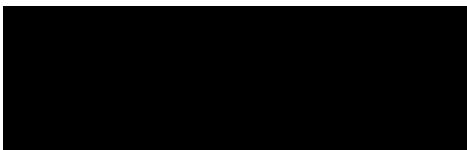
Email: info@connahsquaylcp.co.uk
Post: **Freepost CQLCP (no stamp required)**
Telephone: **Freephone 0800 0129156**
Consultation website: <https://uniperuk.consulting/cqlcp/>

Any comments received will be analysed by the Applicant and any appointed agent of the Applicant, and copies may be made available in due course to the SoS, the Planning Inspectorate and other relevant statutory authorities so that your comments can be noted. For certain parties, those who own an interest in land or are affected by the Proposed Development, the Applicant is under a statutory duty to publish names and addresses as part of the Proposed Application. In respect of other people, we will request that your personal details are not placed on public record and these will be held securely by the Applicant in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation and used solely in connection with the consultation process and subsequent development consent application and, except as noted above, will not be passed to third parties. Please refer to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

If you would like any further information in respect of this letter or the Proposed Development, please contact the Applicant using one of the contact methods set out above.

Please note that all comments and representations must be received by the Applicant no later than **11.59pm on 19 November 2024**.

Yours faithfully



Project manager
Uniper

Enc.

1. Section 48 notice

3.7 S42(1)(d) Subsoil Interest letter



[Address]

Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
www.uniper.energy

Registered in
England and Wales
Company No 2796628

Registered Office:
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE

October 1, 2024

Dear [Salutation and continuous text],

THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF, THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4BP

CONSULTATION IN ACCORDANCE WITH SECTION 42 'DUTY TO CONSULT' OF THE PLANNING ACT 2008, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURES) REGULATIONS 2009

Uniper UK Limited (company number: 02796628) (the 'Applicant'), whose registered office is Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham, England, B37 7YE is proposing to submit an application for development consent (the 'Proposed Application'), pursuant to Section 37 'Applications for orders granting development consent' of the Planning Act 2008 (the 'PA 2008'), to the Planning Inspectorate (acting on behalf of the Secretary of State ('SoS') for Energy Security and Net Zero).

The Proposed Application will seek a Development Consent Order (a 'DCO') to authorise the construction, operation and maintenance of the Connah's Quay Low Carbon Power Project (the 'Proposed Development') on land at, and in the vicinity of, the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside.

The Applicant is consulting on the Proposed Development ahead of the submission of the DCO Application and that is why you have received this letter. Further details on the Proposed Development, the information being made available during the consultation, and how and by when to submit any comments or feedback, are provided below within this letter.

The Applicant

The Applicant is Uniper UK Limited, a UK-based company, wholly owned by Uniper SE ('Uniper') through Uniper Holding GmbH. Uniper will be the lead developer and operator of the Proposed Development.

Uniper is an international energy company with activities in more than 40 countries and roughly 7,000 employees worldwide. In the UK, Uniper owns and operates a flexible generation portfolio of six power stations, a fast-cycle gas storage facility and two high pressure gas pipelines, from Theddlethorpe to Killingholme and from Blyborough to Cottam.

Background to the Proposed Development

The Proposed Application will seek development consent for the demolition of an existing Gas Treatment Plant ('GTP'), distinct from the existing Connah's Quay Power Station, and Above Ground Installation ('AGI'), store buildings, and contractors' facilities on site and the construction, operation and maintenance of a Combined Cycle Gas Turbine ('CCGT') electricity generating station of around 1,100 megawatts ('MW') and up to 1,380 MW net electrical output with Carbon Capture Plant ('CCP'); water abstraction and discharge, and electricity connections; a carbon dioxide connection to the HyNet Carbon Dioxide ('CO₂') Pipeline Project; AGIs; utilities; construction laydown areas; access works; and other associated and ancillary development.

The land for access works includes Connah's Quay North Jetty to the north-east of the existing power station. It also includes the Port of Mostyn to the north west of the Power Station along the River Dee and Ellesmere Port in Cheshire. The land at these ports and the road access to these ports are included as part of the Proposed Development for the transportation of materials and equipment, including large loads, to the Proposed Development Site (the 'Site'). It is not anticipated that permanent works will need to be undertaken in these locations.

To achieve the UK's ambition of Net Zero by 2050, and as we become more reliant on electricity, with the electrification of sectors such as transport, heating and industry, more generation capacity will be needed. According to the UK's independent advisor on climate change, the Climate Change Committee ('CCC'), demand for electricity is forecast to increase by 50% by 2035¹. To meet this increasing demand and achieve the UK's decarbonisation goals, the CCC has also advised that a range of different technologies with both renewables and decarbonised generation, such as gas with Carbon Capture and Storage ('CCS'), will be needed to maintain a secure and stable supply of electricity².

The proposed new CCGT power station with CCP at Connah's Quay would be able to flexibly and reliably generate low carbon power to meet the growing need for electricity, whenever it is required. Power stations such as this will play a crucial role in the future energy system, as they can help ensure that energy is available at times when it is needed most, and when power from renewable sources cannot meet demand.

Connah's Quay is an ideal location to establish a low carbon power station – it would connect into nearby CO₂ transport and storage infrastructure as part of the HyNet Cluster, and benefits from the on-hand expertise of the existing highly skilled workforce. There has also been a power station on site for over seventy years, meaning essential energy infrastructure is already in place, including an existing pipeline, which can be repurposed for the transport of captured CO₂ to the existing depleted offshore gas fields where it will be permanently stored.

Section 42 'Duty to consult'

Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008

¹ In its Balanced Pathway for the Sixth Carbon Budget (Dec 2020), the UK's Climate Change Committee (CCC) forecast a 50% increase in electricity demand by 2035 and a doubling in electricity demand by 2050 (Sixth Carbon Budget - Climate Change Committee (<https://www.theccc.org.uk/wp-content/uploads/2020/12/The-Sixth-Carbon-Budget-The-UKs-path-to-Net-Zero.pdf>))

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The Applicant has identified a number of persons and organisations, which it is required to consult for the purposes of Section 42 of the PA 2008. It has been determined that you or your organisation is, or may be, a person for the purposes of Section 42(1)(d) of the PA 2008 that is a person who potentially falls within Categories 1 and/or 2 set out in Section 44 who has an interest in land which is required for the Proposed Development.

Following a review of title and Land Registry information, the Applicant understands that you hold an interest in land that is adjacent to a highway that is within the proposed Indicative Site Boundary for the Proposed Development. In legal terms, in the absence of anything to the contrary, you are presumed to own the soil beneath the surface of the highway up to the midway point of that highway (known as 'subsoil'). As such you are presumed to hold an interest in the subsoil that is within the Indicative Site Boundary. Therefore, the Applicant is required to consult with you on the Proposed Application and is interested in obtaining your feedback on their proposals.

Based on the Applicant's due diligence work undertaken to date, your interest relates to land within the Site and is considered to be in relation to the below:

HMLR title(s)/ nature of interest	Description/notes

If you would like assistance with identifying the land that may potentially be affected, please contact:

Name
Mobile:
Email:

Whilst this information is considered up to date at the time of this consultation, the identification of interests in the land potentially affected by the Proposed Development is an ongoing process. This process will be finalised prior to the DCO application being submitted. However, if you think you no longer have an interest in the land, please contact the Applicant using the details provided toward the end of this letter.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

The Site comprises a number of areas, including the 'Main Site', encompassing the Connah's Quay Power Station Site which would be the location for the new CCGT power station with CCP, and a number of corridors of land for electrical grid connection, carbon dioxide and water connections, and other areas of land for construction laydown, biodiversity enhancement area and access works.



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 - Proposed CO₂ Connection Corridor – captured CO₂ emissions from the Proposed Development will be discharged from the Repurposed CO₂ Connection Corridor, via a new circa 350 metre pipeline spur (the Proposed CO₂ Connection) into the proposed Flint AGI (which is part of the proposed HyNet CO₂ Pipeline Project) and then into the HyNet CO₂ Pipeline.
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 - A Construction Laydown and Indicative Enhancement Area.
 - Accesses and access works.
- Further associated development comprising such other works or operations as may be necessary or expedient.



All of the above elements will be included in the Proposed Application.

Environmental Impact Assessment

The Proposed Development is 'EIA development' for the purposes of the EIA Regulations and so the Applicant is required to carry out an Environmental Impact Assessment ('EIA') of the Proposed Development and submit an Environmental Statement ('ES'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA Regulations that it intends to provide an ES in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

Information so far compiled about the Proposed Development's environmental impacts is contained in a Preliminary Environmental Information Report ('PEIR') and summarised in a Non-Technical Summary ('NTS'). The PEIR and NTS of the PEIR will be made available as part of the Consultation Documents.

Consultation Documents

The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development include:

- A plan showing the extent of the Site edged in red and labelled as 'Indicative Site Boundary' (Figure 3-1 of the PEIR);
- the PEIR;
- the NTS of the PEIR;
- a Consultation Newsletter;
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Ellesmere Port Library Civic Way Ellesmere Port CH65 0BG	Monday 9:00am-7:00pm Tuesday 9:00am-5:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-7:00pm Friday 9:00am-7:00pm Saturday 9:00am-1:00pm Sunday: CLOSED
Flint Library Church Street Flint CH6 5AP	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Connah's Quay Library Wepre Drive Connah's Quay Deeside CH5 4HA	Monday 9:00am-6:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-5:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Holywell Library Holywell Leisure Centre North Road Holywell Flintshire CH8 7UZ	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-5:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED

The Consultation Documents will also be available to view free of charge at a number of in-person consultation events being held within the vicinity of the Site, details of which can be found on the Section 48 Notice enclosed with this letter and on the consultation website.

The Applicant will also hold three online public webinars. It will be possible to register for the online webinars at the consultation website.

Responding to the Consultation

If you wish to make comments or representations in respect of the Proposed Development, these should be provided to the Applicant. Please include your name and an address where any correspondence relating to the Proposed Development can be sent. Comments and representations may be submitted in the following ways:

- Comment and representations can be made online by completing the online feedback questionnaire, which can be accessed via the project website: <https://uniperuk.consulting/cqlcp/have-your-say/>. Additionally, attendees at in-person consultation events will be able to complete an online feedback form on



tablets provided.

- Hard copies of the feedback form will be available at the Consultation Document inspection locations detailed above to be filled in and handed to a member of the project team or posted back to us via Freepost. Hard copies can also be requested via the following contact channels to be completed and returned either via email or the freepost addresses given below:

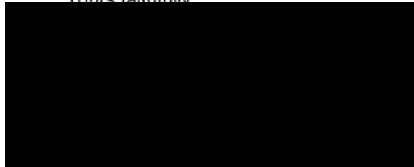
Email: info@connahsquaylcp.co.uk
Post: Freepost CQLCP (no stamp required)
Telephone: Freephone 0800 0129156
Consultation website: <https://uniperuk.consulting/cqlcp/>

Any comments received will be analysed by the Applicant and any appointed agent of the Applicant, and copies may be made available in due course to the SoS, the Planning Inspectorate and other relevant statutory authorities so that your comments can be noted. For certain parties, those who own an interest in land or are affected by the Proposed Development, the Applicant is under a statutory duty to publish names and addresses as part of the Proposed Application. In respect of other people, we will request that your personal details are not placed on public record and these will be held securely by the Applicant in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation and used solely in connection with the consultation process and subsequent development consent application and, except as noted above, will not be passed to third parties. Please refer to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

If you would like any further information in respect of this letter or the Proposed Development, please contact the Applicant using one of the contact methods set out above.

Please note that all comments and representations must be received by the Applicant no later than **11.59pm on 19 November 2024**.

Yours faithfully,



Project Manager
Uniper

Enc.

1. Section 48 notice

4. Appendix D-4: Section 46 Notification and Acknowledgement

Date: 1 October 2024
Your Ref: EN010166
Our Ref: 17158

DWD

69 Carter Lane
London
EC4V 5EQ

[REDACTED]
Case Officer
The Planning Inspectorate
National Infrastructure
Temple Quay House
2 The Square
Bristol
BS1 6PN

By email to: ConnahsQuay@planninginspectorate.gov.uk

Dear [REDACTED]

EN010166 – THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4PB

NOTIFICATION IN ACCORDANCE WITH SECTION 46 'DUTY TO NOTIFY SECRETARY OF STATE OF PROPOSED APPLICATION' OF THE PLANNING ACT 2008

I write on behalf of Uniper UK Limited (company number: 02796628), whose registered office is Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham, England, B37 7YE in connection with the Connah's Quay Low Carbon Power Project (the 'Proposed Development').

Uniper UK Limited (the 'Applicant') is a UK-based company, wholly owned by Uniper SE ('Uniper') through Uniper Holding GmbH ('Uniper'). The Applicant will be the lead developer and operator of the Proposed Development.

Uniper is an international energy company with activities in more than 40 countries and roughly 7,000 employees worldwide. In the UK, Uniper owns and operates a flexible generation portfolio of seven power stations, a fast-cycle gas storage facility and two high pressure gas pipelines, from Theddlethorpe to Killingholme and from Blyborough to Cottam.

The Applicant is proposing to submit an application (the 'Proposed Application') seeking development consent pursuant to Section 37 'Applications for orders granting development consent' of the Planning Act 2008 (the 'PA 2008') from the Secretary of State (the 'SoS') for Energy Security and Net Zero for the construction, operation and maintenance of the Proposed Development on land at, and in the vicinity of, the Connah's Quay Power Station, Kelsterton Road, Connah's Quay, Deeside. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

The Proposed Application will seek development consent for the demolition of an existing Gas Treatment Plant ('GTP') and above ground installation ('AGI'), store buildings, and contractors' facilities on site and the construction, operation and maintenance of a Combined Cycle Gas Turbine ('CCGT') electricity generating station of around 1,100 megawatts ('MW') and up to 1,380 MW net electrical output with Carbon Capture Plant ('CCP'); water abstraction and discharge and electricity

1

connections; a carbon dioxide connection to the HyNet Carbon Dioxide ('CO₂') Pipeline Project; AGIs; utilities; construction laydown areas; access works; and other associated and ancillary development.

The Proposed Development Site (the 'Site') comprises a number of areas, including the 'Main Site', encompassing the Connah's Quay Power Station Site and which would be the location for the new CCGT with CCP power station, and a number of corridors of land for electrical grid connection, carbon dioxide and water connections, and other areas of land for construction laydown, biodiversity enhancement area and access works.

The Proposed Development comprises the following elements:

- a) Demolition works at the existing Power Station Site, including demolition of the existing GTP, AGI, store buildings and contractors' facilities.
- b) A CCGT electricity generating station of around 1,100 MW and up to 1,380 MW net electrical output with CCP and ancillary buildings and structures within the Main Site. The CCGT with CCP plant will comprise up to two new 'Trains'.
- c) Associated Development, including:
 - Proposed Carbon Dioxide ('CO₂') AGI – which will be located within the Main Site.
 - Repurposed CO₂ Connection Corridor – the export of CO₂ will utilise approximately 3 km of an existing natural gas pipeline. It includes a buffer zone of up to 100 m width. Some physical works may be required to the Repurposed CO₂ Connection within the Main Site to connect to the Proposed CO₂ AGI and within the Proposed CO₂ Connection Corridor to connect to the Proposed CO₂ Connection. Studies are ongoing to determine the need for and nature of any physical works within the Repurposed CO₂ Connection Corridor.
 - Proposed CO₂ Connection Corridor – captured CO₂ emissions from the Proposed Development will be discharged from the Repurposed CO₂ Connection Corridor, via a new circa 350 metre pipeline spur (the Proposed CO₂ Connection) into the proposed Flint AGI (which is part of the proposed HyNet CO₂ Pipeline Project) and then into the HyNet CO₂ Pipeline.
 - Water Connection Corridor – cooling water for the Proposed Development will be abstracted from and discharged to the River Dee, in-line with the current process for the existing Power Station. This may require new infrastructure or use of existing infrastructure.
 - An Electrical Connection Corridor – a new connection will be required from the CCGT plant to the Applicant's existing banking compound. The existing electrical connection from the Applicant's banking compound is expected to be used to connect the Proposed Development to the existing Connah's Quay Substation located south-east of the Main Site.
 - Construction Laydown and Indicative Enhancement Area.
 - Accesses and access works.
- d) Further associated development comprising such other works or operations as may be necessary or expedient for the purposes of or in connection with the Proposed Development.

It is anticipated that the Proposed Application will be submitted to the Planning Inspectorate ('PINS'), acting on behalf of the SoS in Quarter 1 2025.

This letter represents the Applicant's notification to the SoS of the Proposed Application pursuant to Section 46 'Duty to notify secretary of state of proposed application' of the PA 2008.

Section 42 'Duty to consult' of the PA 2008 requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008 and in regulations made pursuant to the PA 2008. The Applicant will commence consultation pursuant to Section 42 by issuing a letter (the 'Consultation Letter') accompanied by consultation documents (the 'Consultation Documents') to the persons specified in the PA 2008 and in regulations made pursuant to the PA 2008 on or around 2 October 2024.

A notice pursuant to Section 48 'Duty to publicise' of the PA 2008 will also be published as follows:

- The Times – 3 October 2024
- London Gazette – 3 October 2024
- Lloyds List – 3 October 2024
- Fishing News – 3 October 2024
- Deeside.com – 3 and 10 October 2024
- The Leader – 3 and 10 October 2024
- Chester Standard – 3 and 10 October 2024

The Proposed Development is 'EIA development' for the purposes of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA Regulations that it intends to provide an Environmental Statement in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

In accordance with Regulation 13 'Pre-application publicity under Section 48 (duty to publicise)' of EIA Regulations, the Applicant will send a copy of the Section 48 Notice to the relevant consultation bodies and to any person notified to the Applicant in accordance with EIA Regulation 11(1)(c) on or around 2 October 2024.

The consultation period will formally commence on 8 October 2024. The deadline stated in the Consultation Letter (and on the Section 48 Notice) for the receipt of comments and representations on the Proposed Application is **11:59pm on 19 November 2024**.

Pursuant to Section 46 of the PA 2008, the Applicant is required to supply the SoS with the information that it intends to provide to consultees under Section 42 of the PA 2008 on or before commencing consultation under that section. The Consultation Documents that are to be provided to the persons specified in the PA 2008 and in regulations made pursuant to the PA 2008 (and other 'non-prescribed persons') will be accessible via the consultation website under the 'Documents' tab: <https://uniperuk.consulting/cqlcp/> and include:

- A plan showing the extent of the Site edged in red and labelled as 'Indicative Site Boundary (Figure 3-1 of the PEIR);
- the Preliminary Environmental Information Report ('PEIR');
- the Non-Technical Summary ('NTS') of the PEIR;
- a Consultation Newsletter;
- a Consultation Brochure;
- a Consultation Feedback Form;
- a Consultation Poster;
- the Statement of Community Consultation;
- Consultation Adverts; and

- the Section 48 Notice that is being published.

The Consultation Documents, along with example versions of the Consultation Letters can be downloaded using the link below to a secure fileshare site:

<https://dwd.ctit.co/url/dsbrsexn2my3fa2n>

Please note that the Welsh language translation of the PEIR NTS will not be available to view and download from the fileshare site until 7 October 2024.

Noting the requirement to disclose details of the use of artificial intelligence ('AI') in materials provided to PINS (Planning Inspectorate Guidance: 'Use of artificial intelligence in case work evidence', 6 September 2024), the Applicant confirms that it has not knowingly or intentionally used generative AI to produce any of its text, drawings or visualisations used within the Consultation Documents.

The Applicant is aware that on 20 September 2024, PINS released an number of updates to its advice pages, including new advice pages. Having reviewed the advice pages, the Applicant notes that there is now a requirement for a 'Commitments Register' (Planning Inspectorate Guidance: 'Nationally Significant infrastructure Projects: Commitments Register', 20 September 2024) to be submitted at various milestones of a project, including at the PEIR stage. While the advice is non-statutory, it is drawn from good practice and applicants and others are encouraged to follow PINS' recommendations.

The Applicant's project team has recently completed the PEIR for the statutory consultation on the Proposed Development, which as confirmed above, will formally commence on 8 October. Due to the timing of publication of this new advice page, together with the significant and time-consuming work which would need to go into preparing a meaningful Commitments Register, the Applicant does not consider that it would be practical to submit a Commitments Register to PINS ahead of the start of the statutory consultation (and the PEIR being made available). The Applicant will however prepare a Commitments Register for submission to PINS at the next applicable project milestone.

I look forward to receiving acknowledgement of the Applicant's notification to the SoS of the proposed application pursuant to Section 46 'Duty to notify secretary of state of proposed application' of the PA 2008. In the meantime, should you have any questions please do not hesitate to contact with myself or my colleague Louise Braine ([REDACTED]@dwd-ltd.co.uk).

Yours sincerely,

[REDACTED]

Joint Managing Director & Head of Planning
DWD – on behalf of Uniper UK Limited
[REDACTED]@dwd-ltd.co.uk

[REDACTED]

National Infrastructure
Planning
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer
Services: 0303 444 5000
e-mail: connahsquay@planninginspectorate.gov.uk

By email only

Your Ref:

Our Ref: EN010166

Date: 7 October 2024

Dear 

**Planning Act 2008 (as amended) – Section 46 and The Infrastructure Planning
(Environmental Impact Assessment) Regulations 2017 – Regulation 8**

**Proposed application by Uniper UK Limited for an Order Granting Development
Consent for the Connah's Quay Low Carbon Power Project**

Acknowledgement of receipt of information concerning proposed application

Thank you for your letter of 1 October 2024 and the following documentation:

- Final s42 letters
- Final s48 notice
- Community Consultation Documents, including:
 - Statement of Community Consultation
 - Consultation Newsletter
 - Consultation Brochure
 - Consultation Advert, Poster and Feedback Form
- PEIR & NTS, including:
 - Volume I – NTS
 - Volume II – PEIR chapters
 - Volume III – PEIR figures
 - Volume IV – PEIR appendices

I acknowledge that you have notified the Planning Inspectorate of the proposed application for an Order granting development consent for the purposes of section 46 of the Planning Act 2008 and supplied the information for consultation under section 42. The following reference number has been given to the proposed application, which I would be grateful if you would use in subsequent communications:

<https://infrastructure.planninginspectorate.gov.uk>



EN010166

I also acknowledge notification in accordance with Regulation 8(1)(b) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 that you propose to provide an environmental statement in respect of the Proposed Development.

I will be your point of contact for this application – contact details are at the top of this letter.

The role of the Planning Inspectorate in the application process is to provide independent and impartial advice about the procedures involved and to have open discussions with potential applicants, statutory bodies and others about the processes and requirements of the regime. It is important that you keep us accurately informed of your timetable and any changes that occur.

We will publish advice we give to you or other Interested Parties on our website and, if relevant, direct parties to you as the Applicant. We are happy to meet at key milestones and/or provide advice as the case progresses through the Pre-application stage.

Once you have prepared draft documents we are able to provide technical advice, in particular on the draft Development Consent Order, Explanatory Memorandum, the Consultation Report and any draft Habitats Regulations Assessment. You may therefore wish to build this into your timetable.

In the meantime, you may wish to have regard to the guidance and legislation material provided on our website including the Infrastructure Planning (Fees) Regulations 2010 (as amended) and associated guidance, which you will need to observe closely in establishing the correct fee to be submitted at the successive stages of the application process.

When seeking to meet your pre-application obligations you should also be aware of your obligation under the current data protection legislation to process personal data fairly and lawfully.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely



Case Manager

This decision was made by officials on behalf of the Secretary of State under delegated powers.

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

<https://infrastructure.planninginspectorate.gov.uk>



5. Appendix D-5: Sample Land Interest Questionnaire



Address

Date: 21st August 2024

Our Ref:

Tel:

Dear,

Land Interest Questionnaire - Connah's Quay Low Carbon Power project

I am writing to inform you about Uniper's plans to potentially develop Connah's Quay Low Carbon Power (CQLCP), a new low-carbon power station at our existing site in Connah's Quay.

Uniper owns and operates a flexible generation portfolio across the UK consisting of seven power stations, a fast-cycle gas storage facility and two high-pressure gas pipelines. We are planning to develop a new, highly efficient gas-fired power station with carbon capture technology at our Connah's Quay power station site (the Project). If developed, this would provide reliable and flexible low-carbon power generation capacity.

Proposals for the Project are at an early stage. Over the coming months we will carry out a thorough programme of consultation, which will allow the local community, and other key stakeholders, to have their say on and, where possible, influence our plans for the Project.

Further information about the proposals can be found in the Scoping Report which was submitted to the Planning Inspectorate (PINS) on 8th February 2024 [PINS Ref: EN010166] and can be accessed on their website at:

<https://infrastructure.planninginspectorate.gov.uk/projects/wales/connahs-quay-low-carbon-power-project/?ipcsection=docs>

Why is the Project needed?

In 2021, the Government committed to decarbonising the UK electricity system by 2035. In order to meet this goal, low-carbon gas-fired power stations using technology such as carbon capture will be needed alongside intermittent renewable sources of generation, such as wind and solar, to ensure security of supply.

Although at an early stage of development, the Project is expected to consist of a new 1.38 gigawatt (GW) combined-cycle gas turbine (CCGT) power station with carbon capture to enable CO₂ emissions to be captured. We expect to reuse an existing pipeline, which will connect to the regional CO₂ infrastructure currently under development, enabling the captured CO₂ to then be transported to permanent offshore storage facilities in repurposed depleted, offshore gas fields.



The development of a new low carbon power station at Connah's Quay could help to maintain economic prosperity in Deeside and across the region, by protecting highly skilled jobs, creating new opportunities during construction and supporting a wide range of businesses through the wider supply chain.

What do we need from you?

Enclosed, you will find the following documentation.

- 1) Land Interest Questionnaire
- 2) Boundary Plan(s) – showing land we understand you own or occupy at Shotton Works, Deeside
- 3) An overview plan – showing where temporary access may be required for the project at Shotton Works, Deeside
- 4) Freepost envelope

In preparation for the Stage 2, Statutory Consultation, Uniper are required to identify all parties who hold an interest in, or in proximity to, land which may be required for temporary access to enable the development of the project. This process is known as Land Referencing and enables us to ensure that those parties holding interests in relevant land or property can be consulted appropriately, over the coming months, on the proposals for the Project.

AECOM has been instructed to act on behalf of Uniper to undertake this Land Referencing exercise.

The enclosed Land Interest Questionnaire ('LIQ') contains a few questions about the owner(s) and occupier(s) of the land or property on the enclosed Boundary Plan(s).

We would therefore be grateful if you could please complete the LIQ with as much detail as possible and return to AECOM using the Freepost envelope provided within 14 days. If you require any assistance with completing the form, please do not hesitate to contact AECOM using the details provided below. You can also provide information via e-mail if this is easier.

Contact Us

If you would like more information about the Project, our webpage can be found at: <https://www.uniper.energy/connahs-quay-low-carbon-power>.

If you have any queries about this letter, please contact:

Email: **landreferencing@aecom.com** quoting the reference number at the top of this letter.

Phone: [REDACTED] quoting the reference number at the top of this letter.



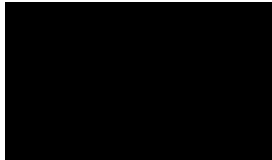
If you'd like to receive a copy of this letter (and its enclosures) in a digital format or another accessible format, please contact us using the above contact details and we would be happy to arrange this for you.

Data protection

Your response will be analysed by Uniper and its appointed agents. Uniper and its appointed agents will hold your personal data in accordance with the UK Data Protection Act 2018 and the UK General Data Protection Regulation and will use such personal data solely in connection with the development consent order application and examination process. Please refer to our Privacy Notice for more details: www.uniper.energy/privacy-policy

We would like to thank you in advance for your assistance in this matter and look forward to receiving your response as soon as possible.

Yours sincerely/faithfully,



Project Manager, Connah's Quay Low Carbon Power



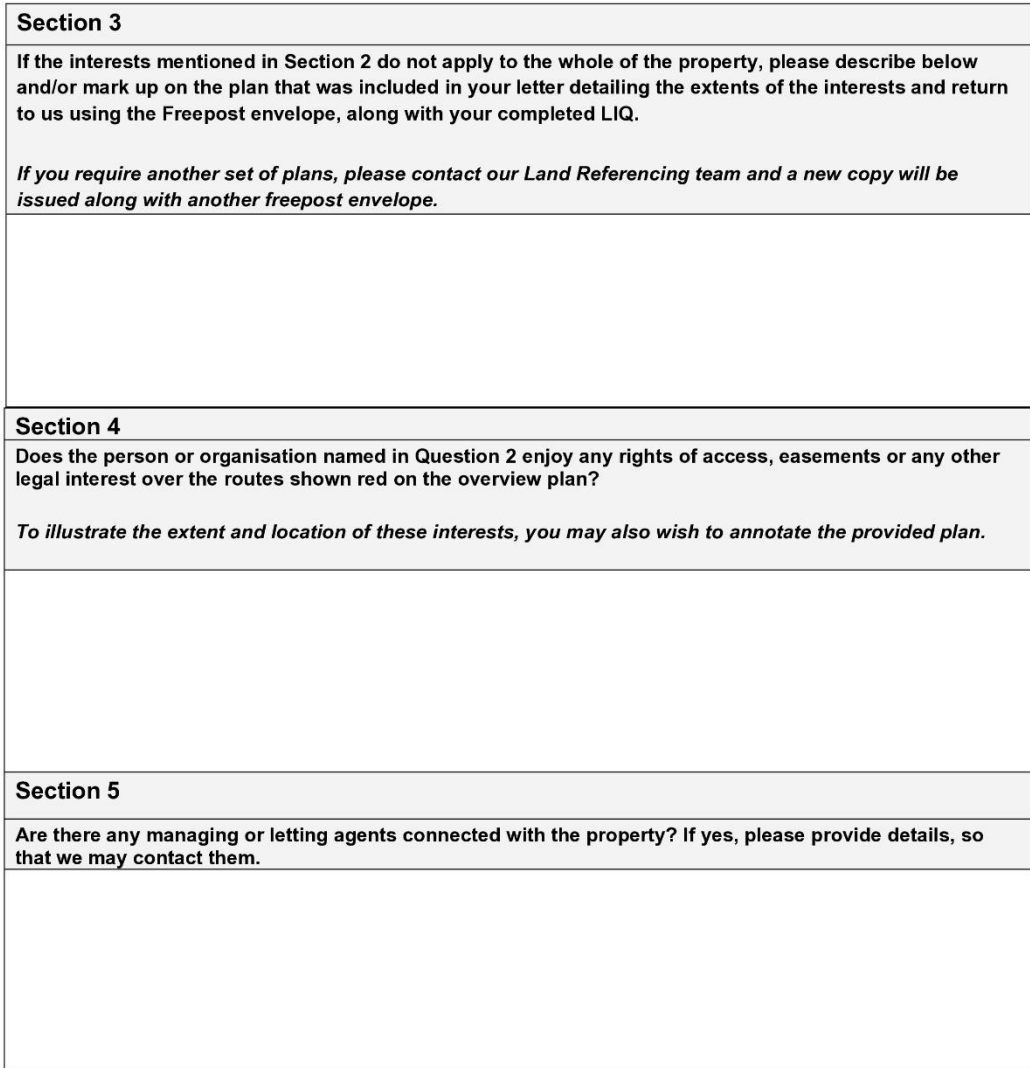
This page has been intentionally left blank.



Section 1	Our Ref:
<i>If the interest relates to person(s), please provide:</i>	
Title & full name(s):	
Trading as (if applicable):	
<i>If the interest is a Registered Company or incorporated body, please provide:</i>	
Name of organisation:	
Registration number (if applicable): a) <i>If a Company/Body Corporate, use the Companies House registration number.</i> b) <i>If a Charity, use the Charities Commission number.</i> c) <i>For other entities, please add any relevant information.</i>	
Contact Information	
Contact Address <i>If an organisation, this should be the registered address.</i>	
Telephone Number(s) (Please specify preferred days/hours):	
Email Address(es):	
If you have an alternative postal address , you would like information sent to (such as, but not limited to, an agent or a PO box for specific types of correspondence), please state this here. Please include the name of the recipient (if applicable)	



Section 2
<i>Please describe your interests and those belonging to third parties in the land shown on the provided plans, to the best of your knowledge (e.g. names, addresses, contact details, descriptions of the interest where applicable).</i>
Freehold
Leasehold
Tenancy
Occupier





Please confirm here if you would like for copies of future documentation to be forwarded to the agent listed above.

(Yes / No)

Section 6

Please provide details of the person to whom any additional enquiries relating to this LIQ may be directed to. Leave this section blank if the information is the same as the information shown in Section 1 or if additional enquiries should be directed to an agent listed in Section 5.

Please sign here, if the information on the questionnaire is both complete and accurate to the best of my knowledge

Name

Signature

Position (if you are not the interest this LIQ was addressed to)

Contact Details (if not already provided)

Please return this questionnaire using the Freepost envelope provided.

6. Appendix D-6: PEIR Figures Omission – Notification to PINS

Date: 6 November 2024
Your Ref: EN010166
Our Ref: 17158

DWD

69 Carter Lane
London
EC4V 5EQ

Case Officer
The Planning Inspectorate
National Infrastructure
Temple Quay House
2 The Square
Bristol
BS1 6PN

By email to: ConnahsQuay@planninginspectorate.gov.uk

Dear [REDACTED]

EN010166 – THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4PB

FIGURES 15-10 TO 15-29 OF THE PRELIMINARY ENVIRONMENTAL INFORMATION REPORT

I write on behalf of the Applicant, Uniper UK Limited, further to its Section 46 notification (dated 1 October 2024) for the Connah's Quay Low Carbon Power Project.

The Section 46 notification included the information that the Applicant intended to provide to consultees under Section 42 of the Planning Act 2008 prior to issuing letters to consultees under that section on 3 October 2024 and the statutory consultation commencing on 8 October 2024.

It has come to the Applicant's attention that Figures 15-10 to 15-29 of the Preliminary Environmental Information Report ('PEIR'), showing wireframe viewpoints and winter viewpoints photography, were mistakenly omitted from the version of the PEIR provided to the Planning Inspectorate on 1 October. This omission has been rectified and the figures have been uploaded to the consultation website and also provided to the consultation document deposit locations. The figures can be downloaded using the following link to a secure file share site: <https://dwd.ctit.co/url/pyte3kmujshadxde>

If you have any questions please do not hesitate to contact either myself or my colleague Louise Braine (lbraine@dwd-ltd.co.uk).

[REDACTED]
[REDACTED]
[REDACTED] Senior Managing Director & Head of Planning
DWD, on behalf of Uniper UK Limited
[REDACTED] [\[REDACTED\]@dwd-ltd.co.uk](mailto:[REDACTED]@dwd-ltd.co.uk)

Enc.
Figures 15-10 to 15-29 of the PEIR

1

7. Appendix D-7: Additional Subsoil Interest Letters – November 2024



«AddressBlock»

Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
www.uniper.energy

Registered in
England and Wales
Company No 2796628

Registered Office:
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE

November 12, 2024

Dear «Salutation» «Surname»,

THE CONNAH'S QUAY LOW CARBON POWER PROJECT – LAND AT, AND IN THE VICINITY OF, THE CONNAH'S QUAY POWER STATION SITE, KELSTERTON ROAD, CONNAH'S QUAY, DEESIDE, CH5 4BP

CONSULTATION IN ACCORDANCE WITH SECTION 42 'DUTY TO CONSULT' OF THE PLANNING ACT 2008, THE INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURES) REGULATIONS 2009

Uniper UK Limited (company number: 02796628) (the 'Applicant'), whose registered office is Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham, England, B37 7YE is proposing to submit an application for development consent (the 'Proposed Application'), pursuant to Section 37 'Applications for orders granting development consent' of the Planning Act 2008 (the 'PA 2008'), to the Planning Inspectorate (acting on behalf of the Secretary of State ('SoS') for Energy Security and Net Zero).

The Proposed Application will seek a Development Consent Order (a 'DCO') to authorise the construction, operation and maintenance of the Connah's Quay Low Carbon Power Project (the 'Proposed Development') on land at, and in the vicinity of, the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside.

The Applicant is consulting on the Proposed Development ahead of the submission of the DCO Application and that is why you have received this letter. Further details on the Proposed Development, the information being made available during the consultation, and how and by when to submit any comments or feedback, are provided below within this letter.

The Applicant

The Applicant is Uniper UK Limited, a UK-based company, wholly owned by Uniper SE ('Uniper') through Uniper Holding GmbH. Uniper will be the lead developer and operator of the Proposed Development.

Uniper is an international energy company with activities in more than 40 countries and roughly 7,000 employees worldwide. In the UK, Uniper owns and operates a flexible generation portfolio of six power stations, a fast-cycle gas storage facility and two high pressure gas pipelines, from Theddlethorpe to Killingholme and from Blyborough to Cottam.

Background to the Proposed Development

The Proposed Application will seek development consent for the demolition of an existing Gas Treatment Plant ('GTP'), distinct from the existing Connah's Quay Power Station, and Above Ground Installation ('AGI'), store buildings, and contractors' facilities on site and the construction, operation and maintenance of a Combined Cycle Gas Turbine ('CCGT') electricity generating station of around 1,100 megawatts ('MW') and up to 1,380 MW net electrical output with Carbon Capture Plant ('CCP'); water abstraction and discharge, and electricity connections; a carbon dioxide connection to the HyNet Carbon Dioxide ('CO₂') Pipeline Project; AGIs; utilities; construction laydown areas; access works; and other associated and ancillary development.

The land for access works includes Connah's Quay North Jetty to the north-east of the existing power station. It also includes the Port of Mostyn to the north west of the Power Station along the River Dee and Ellesmere Port in Cheshire. The land at these ports and the road access to these ports are included as part of the Proposed Development for the transportation of materials and equipment, including large loads, to the Proposed Development Site (the 'Site'). It is not anticipated that permanent works will need to be undertaken in these locations.

To achieve the UK's ambition of Net Zero by 2050, and as we become more reliant on electricity, with the electrification of sectors such as transport, heating and industry, more generation capacity will be needed. According to the UK's independent advisor on climate change, the Climate Change Committee ('CCC'), demand for electricity is forecast to increase by 50% by 2035¹. To meet this increasing demand and achieve the UK's decarbonisation goals, the CCC has also advised that a range of different technologies with both renewables and decarbonised generation, such as gas with Carbon Capture and Storage ('CCS'), will be needed to maintain a secure and stable supply of electricity².

The proposed new CCGT power station with CCP at Connah's Quay would be able to flexibly and reliably generate low carbon power to meet the growing need for electricity, whenever it is required. Power stations such as this will play a crucial role in the future energy system, as they can help ensure that energy is available at times when it is needed most, and when power from renewable sources cannot meet demand.

Connah's Quay is an ideal location to establish a low carbon power station – it would connect into nearby CO₂ transport and storage infrastructure as part of the HyNet Cluster, and benefits from the on-hand expertise of the existing highly skilled workforce. There has also been a power station on site for over seventy years, meaning essential energy infrastructure is already in place, including an existing pipeline, which can be repurposed for the transport of captured CO₂ to the existing depleted offshore gas fields where it will be permanently stored.

Section 42 'Duty to consult'

Section 42 of the PA 2008 'Duty to consult' requires prospective applicants for development consent to consult on their proposed application with those persons specified in the PA 2008 and in regulations made pursuant to the PA 2008. These persons include prescribed persons, the Marine Management Organisation, local authorities and affected/potentially affected landowners and persons with other interests in the relevant land. The consultation must be

¹ In its Balanced Pathway for the Sixth Carbon Budget (Dec 2020), the UK's Climate Change Committee (CCC) forecast a 50% increase in electricity demand by 2035 and a doubling in electricity demand by 2050 (Sixth Carbon Budget - Climate Change Committee (<https://www.theccc.org.uk/wp-content/uploads/2020/12/The-Sixth-Carbon-Budget-The-UKs-path-to-Net-Zero.pdf>))

² CCC Sixth Carbon Budget electricity generation sector summary Sector-summary-Electricity-generation.pdf (<https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Electricity-generation.pdf>)

carried out prior to submitting the application for development consent to the Planning Inspectorate.

The Applicant has identified a number of persons and organisations, which it is required to consult for the purposes of Section 42 of the PA 2008. It has been determined that you or your organisation is, or may be, a person for the purposes of Section 42(1)(d) of the PA 2008 that is a person who potentially falls within Categories 1 and/or 2 set out in Section 44 who has an interest in land which is required for the Proposed Development.

Following a review of title and Land Registry information, the Applicant understands that you hold an interest in land that is adjacent to a highway that is within the proposed Indicative Site Boundary for the Proposed Development. In legal terms, in the absence of anything to the contrary, you are presumed to own the soil beneath the surface of the highway up to the midway point of that highway (known as 'subsoil'). As such you are presumed to hold an interest in the subsoil that is within the Indicative Site Boundary. Therefore, the Applicant is required to consult with you on the Proposed Application and is interested in obtaining your feedback on their proposals.

Based on the Applicant's due diligence work undertaken to date, the stretch of highway within which you are presumed to own subsoil is listed below:

Description/notes
«body_of_letter__the_stretch_of_high»

If you would like assistance with identifying the land that may potentially be affected, please contact:

Name [REDACTED]
Mobi [REDACTED]
Email: landreferencing@aeacom.com

Whilst this information is considered up to date at the time of this consultation, the identification of interests in the land potentially affected by the Proposed Development is an ongoing process. This process will be finalised prior to the DCO application being submitted. However, if you think you no longer have an interest in the land, please contact the Applicant using the details provided toward the end of this letter.

The Site

The Site comprises land at, and in the vicinity of the Connah's Quay Power Station Site, Kelsterton Road, Connah's Quay, Deeside, CH5 4BP. The Site includes land within the administrative area of Flintshire County Council in North Wales and also within the administrative area of Cheshire West and Chester Council in England.

The Site comprises a number of areas, including the 'Main Site', encompassing the Connah's Quay Power Station Site which would be the location for the new CCGT power station with CCP, and a number of corridors of land for electrical grid connection, carbon dioxide and water connections, and other areas of land for construction laydown, biodiversity enhancement area and access works.

The Main Site is approximately 56.5 hectares ('ha'), with the entire Site extending to approximately 186 ha. National Grid References ('NGR's) for the Site are provided below:

- Main Site (mid-point) – 327347, 371374
- North – 316076.4684, 381767.9826
- East – 340774.572, 377392.988
- South – 328895.9, 370177.1
- West – 315257.3468, 381072.3789

Plans are available until 12 December 2024 within the 'Consultation Documents' (see further below) on the Applicant's consultation website: <https://uniperuk.consulting/cqlcp/> under the 'Documents' tab, showing the proposed Indicative Site Boundary.

The Proposed Development

The Proposed Development comprises the following elements:

- Demolition works at the existing Power Station Site, including demolition of the existing GTP, AGI, store buildings and contractors' facilities.
- A CCGT electricity generating station of around 1,100 MW and up to 1,380 MW net electrical output with CCP and ancillary buildings and structures within the Main Site. The CCGT with CCP plant will comprise up to two new 'Trains'.
- Associated Development, including:
 - Proposed carbon dioxide ('CO₂') AGI – which will be located within the Main Site.
 - Repurposed CO₂ Connection Corridor – the export of CO₂ will utilise approximately 3 km of an existing natural gas pipeline. It includes a buffer zone of up to 100 m width. Some physical works may be required to the Repurposed CO₂ Connection within the Main Site to connect to the Proposed CO₂ AGI and within the Proposed CO₂ Connection Corridor to connect to the Proposed CO₂ Connection. Studies are ongoing to determine the need for and nature of any physical works within the Repurposed CO₂ Connection Corridor.
 - Proposed CO₂ Connection Corridor – captured CO₂ emissions from the Proposed Development will be discharged from the Repurposed CO₂ Connection Corridor, via a new circa 350 metre pipeline spur (the Proposed CO₂ Connection) into the proposed Flint AGI (which is part of the proposed HyNet CO₂ Pipeline Project) and then into the HyNet CO₂ Pipeline.
 - Water Connection Corridor – cooling water for the Proposed Development will be abstracted from and discharged to the River Dee, in-line with the current process for the existing Power Station. This may require new infrastructure or use of existing infrastructure.
 - Electrical Connection Corridor – a new connection will be required from the CCGT plant to the Applicant's existing banking compound. The existing electrical connection from the Applicant's banking compound is expected to be used to connect the Proposed Development to the existing Connah's Quay Substation located south-east of the Main Site.
 - A Construction Laydown and Indicative Enhancement Area.
 - Accesses and access works.
- Further associated development comprising such other works or operations as may be necessary or expedient.

All of the above elements will be included in the Proposed Application.

Environmental Impact Assessment

The Proposed Development is 'EIA development' for the purposes of the EIA Regulations and so the Applicant is required to carry out an Environmental Impact Assessment ('EIA') of the



Proposed Development and submit an Environmental Statement ('ES'). Accordingly, the Applicant has notified the SoS in writing under Regulation 8(1)(b) of the EIA Regulations that it intends to provide an ES in respect of the Proposed Development and this will form part of the Proposed Application for development consent.

Information so far compiled about the Proposed Development's environmental impacts is contained in a Preliminary Environmental Information Report ('PEIR') and summarised in a Non-Technical Summary ('NTS'). The PEIR and NTS of the PEIR will be made available as part of the Consultation Documents.

Consultation Documents

The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development include:

- A plan showing the extent of the Site edged in red and labelled as 'Indicative Site Boundary' (Figure 3-1 of the PEIR);
- the PEIR;
- the NTS of the PEIR;
- a Consultation Newsletter;
- a Consultation Brochure;
- a Consultation Feedback Form;
- a Consultation Poster;
- the Statement of Community Consultation;
- Consultation Adverts; and
- the Section 48 Notice that is being published.

The Consultation Documents will be available to download and inspect free of charge from the consultation website under the 'Documents' tab at: <https://uniperuk.consulting/cqlcp/project-consultation-documents/> until 12 December 2024.

If you are unable to access the consultation website or have any queries in relation to the Consultation Documents, please email: info@connahsquaylcp.co.uk or telephone: **0800 0129 156** and you will be offered a paper copy of the Consultation Documents free of charge on request (with the exception of the PEIR which will be charged at a maximum of £250) or a USB device containing the Consultation Documents free of charge. Any details you provide to us via email or telephone will be subject to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

Digital copies of the Consultation Documents will also be available to view free of charge at the following inspection locations in the vicinity of the Proposed Development until 12 December 2024.



Inspection Location	Opening Times
Buckley Library The Precinct Brunswick Road Buckley CH7 2EF	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Ellesmere Port Library Civic Way Ellesmere Port CH65 0BG	Monday 9:00am-7:00pm Tuesday 9:00am-5:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-7:00pm Friday 9:00am-7:00pm Saturday 9:00am-1:00pm Sunday: CLOSED
Flint Library Church Street Flint CH6 5AP	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-6:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Connah's Quay Library Wepre Drive Connah's Quay Deeside CH5 4HA	Monday 9:00am-6:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-5:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED
Holywell Library Holywell Leisure Centre North Road Holywell Flintshire CH8 7UZ	Monday 9:00am-5:00pm Tuesday 9:00am-6:00pm Wednesday 9:00am-5:00pm Thursday 9:00am-5:00pm Friday 9:00am-5:00pm Saturday 9:00am-1:00pm Sunday CLOSED

The Consultation Documents will also be available to view free of charge at a number of in-person consultation events being held within the vicinity of the Site, details of which can be found on the Section 48 Notice enclosed with this letter and on the consultation website.

The Applicant will also hold three online public webinars. It will be possible to register for the online webinars at the consultation website.

Responding to the Consultation

If you wish to make comments or representations in respect of the Proposed Development, these should be provided to the Applicant. Please include your name and an address where any correspondence relating to the Proposed Development can be sent. Comments and representations may be submitted in the following ways:

- Comment and representations can be made online by completing the online feedback questionnaire, which can be accessed via the project website: <https://uniperuk.consulting/cqlcp/have-your-say/>. Additionally, attendees at in-person consultation events will be able to complete an online feedback form on tablets



provided.

- Hard copies of the feedback form will be available at the Consultation Document inspection locations detailed above to be filled in and handed to a member of the project team or posted back to us via Freepost. Hard copies can also be requested via the following contact channels to be completed and returned either via email or the freepost addresses given below:

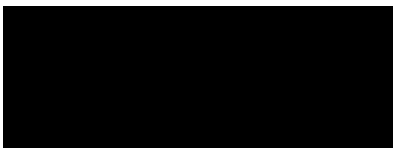
Email: info@connahsquaylcp.co.uk
Post: **Freepost CQLCP (no stamp required)**
Telephone: **Freephone 0800 0129156**
Consultation website: <https://uniperuk.consulting/cqlcp/>

Any comments received will be analysed by the Applicant and any appointed agent of the Applicant, and copies may be made available in due course to the SoS, the Planning Inspectorate and other relevant statutory authorities so that your comments can be noted. For certain parties, those who own an interest in land or are affected by the Proposed Development, the Applicant is under a statutory duty to publish names and addresses as part of the Proposed Application. In respect of other people, we will request that your personal details are not placed on public record and these will be held securely by the Applicant in accordance with the Data Protection Act 2018 and the UK General Data Protection Regulation and used solely in connection with the consultation process and subsequent development consent application and, except as noted above, will not be passed to third parties. Please refer to our Privacy Policy available at: <https://uniperuk.consulting/cqlcp/privacy-policy/>.

If you would like any further information in respect of this letter or the Proposed Development, please contact the Applicant using one of the contact methods set out above.

Please note that all comments and representations must be received by the Applicant no later than **11.59pm on 12 December 2024**.

Yours sincerely



Project Manager
Uniper

Enc.

1. Section 48 notice

8. Appendix D-8: Additional Subsoil Interest Letters – June 2025



Uniper UK Limited, Company number 02796628, Compton House 2300 The Crescent
Birmingham Business Park, Birmingham B37 7YE, Great Britain

Uniper UK Limited
Company number 02796628
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
Great Britain

www.uniper.energy

25 June 2025

Dear [NAME],

Connah's Quay Low Carbon Power project

Uniper UK Limited (Uniper) is proposing to develop a new gas-fired power station with carbon capture technology at its Connah's Quay site in Flintshire, known as the Connah's Quay Low Carbon Power (CQLCP) project. If consented and developed, the new power station would be capable of providing up to a likely maximum of 1.38 gigawatts of low carbon power, to help meet the growing need for electricity, whenever it is required.

The project includes accommodation works along the A548 towards the Port of Mostyn to the north-west for the transportation of materials and equipment, including Abnormal Indivisible Loads, to the Main Development Area. Such accommodation works should be temporary in nature. Further details about the project can be found on our website at: <https://uniperuk.consulting/cqlcp/project-overview/>

A Development Consent Order (DCO) is required for the project and we intend to submit an application for the DCO to the Planning Inspectorate shortly.

Throughout the pre-application phase we have undertaken due diligence to identify those parties with an interest in land within the DCO boundary (known as the Order limits). We have consulted with (amongst others) those parties identified as falling within section 42(1)(d) of the Planning Act 2008 either as an owner, lessee, tenant or occupier of the land (Category 1) or as a person that has an interest in the land or has the power to sell and convey the land or to release the land (Category 2).

As we approach the submission of our DCO application, we have undertaken further due diligence to identify whether there are any new interested parties falling within the Order limits. We have identified that you have a potential interest in land falling within the Order limits in respect of subsoil underneath the A548. You are assumed to have an interest in this subsoil by virtue of your interest in a property which fronts onto the A548.

Given this interest and the proposed access works described above, we are writing to you to ensure that you are aware of the project and to notify you of how you can, if you so wish, engage with the process if the DCO application is accepted for examination by the Planning Inspectorate. If accepted, we will be in touch to provide further information on the next steps including how to view the application materials and register to have your say. In the meantime, here is a link to general guidance provided by the Planning Inspectorate which outlines this registration process:

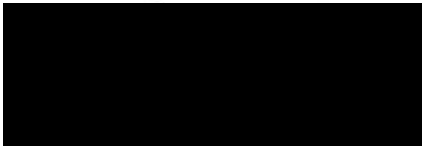


<https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-how-to-register-to-have-your-say-and-make-a-relevant-representation>

Contact us

If you would like to talk to us about the CQLCP project or if we can be of any assistance, then please contact our Community Relations Team by emailing us at info@connahsquaylcp.co.uk or calling us on 0800 0129156. You can also write to us at FREEPOST CQLCP or visit our website at www.uniperuk.consulting/cqlcp for more information about the CQLCP project.

Yours sincerely,



Project Manager
Uniper

9. Appendix D-9: Additional Subsoil Interest Letters – July 2025



Uniper UK Limited, Company number 02796628, Compton House 2300 The Crescent
Birmingham Business Park, Birmingham B37 7YE, Great Britain

X

Uniper UK Limited
Company number 02796628
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham B37 7YE
Great Britain

www.uniper.energy

17 July 2025

Dear X,

Connah's Quay Low Carbon Power project

Uniper UK Limited (Uniper) is proposing to develop a new gas-fired power station with carbon capture technology at its Connah's Quay site in Flintshire, known as the Connah's Quay Low Carbon Power (CQLCP) project. If consented and developed, the new power station would be capable of providing up to a likely maximum of 1.38 gigawatts of low carbon power, to help meet the growing need for electricity, whenever it is required.

The project includes accommodation works along the A548 towards the Port of Mostyn to the north-west for the transportation of materials and equipment, including Abnormal Indivisible Loads, to the Main Development Area. Such accommodation works should be temporary in nature. Further details about the project can be found on our website at: <https://uniperuk.consulting/cqlcp/project-overview/>

A Development Consent Order (DCO) is required for the project and we intend to submit an application for the DCO to the Planning Inspectorate shortly.

Throughout the pre-application phase we have undertaken due diligence to identify those parties with an interest in land within the DCO boundary (known as the Order limits). We have consulted with (amongst others) those parties identified as falling within section 42(1)(d) of the Planning Act 2008 either as an owner, lessee, tenant or occupier of the land (Category 1) or as a person that has an interest in the land or has the power to sell and convey the land or to release the land (Category 2).

As we approach the submission of our DCO application, we have undertaken further due diligence to identify whether there are any new interested parties falling within the Order limits. We have identified that you have a potential interest in land falling within the Order limits in respect of a restriction against disposition, access and maintenance rights, and subsoil underneath the A548. You are assumed to have an interest in this subsoil by virtue of your interest in a property which fronts onto the A548.

Given this interest and the proposed access works described above, we are writing to you to ensure that you are aware of the project and to notify you of how you can, if you so wish, engage with the process if the DCO application is accepted for examination by the Planning Inspectorate. If accepted, we will be in touch to provide further information on the next steps including how to view the application materials and register to have your say. In the meantime, here is a link to general guidance provided by the Planning Inspectorate which outlines this registration process:

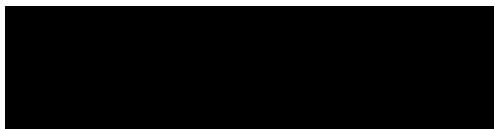


<https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-how-to-register-to-have-your-say-and-make-a-relevant-representation>

Contact us

If you would like to talk to us about the CQLCP project or if we can be of any assistance, then please contact our Community Relations Team by emailing us at info@connahsquaylcp.co.uk or calling us on 0800 0129156. You can also write to us at FREEPOST CQLCP or visit our website at www.uniperuk.consulting/cqlcp for more information about the CQLCP project.

Yours faithfully,



Project Manager
Uniper

