



Connah's Quay Low Carbon Power

Section 55 Acceptance Checklist

Planning Inspectorate Reference: EN010166

Document Reference: EN010166/APP/1.4

Planning Act 2008 (as amended)

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

Revision 00

August 2025



Section 55

Acceptance of Applications Checklist

Appendix 2 of [Advice on the preparation and submission of application documents](#)

Version: August 2025

Section 55 Acceptance of Applications Checklist

Relevant sections of the Planning Act 2008 can be viewed at [legislation.gov.uk](http://www.legislation.gov.uk), here: <http://www.legislation.gov.uk/ukpga/2008/>

All other secondary legislation referred to in this checklist is searchable, here: <https://www.legislation.gov.uk/>

DISCLAIMER: This Checklist is a non-statutory checklist for the Planning Inspectorate to complete. Completion or self-assessment by the Applicant does not hold weight at the Acceptance stage. Unless specified, all references to the Planning Inspectorate are made in relation to functions being carried out on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government.

| Section 55(2) Acceptance of Applications | | | | |
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| 1 | Within 28 days (starting day after receipt) the Planning Inspectorate must decide whether or not to accept the application for Examination. | Date received | 28-day due date | Date of decision |
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| Section 55(3) – the Planning Inspectorate may only accept an application if it concludes that: | | Planning Inspectorate comments | | |
| Section 55(3)(a) and s55(3)(c): It is an application for an order granting development consent | | | | |
| 2 | In accordance with sections(s) 14 to 30 of the Planning Act 2008 (the PA2008), is the development a Nationally Significant Infrastructure Project (NSIP) (or does it form part of an NSIP); and does the application state on the face of it that, in accordance with s31 of the PA2008, it is an application for a Development Consent Order (DCO) under the PA2008, or | <p>Yes.</p> <p>The Application Cover Letter (EN010166/APP/1.2) notes within the first paragraph:</p> <p><i>“I am pleased to enclose an application (the Application) for a Development Consent Order (a DCO) from the Secretary of State (the SoS) under Section 37 of the ‘Planning Act 2008’ (the 2008 Act) in</i></p> | | |

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| | <p>equivalent words? Does the application specify the development to which it relates (i.e. which category or categories in s14 to 30 does the Proposed Development fall)?</p> <p>If the development does not fall within the categories in s14 to 30, has a direction been given by the Secretary of State under s35 of the PA2008 for the development to be treated as development for which development consent is required?</p> | <p><i>respect of the Connah's Quay Low Carbon Power (CQLCP) project (the Proposed Development)."</i></p> <p>In addition, the letter states on page 2:</p> <p><i>"Development consent is required for the Proposed Development as it has a generating capacity that exceeds 350 megawatts (MW) and is classified as a 'Nationally Significant Infrastructure Project' (an NSIP) under Sections 14(1)(a), 15(1) and 15(3A) of the 2008 Act. As a result, the Applicant is required to obtain a DCO to authorise the Proposed Development under the 2008 Act."</i></p> |
| 3 | Summary: Section 55(3)(a) and s55(3)(c) | |
| Section 55(3)(e): The Applicant in relation to the application made has complied with Chapter 2 of Part 5 (pre-application procedure) | | |
| 4 | <p>In accordance with Regulation 8 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), did the Applicant (prior to carrying out consultation in accordance with s42) either (a) request the Planning Inspectorate adopt a Screening Opinion in respect of the development to which the application relates, or (b) notify the Planning Inspectorate in writing that it proposed to provide an Environmental Statement in respect of that development?</p> | <p>The Applicant notified the Secretary of State (SoS) under the Environmental Impact Assessment (EIA) Regulations – Regulation 8(1)(b) 'Notification of Intention to Provide an Environmental Statement' (ES) as part of Appendix 1A: 'Scoping Report' (EN010166/APP/6.4) submitted to the Planning Inspectorate (PINS) on the 8 February 2024.</p> |
| 5 | <p>Have any Adequacy of Consultation Representations been received from 'A', 'B', 'C' and 'D' local authorities; and if so, do they</p> | <p>The Applicant submitted an Adequacy of Consultation Milestone (AoCM) Report to PINS on 29 January 2025. The AoCM Report is included within Appendix F-2 of the Consultation Report Appendix F: Compliance (EN010166/APP/5.2). It includes Flintshire County</p> |

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| | <p>confirm that the Applicant has complied with the duties under s42, s47 and s48?</p> <p>Section 55(4) of the PA2008 provides that the Planning Inspectorate must have regard to the Consultation Report, and any Adequacy of Consultation Representations received.</p> | <p>Council's (FCC's) AoCM response at Appendix C, which outlines that the Council have no objection to the adequacy of consultation undertaken for the project so far.</p> |
| Section 42: Duty to consult | | |
| Did the Applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application? | | |
| 6 | <p>Section 42(1)(a) persons prescribed?</p> <p>The persons prescribed are the statutory consultees set out in Schedule 1 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP Regulations).</p> | <p>Letters were issued to Section 42(1)(a) prescribed persons on 2 October 2024 to ensure they were received by 8 October 2024. Letters were issued by Royal Mail and also emailed where email contacts were available. A table of the persons is provided within the Consultation Report Appendix D: Distribution Lists and Sample Letters (CONFIDENTIAL) (EN010166/APP/5.2). The letter provided information on the Proposed Development; how the Section 42 consultees could access the consultation documents online and in person, including the Preliminary Environmental Information compiled (documented within the Preliminary Environmental Information Report (PEIR)); how to submit comments; and the deadline for doing so. Copies of the letters are included within the Consultation Report Appendix D: Distribution Lists and Sample Letters (CONFIDENTIAL) (EN010166/APP/5.2).</p> <p>After the launch of the Statutory Consultation, some additional section 42 consultees were identified. Upon those consultees being identified, consultation letters were sent to those consultees (on 29 October 2024 and 12 November 2024), and they were given a deadline for providing feedback of at least 28 days beginning with the day after the day on which they received the consultation letter.</p> |

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| | | <p>The Applicant also undertook targeted consultation on changes to the design of the Proposed Development between 8 May and 6 June 2025. Letters were issued to persons who no longer fell within Section 42(1)(d) of the 2008 Act due to changes to the Order limits; local authorities that no longer fell within Section 42(1)(b) due to changes to the Order limits; local authorities remaining within Section 42(1)(b); other interested bodies; and relevant non-prescribed consultees. The letters provided details of the targeted consultation, the proposed changes and how to provide feedback. A copy of the targeted consultation newsletter was also enclosed. Copies of the letters are provided within Appendix G-5 of the Consultation Report Appendices (EN010166/APP/5.2).</p> <p>As part of the targeted consultation, additional letters were issued on the 22 May 2025 to 13 neighbouring Town and Community Councils who had not received the original consultation letter due to an administrative oversight. The date for their responses was extended to the 23 June 2025. Copies of these letters are included at Appendix G-5 of the Consultation Report: Appendix G Targeted Consultation (EN010166/APP/5.2).</p> |
| 7 | <p>Section 42(1)(aa) the Marine Management Organisation (MMO)?</p> <p>The MMO must be consulted in any case where the Proposed Development would affect, or would be likely to affect, any of the areas specified in s42(2) of the PA2008.</p> | <p>The MMO was consulted. Letters were posted on 2 October 2024 to ensure they were received by the 8 October 2024. There were sent to the MMO Head Office, as well as Natural Resource Wales who were listed as the contact in Wales in the Regulation 11(1)(a) list.</p> <p>The letter provided information on the Proposed Development; a link to the consultation documents online, including the Preliminary Environmental Information compiled (documented within the PEIR); how to submit comments; and the deadline for doing so.</p> |
| 8 | Section 42(1)(b) each local authority within s43? | Letters were issued to all local authorities required in line with legislation within Section 43 on 2 October 2024 to ensure they arrived by the 8 |

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| | <p>Definition of 'local authority' in s43(3) of the PA2008: The 'B' authority where the application land is in the authority's area; the 'A' authority where any part of the boundary of A's area is also a part of the boundary of B's area; the 'C' authority (upper tier) where the application land is in that authority's area; the 'D' authority (upper tier) where such an authority shares a boundary with a 'C' authority.</p> | <p>October 2024. Letters were issued by Royal Mail, and also emailed where email contacts were available. The following authorities were consulted: Flintshire County; Cheshire West and Chester; Wirral; Chester East; Denbigshire; Wrexham; Shropshire; Warrington; Liverpool City Council; and Halton. The consultation was based on the Indicative Site Boundary for statutory consultation, which was located within the authorities of FCC and Cheshire West and Chester Council (CWCC). The Indicative Site Boundary for statutory consultation has since been reduced in scope so that the Order limits for the Application only include land in FCC. Copies of the letters are included at Appendix D of the Consultation Report Appendices (CONFIDENTIAL) (EN010166/APP/5.2).</p> <p>The letter provided information on the Proposed Development; a link to the consultation documents online, including the Preliminary Environmental Information compiled (documented within the PEIR); how to submit comments; and the deadline for doing so.</p> |
| 9 | <p>Section 42(1)(c) the Greater London Authority (if in Greater London area)?</p> | <p>The Greater London Authority was not consulted as the Proposed Development Site does not involve land within Greater London.</p> |
| 10 | <p>Section 42(1)(d) each person in one or more of s44 categories?</p> <p>Category 1: owner, lessee, tenant or occupier of land; Category 2: person interested in the land or has power to sell and convey the land or to release the land; Category 3: persons who would or might be entitled to make a relevant claim.</p> | <p>Letters were issued to persons in one or more of the Section 44 categories on 2 October 2024 to ensure they arrived by the 8 October 2024. Copies of the letters are included at Appendix D of the Consultation Report: Appendix D Distribution Lists and Sample Letters (CONFIDENTIAL) (EN010166/APP/5.2). Furthermore, mailouts were conducted on 29 October and 12 November for additional identified land interests. All consultees were provided with at least 28 days to respond to the consultation.</p> <p>The letter provided information on the nature of the person's interest in the land and contact details for further assistance if they had any queries. In addition, it provided detail on the Proposed Development; a</p> |

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| | | link to the consultation documents online, including the Preliminary Environmental Information compiled (documented within the PEIR); how to submit comments; and the deadline for doing so. |
| Section 45: Timetable for s42 consultation | | |
| 11 | Did the Applicant notify s42 consultees of the deadline for receipt of consultation responses; and if so was the deadline notified by the Applicant 28 days or more starting with the day after receipt of the consultation documents? | <p>Each of the initial letters issued to the Section 42 Consultees clearly stated a deadline for the receipt of consultation responses.</p> <p>Each of the letters issued on 2 October 2024 provided a deadline for comments of no later than 11.59pm on 19 November 2024, therefore allowing in excess of 28 days to provide comments.</p> <p>The additional letter to land interests issued on the 29 October 2024 provided a deadline of 11.59pm on 26 November 2024, therefore also allowing 28 days for comments.</p> <p>The additional letters to land interests, issued 12 November 2024, provided a deadline of 11.59pm on the 12 December 2024, again providing 28 days for comments.</p> |
| Section 46: Duty to notify the Planning Inspectorate of proposed application | | |
| 12 | Did the Applicant supply information to notify the Planning Inspectorate of the proposed application; and if so, was the information supplied to the Planning Inspectorate on or before the date it was sent to the s42 consultees? Was this done on or before commencing consultation under s42? | <p>In accordance with Section 46 of the 2008 Act, the Applicant wrote to PINS on 1 October 2024 in advance of the start of the Section 42 consultation commencing on 8 October 2024. The Section 46 notification is included within Appendix D-4 of Appendix D Distribution Lists and Sample Letters (CONFIDENTIAL) (EN010166/APP/5.2). A further letter was issued on 6 November 2024 to clarify that the consultation documents had been updated online and in deposit locations. This was to include figures of the PEIR that had mistakenly been omitted and is included within Appendix D-6: PEIR Figures Omission – Notification to PINS of Appendix D Distribution Lists and Sample Letters (CONFIDENTIAL) (EN010166/APP/5.2).</p> |

| Section 47: Duty to consult local community | | |
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| 13 | Did the Applicant prepare a Statement of Community Consultation (SoCC) on how it intended to consult people living in the vicinity of the land? | <p>A SoCC was produced (Appendix B-3 of Consultation Report: Appendix B Statement of Community Consultation (EN010166/APP/5.2)).</p> <p>The SoCC described the Proposed Development and the Site, explained the 2008 Act process and provided details of how the local community consultation would be carried out.</p> |
| 14 | Were 'B' and (where relevant) 'C' authorities consulted about the content of the SoCC; and if so, was the deadline for receipt of responses 28 days beginning with the day after the day that 'B' and, where applicable, 'C' authorities received the consultation documents? | <p>In accordance with Section 47(2) of the 2008 Act, before preparing the SoCC, the Applicant consulted each local authority within Section 43(1) of the 2008 Act (i.e. the host authorities) about what was to be in the SoCC, these authorities being FCC and Chester West and CWCC. An initial draft of the SoCC was issued to FCC and CWCC in May 2024 for informal feedback and a revised draft was sent to FCC and CWCC for formal consultation under section 47(2) of the 2008 Act on 13 June 2024.</p> <p>The Applicant also distributed the SoCC to Denbighshire County Council, Wrexham County Borough Council, Wirral Council and Liverpool City Council for their reference. Copies of the letters sent to the authorities are included within Consultation Report: Appendix B Statement of Community Consultation (EN010166/APP/5.2). The consultation was based on the Indicative Site Boundary for statutory consultation, which was located within the authorities of FCC and CWCC, which has since been reduced in scope so that the Order limits for the Application only include land in FCC.</p> |
| 15 | Has the Applicant had regard to any responses received when preparing the SoCC? | <p>A table listing the feedback received regarding the SoCC and how the Applicant had regard to that feedback in preparing the final version of the SoCC is provided within Consultation Report: Appendix B</p> |

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| | | Statement of Community Consultation (EN010166/APP/5.2) at Appendix B 2. |
| 16 | Has the SoCC been made available for inspection on a website maintained by or on behalf of the Applicant; and has a notice been published in a newspaper circulating in the vicinity of the land which states where and when the SoCC can be inspected? | The SoCC was made available on the project website and at the public information points listed in the Consultation Report (EN010166/APP/5.1) from 8 October 2024 until 12 December 2024. Section 47 Notices stating where and when the SoCC could be inspected were published in the local newspapers (The Chester Standard; The Leader; and the Wirral Globe) on the 25 and 26 September. The notices are included in the Consultation Report: Appendix B Statement of Community Consultation (EN010166/APP/5.2) at Appendix B-4. |
| 17 | In accordance with Regulation 12 of the EIA Regulations, does the SoCC set out whether the development is EIA development; and does it set out how the Applicant intends to publicise and consult on the Preliminary Environmental Information? | <p>The Applicant stated in the SoCC that the proposed development will be subject to an EIA assessment and that the Applicant intended to publicise and consult on preliminary environmental information.</p> <p>The SoCC stated that the Applicant would produce a PEIR which would be publicised and consulted on as part of the Statutory Consultation.</p> <p>A copy of the SoCC can be found in Appendix B-3 of the Consultation Report: Appendix B Statement of Community Consultation (EN010166/APP/5.2).</p> |
| 18 | Has the Applicant carried out the consultation in accordance with the SoCC? | All commitments set out in the SoCC have been fulfilled. A table listing the material requirements of the SoCC, and how the Applicant carried out the statutory consultation in accordance with each requirement, is provided in Consultation Report: Appendix F Compliance (EN010166/APP/5.2) . |

| Section 48: Duty to publicise the proposed application | | | | | | | | |
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| 19 | Did the Applicant publicise the proposed application in the prescribed manner set out in Regulation 4(2) of the (as amended) APFP Regulations 2009? | The Section 48 Notice for the Proposed Development was published in three local newspapers for two consecutive weeks; a national newspaper; the London Gazette for one week; an appropriate fishing trade journal and the Lloyds List given the proposals include development within the UK Marine Area. Copies of the Section 49 Notice are provided in the Consultation Report: Appendix C Statutory Consultation (EN010166/APP/5.2) at Appendix C-15: Section 48 Newspaper Notices. | | | | | | |
| <table> <tr> <th colspan="2">Newspaper(s)</th><th>Date</th></tr> <tr> <td>a)</td><td> <p>for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;</p> <ul style="list-style-type: none"> • Deeside.com • The Leader • Chester Standard <p>Due to Deeside.com being an online-only publication, the Applicant was unable to obtain evidence at the time of publication that the notice was online for a second week from 10 to 17 October 2024. However, the Applicant has now obtained evidence of this publication via an email confirmation from the publisher that the section 48 notice was published on Deeside.com from 3 October 2024 to 17 October 2024 (see Appendix C-15: Section 48 Newspaper Notices of the Consultation Report: Appendix C Statutory Consultation (EN010166/APP/5.2)).</p> </td><td> <p>Deeside.com - 3 and 10 October 2024</p> <p>The Leader and Chester Standard - 3 and 10 October 2024</p> </td></tr> </table> | | | Newspaper(s) | | Date | a) | <p>for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;</p> <ul style="list-style-type: none"> • Deeside.com • The Leader • Chester Standard <p>Due to Deeside.com being an online-only publication, the Applicant was unable to obtain evidence at the time of publication that the notice was online for a second week from 10 to 17 October 2024. However, the Applicant has now obtained evidence of this publication via an email confirmation from the publisher that the section 48 notice was published on Deeside.com from 3 October 2024 to 17 October 2024 (see Appendix C-15: Section 48 Newspaper Notices of the Consultation Report: Appendix C Statutory Consultation (EN010166/APP/5.2)).</p> | <p>Deeside.com - 3 and 10 October 2024</p> <p>The Leader and Chester Standard - 3 and 10 October 2024</p> |
| Newspaper(s) | | Date | | | | | | |
| a) | <p>for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;</p> <ul style="list-style-type: none"> • Deeside.com • The Leader • Chester Standard <p>Due to Deeside.com being an online-only publication, the Applicant was unable to obtain evidence at the time of publication that the notice was online for a second week from 10 to 17 October 2024. However, the Applicant has now obtained evidence of this publication via an email confirmation from the publisher that the section 48 notice was published on Deeside.com from 3 October 2024 to 17 October 2024 (see Appendix C-15: Section 48 Newspaper Notices of the Consultation Report: Appendix C Statutory Consultation (EN010166/APP/5.2)).</p> | <p>Deeside.com - 3 and 10 October 2024</p> <p>The Leader and Chester Standard - 3 and 10 October 2024</p> | | | | | | |

| b) | once in a national newspaper; | <ul style="list-style-type: none"> • The Times | 3 October 2024 |
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| c) | once in the London Gazette and, if land in Scotland is affected, the Edinburgh Gazette; and | <ul style="list-style-type: none"> • The London Gazette | 3 October 2024 |
| d) | where the proposed application relates to offshore development – (i) once in Lloyds List; and (ii) once in an appropriate fishing trade journal? | <ul style="list-style-type: none"> • Lloyds List • Fishing News | 3 October 2024 |
| 20 | Did the s48 notice include the required information set out in Regulation 4(3) of the (as amended) APFP Regulations 2009? | Yes: The Section 48 notice provided the required information. | |
| Information | | Paragraph | |
| a) | the name and address of the Applicant. | Yes, paragraph 1 of the notice provides the name and address: <i>"Notice is hereby given that Uniper UK Limited (company number: 02796628) (the 'Applicant'), whose registered office is Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham, England, B37 7YE..."</i> | b) a statement that the Applicant intends to make an application for development consent to the Secretary of State Yes, paragraph 1 of the notice provides these details: <i>"...intends to submit an application (the 'Proposed Application') to the Planning Inspectorate (on behalf of the Secretary of State for Energy Security and Net Zero ('SoS')) for development consent under Section 37 'Applications for orders granting development</i> |

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| | | | | | <i>consent' of the Planning Act 2008 (the 'PA 2008') to authorise the construction, operation and maintenance of the Connah's Quay Low Carbon Power Project..."</i> |
| c) | a statement as to whether the application is EIA development | Yes, paragraph 12 provides these details: <i>"The Proposed Development is 'EIA development' for the purposes of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (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')."</i> | d) | a summary of the main proposals, specifying the location or route of the Proposed Development | Yes, paragraph 2 provides a summary of the main proposals: <i>"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 new Combined Cycle Gas Turbine ('CCGT') electricity generating station of around 1,100 megawatts ('MW') and up to 1,380 MW net electrical</i> |

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| | | | | <p><i>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".</i></p> <p>Paragraphs 4-7 provide details of the location:</p> <p><i>"The Proposed Development 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</i></p> |
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| | | | | <p><i>Chester Council in England.</i></p> <p><i>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 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.</i></p> <p><i>The Main Site is approximately 56.5 hectares ('ha'), with the entire Site extending to approximately 186 ha.</i></p> <p><i>National Grid References for the Site are provided below:</i></p> <ul style="list-style-type: none"> <i>• Main Site (mid-point) – 327347, 371374</i> |
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| | | | | <ul style="list-style-type: none"> • North – 316076.4684,381767.9826 • East – 340774.572, 377392.988 • South – 328895.9, 370177.1 • West – 315257.3468,381072.3789” |
| e) | <p>a statement that the documents, plans and maps were available on a website maintained by or on behalf of the Applicant. The statement must include:</p> <ul style="list-style-type: none"> • The nature and location of the Proposed Development • The address of the website • The place on the website | <p>Paragraph 14 details that consultation documents showing the nature and location of the proposed development will be provided, and a link to the exact website page where they can be accessed.</p> <p><i>“The Consultation Documents relating to the Proposed Development, including plans and maps showing the nature and location of the Proposed Development can be downloaded and inspected free of charge from the consultation</i></p> | f) | <p>the latest date on which those documents, plans and maps will be available for inspection</p> <p>Paragraph 16 provides details with regards to locations where the plans will be available for inspection and the latest date they will be available.</p> <p><i>“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”</i></p> |

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| | <ul style="list-style-type: none"> A telephone number which can be used to contact the Applicant for enquiries in relation to the documents, plans and maps. | <p><i>website under the 'Documents' tab: https://uniperuk.consulting/cqlcp/ from 8 October 2024 until 19 November 2024.</i></p> <p>Paragraph 15 provides a freephone number which can be used to contact the Applicant with regards to any queries.</p> <p><i>"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 0129156...."</i></p> | | |
| g) | whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge | <p>Paragraph 15 of the notice confirms that hard copies of documents will be free, with the exception of the PEIR, and provides the relevant charge.</p> <p><i>"If you are unable to access the consultation</i></p> | h) | <p>details of how to respond to the publicity</p> <p>Paragraph 20 of the notice sets out the different ways people could respond to the publicity.</p> <p><i>"Comments and representations can be made online by completing the online</i></p> |

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| | <p>website or have any queries in relation to the Consultation Documents, please email: info@connahsquaylcp.co.uk or telephone: 0800 0129156 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.</p> | | <p>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.</p> <p>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</p> |
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| | | | | <p><i>either via email or the freepost addresses given below:</i></p> <p><i>Email:</i> <i>info@connahsquaylcp.co.uk</i></p> <p><i>Post: Freepost CQLCP (no stamp required)</i></p> <p><i>Telephone: Freephone 0800 0129156</i></p> <p><i>Consultation website:</i> <i>https://uniperuk.consulting/cqlcp/</i></p> |
| i) | a deadline for receipt of those responses by the Applicant, being not less than 28 days following the date when the notice is last published | <p>Paragraph 22 of the notice clearly stated the deadline for the submission of comments and feedback, which is more than 28 days after the date of the latest notice (10 October 2024).</p> <p><i>“Please note that all comments and representations must be received by the Applicant</i></p> | | |

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| | | <i>no later than 11.59pm on 19 November 2024.”</i> | |
| 21 | Are there any observations in respect of the s48 notice provided above? | | |
| 22 | Has a copy of the s48 notice been sent to the EIA consultation bodies and to any person notified to the Applicant in accordance with Regulation 13 of the EIA Regulations? | Yes – a copy of the Section 48 Notice was sent to the EIA consultation bodies at the same time as the Section 42 letters. This is explained at Section 5.7.4 of the Consultation Report (EN010166/APP/5.1) . This included those persons identified on the EIA Regulation 11(1)(a) list provided by PINS. The consultation was based on the Indicative Site Boundary for statutory consultation, which was located within the authorities of FCC and CWCC, which has since been reduced in scope so that the Order limits for the Application only include only land in FCC. | |
| s49: Duty to take account of responses to consultation and publicity | | | |
| 23 | Has the Applicant had regard to any relevant responses to the s42, s47 and s48 consultation? | Yes – all responses received to the consultation have been considered by the Applicant. This is outlined in Consultation Report: Appendix E Consultation Responses (EN010166/APP/5.2) . This breaks down each of the strands of consultation (Section 42, Section 47 and Section 48), and summarises the responses received by the Applicant. It also groups them into key issues and explains how the Applicant had regard to these responses. This includes identifying whether changes were made to the Proposed Development as a result of the responses; and if no changes were made then an explanation of why not. | |
| S50(3) Regard to guidance about pre-application procedure | | | |
| 24 | To what extent has the Applicant had regard to statutory guidance ‘Planning Act 2008: Pre- | Consultation Report: Appendix F Compliance (EN010166/APP/5.2) sets out the statutory requirements and the requirements from the relevant guidance on pre-application consultation. It also explains how | |

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| | <p>application stage for Nationally Significant Infrastructure Projects'?</p> <p>The Planning Inspectorate must have regard to the extent to which the Applicant has had regard to guidance issued under s50.</p> | <p>the Applicant complied with each requirement and identifies where further information can be found within the Consultation Report (EN010166/APP/5.1).</p> |
| 25 | Summary: Section 55(3)(e) | |
| s55(3)(f) and s55(5A): The application (including accompaniments) achieves a satisfactory standard having regard to the extent to which it complies with section 37(3) (form and contents of application) and with any standards set under section 37(5) and follows any applicable guidance under section 37(4) | | |
| 26 | <p>Is it made in the prescribed form as set out in Schedule 2 of the APFP Regulations, and does it include:</p> <ul style="list-style-type: none"> • a brief statement which explains why it falls within the remit of the Planning Inspectorate; and • a brief statement that clearly identifies the location of the application site, or the route if it is a linear scheme? | <p>Yes:</p> <p>Box 4 of the Application Form (EN010166/APP/1.1) states:</p> <p><i>“Development consent is required for the Proposed Development as it has a generating capacity that exceeds 350 megawatts (MW) and is classified as a ‘Nationally Significant Infrastructure Project’ (an ‘NSIP’) under Sections 14(1)(a), 15(1) and 15(3A) of the Planning Act 2008. As a result, the Applicant is required to obtain a DCO to authorise the Proposed Development under the Planning Act 2008.</i></p> <p><i>Section 115(4A) of the Planning Act 2008 provides that an application for development consent for the construction of a generating station that is expected to be within Section 15(3A) can include ‘associated development’. Guidance issued by the Ministry of Housing, Communities & Local Government entitled ‘Planning Act 2008: associated development applications for major infrastructure projects’ states that associated development should either support the construction or operation of the principal development (the NSIP) or help address its impacts. Examples of associated development for generating stations include gas and electricity grid connections. The</i></p> |

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| | | <p><i>Application for the Proposed Development includes associated development.”</i></p> <p>Box 6 of the Application Form (EN010166/APP/1.1) states:</p> <p><i>“The Proposed Development Site is located approximately 0.6 kilometres (km) north-west of the town of Connah’s Quay in Flintshire, north-east Wales. The Proposed Development Site lies entirely within the administrative area of Flintshire County Council (FCC).</i></p> <p><i>The Proposed Development Site (the ‘Order limits’) comprises a total area of approximately 105 hectares (ha). Around 82.6 ha of the land within the Order limits relates to the ‘Construction and Operation Area’, comprising the ‘Main Development Area’, the connections corridors and construction laydown areas necessary for the construction, operation and decommissioning of the Proposed Development. This includes the existing Connah’s Quay Power Station site, owned and operated by the Applicant, and adjacent land for the purposes of facilitating connections to the Proposed Development for water, gas, electricity and other necessary infrastructure. The remaining land, approximately 18.8 ha, is included within the Order limits for the ‘Accommodation Works Areas’, comprising areas of works required to facilitate the movement and temporary storage of Abnormal Indivisible Loads (AILs) during construction of the Proposed Development.</i></p> <p><i>The Proposed Development Site comprises the following areas of permanent and temporary land use:</i></p> <ul style="list-style-type: none"> • <i>Construction and Operation Area, including:</i> <ul style="list-style-type: none"> - <i>Main Development Area (MDA);</i> - <i>Repurposed Carbon Dioxide (CO₂) Connection Corridor;</i> - <i>Proposed CO₂ Connection Corridor;</i> |
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| | | <ul style="list-style-type: none"> - <i>Water Connection Corridor;</i> - <i>Electrical Connection Corridor;</i> - <i>Surface Water Outfall Area;</i> - <i>Construction and Indicative Enhancement Area (C&IEA);</i> - <i>Main Development Area Access Works Area;</i> - <i>Access to C&IEA; and</i> - <i>Alternative Access to Main Development Area;</i> <ul style="list-style-type: none"> • <i>Accommodation Works Areas, including:</i> - <i>A548 from Port of Mostyn to Greenfield;</i> - <i>Tir Glas Roundabout;</i> - <i>A548 through Flint to Chester Road Roundabout;</i> - <i>AIL Access;</i> - <i>Connah's Quay North; and</i> - <i>North Road to the A548.</i> <p><i>To the north and north-west of the existing Connah's Quay Power Station and MDA is the River Dee and its estuary, much of which is subject to statutory nature conservation designations. The town of Connah's Quay is located to the south-east, immediately beyond the A548 and the North Wales Main Line railway. The area to the west and south-west of the Construction and Operation Area is mainly used for agriculture purposes. High voltage (HV) overhead line and distribution overhead lines extend into the surrounding area.</i></p> |
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| | | <p><i>The majority of the Proposed Development Site is within the ownership or control of the Applicant and the MDA is centred on national grid references 327347 and 371374.”</i></p> <p>A more detailed description of the Site and its surroundings is provided at Chapter 3: ‘Location of the Proposed Development’ (EN010166/APP/6.2.3) of the ES. The location of the Site is shown on the Site Location Plan (EN010166/APP/2.1), and the extent of the Order limits is shown on the Land Plans (EN010166/APP/2.2), both of which form part of the Application.</p> |
| 27 | Is it accompanied by a Consultation Report? | Yes. A Consultation Report (EN010166/APP/5.1) and Consultation Report Appendices A-H (EN010166/APP/5.2) are provided with the Application. |
| 28 | In accordance with Regulation 5(4) of the APFP Regulations, where a plan comprises three or more separate sheets, has a key plan been provided showing the relationship between the different sheets? | <p>Yes, key plans have been provided each of the following plan documents:</p> <ul style="list-style-type: none"> • Site Location Plan (EN010166/APP/2.1); • Land Plans (EN010166/APP/2.2); • Crown Land Plans (EN010166/APP/2.3); • Works Plans (EN010166/APP/2.4); • Access, Streets, Rights of Way, and Rights of Navigation Plans (EN010166/APP/2.6); • Traffic Regulation Measures Plans (EN010166/APP/2.7); • Hedgerow Removal Plan (EN010166/APP/2.8); • Waterbodies in a River Basin Management Plan (EN010166/APP/2.9); • Statutory and Non-statutory Sites or Features of Nature Conservation and Important Habitat Plans (EN010166/APP/2.10); |

| | | <ul style="list-style-type: none">• Statutory and Non-Statutory Sites or Features of Historic Environment Plan (EN010166/APP/2.11);• Figure 5-3: Construction Areas (EN010166/APP/6.3) of the ES; and• Figure 13-1: Surface Water Features (EN010166/APP/6.3) of the ES. | |
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| 29 | Is it accompanied by the documents and information set out in APFP Regulation 5(2)? | Yes. The documents and information required by APFP Regulation 5(2) are set out as listed below. The Guide to the Application (EN010166/APP/1.3) states the documentation submitted with the respective Document References and APFP and EIA Regulation references. | |
| Information Document | | Information Document | |
| a) | <p>Where applicable, the Environmental Statement required under the EIA Regulations and any scoping or screening opinions or directions</p> <p>The ES (EN010166/APP/6.1 to 6.4) comprises the following documents, which form part of the Application:</p> <ul style="list-style-type: none">• ES Non Technical Summary (NTS) (EN010166/APP/6.1);• ES Glossary/ Abbreviations/Contents (EN010166/APP/6.2);• ES Chapters (EN010166/APP/6.2.1 to 6.2.25); | b) | <p>The draft Development Consent Order (DCO)</p> <p>Yes.</p> <p>The Application includes a Draft DCO (EN010166/APP/3.1).</p> <p>It has been prepared having regard to the advice in PINS Advice Note: ‘Content of a Development Consent Order required for Nationally Significant Infrastructure Projects’ (2024).</p> <p>It is a complete draft, setting out all the necessary provisions required for the authorised development to proceed.</p> <p>A draft has also been reviewed by PINS and comments have been</p> |

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| | | <ul style="list-style-type: none"> • ES Figures (EN010166/APP/6.3); and • ES Appendices (EN010166/APP/6.4). <p>The ES has considered the EIA Scoping Opinion issued by the Secretary of State, dated 20 March 2024, contained within Appendix 1-B: ‘Scoping Opinion’ (EN010166/APP/6.4) of the ES.</p> | | | taken account of in preparing the submission draft (see DCO Guidance Compliance Checklist (EN010166/APP/3.5)). |
| | Is this of a satisfactory standard? | | | Is this of a satisfactory standard? | |
| c) | An Explanatory Memorandum explaining the purpose and effect of provisions in the draft DCO | <p>Yes.</p> <p>The Application includes an Explanatory Memorandum to the Draft DCO (EN010166/APP/3.2).</p> <p>The Explanatory Memorandum to the Draft DCO (EN010166/APP/3.2) explains the purpose and effect of each article of, and the Schedules to the draft Order, as required by</p> | d) | Where applicable, a Book of Reference | <p>Yes.</p> <p>The Application includes a Book of Reference (EN010166/APP/4.1).</p> <p>The Book of Reference (EN010166/APP/4.1) follows the required statutory form, setting out the information required by Regulation 7 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 Regulations.</p> |

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| | <p>Regulation 5(2)(c) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 Regulations. It also identifies and explains departures from the Infrastructure Planning (Model Provisions) (England and Wales) Order 2009. It justifies the inclusion of relevant articles and requirements, including setting out the legal power which enables the SoS to include certain provisions. It has been prepared with regard to the PINS advice Note: 'Content of a Development Consent Order required for Nationally Significant Infrastructure Projects' (2024) and a previous draft of the Explanatory Memorandum has been reviewed by PINS.</p> | | |
| Is this of a satisfactory standard? | | Is this of a satisfactory standard? | |

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| e) | A copy of any Flood Risk Assessment | <p>Yes.</p> <p>The Application includes Appendix 13-C: 'Flood Consequences Assessment' (FCA) (EN010166/APP/6.4) of the ES.</p> <p>The provision of a FCA is compliant with the Overarching National Policy Statement for Energy (EN-1), which details that all energy projects of 1 hectare or greater in higher flood zones in Wales, where the Site is located, should provide a FCA. The FCA provides a review of the Proposed Development design in light of the identified flood risks and identification of mitigation measures where necessary.</p> | f) | <p>A statement whether the proposal engages one or more of the matters set out in section 79(1) of the Environmental Protection Act 1990 (statutory nuisances) and if so how the Applicant proposes to mitigate or limit them</p> | <p>Yes.</p> <p>The Application includes a Statutory Nuisance Statement (EN010166/APP/7.1).</p> <p>This describes the matters set out in section 79(1) of the Environmental Protection Act (EPA) 1990 and how these are addressed in the Proposed Development and considers whether the Proposed Development could cause statutory nuisance. Through the embedded and additional mitigation in place and the controls provided for it, it is demonstrated that the Proposed Development is not expected to give rise to any statutory nuisance under the EPA 1990. It is therefore appropriate to include within the Draft DCO (EN010166/APP/3.1) a defence against statutory nuisance proceedings.</p> |
| | Is this of a satisfactory standard? | | | Is this of a satisfactory standard? | |
| h) | A Statement of Reasons and a | Yes. | i) | A Land Plan identifying: - | Yes. |

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| j) | Funding Statement (where the application involves any Compulsory Acquisition) | <p>The Application includes a Statement of Reasons (EN010166/APP/4.3) which sets out details regarding Compulsory Acquisition powers sought.</p> <p>The Application also contains a Funding Statement (EN010166/APP/4.4).</p> | k) | <p>(i) the land required for, or affected by, the Proposed Development;</p> <p>(ii) where applicable, any land over which it is proposed to exercise powers of Compulsory Acquisition or any rights to use land;</p> <p>(iii) any land in relation to which it is proposed to extinguish easements, servitudes and other private rights; and</p> <p>(iv) any special category land and replacement land</p> | <p>The Application includes Land Plans (EN010166/APP/2.2) showing the land required for the Proposed Development.</p> <p>Colouring on the Land Plans (EN010166/APP/2.2) indicates the different categories of land powers which are sought in the Draft DCO (Land Plans (EN010166/APP/3.1)), including the compulsory acquisition of land and in relation to which it is proposed to extinguish easements, servitudes and other private rights; permanent acquisition of subsurface; and the temporary use of land.</p> |
| | Is this of a satisfactory standard? | | | Is this of a satisfactory standard? | |
| | <p>A Works Plan showing, in relation to existing features:</p> <p>-</p> <p>(i) the proposed location or</p> | <p>Yes.</p> <p>The Application includes a Works Plans (EN010166/APP/2.4)) showing the location and extent of the Proposed Development.</p> | | <p>Where applicable, a plan identifying any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or</p> | <p>Yes.</p> <p>The Application includes Access, Streets, Rights of Way, and Rights of Navigation Plans (EN010166/APP/2.6) showing any proposals to streets/ roads and the</p> |

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| | <p>(for a linear scheme) the proposed route and alignment of the development and works; and</p> <p>(ii) the limits within which the development and works may be carried out and any limits of deviation provided for in the draft DCO</p> | <p>The Works Plans (EN010166/APP/2.4) show the area within which each Work may be carried out. The Draft DCO (EN010166/APP/3.1) provides that in respect of each numbered work, the limits of deviation are the outer limits of the corresponding numbered area shown on the Works Plans (EN010166/APP/2.4). The Works Plans (EN010166/APP/2.4) uses clear colouring and labelling.</p> | | <p>creation of rights of way or public rights of navigation</p> | <p>temporary diversions of public rights of way proposed.</p> <p>The Access, Streets, Rights of Way, and Rights of Navigation Plans (EN010166/APP/2.6) use clear colouring and labelling to identify the proposals.</p> |
| | Is this of a satisfactory standard? | | | Is this of a satisfactory standard? | |
| l) | Where applicable, a plan with accompanying | <p>The Application is accompanied by the ES Volume II (EN010166/APP/6.2.1 to 6.2.25), which identifies and</p> | m) | Where applicable, a plan with accompanying information identifying any statutory or non-statutory sites or features of the | <p>The application is accompanied by the ES Volume II (EN010166/APP/6.2.1 to 6.2.25), which identifies and includes assessments of any effects on sites</p> |

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| <p>information identifying: -</p> <p>(i) any statutory or non-statutory sites or features of nature conservation eg sites of geological or landscape importance;</p> <p>(ii) habitats of protected species, important habitats or other diversity features; and</p> <p>(iii) water bodies in a river basin management plan,</p> <p>together with an assessment of any effects on such sites,</p> | <p>contains assessments of any effects on features of nature conservation, geological importance, landscape importance and habitats in the following chapters:</p> <ul style="list-style-type: none"> • Chapter 11: ‘Terrestrial and Aquatic Ecology’ (EN010166/APP/6.2.1 1) • Chapter 12: ‘Marine Ecology’ (EN010166/APP/6.2.1 2) • Chapter 14: ‘Geology and Ground Conditions’ (EN010166/APP/6.2.1 4) • Chapter 15: ‘Landscape and Visual Amenity’ (EN010166/APP/6.2.1 5) <p>The ES (EN010166/APP/6.3 to 6.4) also includes the following figures and appendices, which identify and assess the relevant assets:</p> | <p>historic environment, (eg scheduled monuments, World Heritage sites, listed buildings, archaeological sites and registered battlefields) together with an assessment of any effects on such sites, features or structures likely to be caused by the Proposed Development</p> | <p>or features of the historic environment in the following chapters:</p> <ul style="list-style-type: none"> • Chapter 17: ‘Terrestrial Heritage’ (EN010166/APP/6.2.17) • Chapter 18: ‘Marine Heritage’ (EN010166/APP/6.2.18) <p>The ES (EN010166/APP/6.3 to 6.4) also includes the following figures and appendices, which identify and assess the relevant assets:</p> <ul style="list-style-type: none"> • Figure 17-1: ‘Terrestrial Designated Heritage Assets’ (EN010166/APP/6.3) • Figure 17-2: ‘ZTV Terrestrial Designated Heritage Assets’ (EN010166/APP/6.3) • Figure 17-3: ‘Terrestrial Non-designated Heritage Assets’ (EN010166/APP/6.3) • Figure 18-1: ‘Marine Cultural Heritage Study Area’ (EN010166/APP/6.3) |
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| | <p>features, habitats or bodies likely to be caused by the Proposed Development</p> | <ul style="list-style-type: none"> • Figure 3-5: ‘Key Environmental Constraints (Centred on the Main Development Area)’ (EN010166/APP/6.3)) • Figure 3-6: ‘Marine Area (Centred on Water Connection Corridor and Connah’s Quay North)’ (EN010166/APP/6.3) • Figure 3-7: ‘Key Environmental Constraints (Centred on A548 from Port of Mostyn to Greenfield Accommodation Works)’ (EN010166/APP/6.3) • Figure 3-8: ‘Key Environmental Constraints (Centred on Tir Glas Roundabout Accommodation Works)’ (EN010166/APP/6.3) • Figure 3-9: ‘Key Environmental | | | <ul style="list-style-type: none"> • Figure 18-2: ‘Marine Heritage Assets’ (EN010166/APP/6.3) • Appendix 17-A: ‘Terrestrial Heritage Desk Based Assessment’ (EN010166/APP/6.4) • Appendix 17-B: ‘Gazetteer of Terrestrial Heritage Assets’ (EN010166/APP/6.4) • Appendix 17-C: ‘Geophysical Survey Report’ (EN010166/APP/6.4) • Appendix 18-A: ‘Marine Heritage Desk-Based Assessment’ (EN010166/APP/6.4) <p>It is considered that these are of satisfactory standard to identify and assess the proposed development.</p> |
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| | | <p>Constraints (A548 through Flint to Chester Road Roundabout Accommodation Works)' (EN010166/APP/6.3)</p> <ul style="list-style-type: none"> • Figure 3-10: 'Key Environmental Constraints (Connah's Quay North Accommodation Works)' (EN010166/APP/6.3) • Figure 3-11: 'Key Environmental Constraints (Centred on North Road to the A548 Accommodation Works)' (EN010166/APP/6.3) • Figure 3-12: 'Key Environmental Constraints (Centred on AIL Access Accommodation Works)' (EN010166/APP/6.3) • Figure 11-1: 'Statutory Designated Sites within 15km of the | | |
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| | | <p>Proposed Development' (EN010166/APP/6.3)</p> <ul style="list-style-type: none"> • Figure 11-2: 'Local Designated Sites within 2km of the Proposed Development' (EN010166/APP/6.3) • Figure 11-3: 'Ancient woodland and priority habitat within 2km of the Proposed Development' (EN010166/APP/6.3) • Figure 12-1: 'Marine Ecology Study Area including the Water Connection Corridor' (EN010166/APP/6.3) • Figure 12-2: 'Designated Sites with Marine Ecological Features' (EN010166/APP/6.3) • Figure 12-3: 'Overview of Intertidal Benthic Habitats within the Study Area' (EN010166/APP/6.3) | | |
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| | | <ul style="list-style-type: none"> • Figure 12-4: ‘Broadscale Intertidal Benthic Habitats Identified during Intertidal Walkover Survey’ (EN010166/APP/6.3) • Figure 12-5: ‘Water Framework Directive Sensitive Habitats’ (EN010166/APP/6.3) • Figure 13-2: ‘Superficial Geology’ (EN010166/APP/6.3) • Figure 13-3: ‘Bedrock Geology’ (EN010166/APP/6.3) • Figure 15-3: ‘Landscape Context’ (EN010166/APP/6.3) • Figure 15-4A: ‘National Landscape Character Areas’ (EN010166/APP/6.3) • Figure 15-4B1: ‘Local Landscape Character Area’ (EN010166/APP/6.3) • Figure 15-4B1: ‘LANDMAP’ (EN010166/APP/6.3) | | |
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| | | <ul style="list-style-type: none"> • Figure 16-1: ‘Designated Areas within the Dee Estuary’ (EN010166/APP/6.3) • Appendix 11-B: ‘Terrestrial and Aquatic Ecology Baseline Surveys’ (EN010166/APP/6.4) • Appendix 11-C: ‘Botanical Technical Appendix (redacted and confidential versions)’ (EN010166/APP/6.4) • Appendix 11-D: ‘Ornithology Technical Appendix (redacted and confidential versions)’ (EN010166/APP/6.4) • Appendix 11-E: ‘Great Crested Newt Technical Appendix’ (EN010166/APP/6.4) • Appendix 11-F: ‘Reptile Desk Study’ (EN010166/APP/6.4) | | |
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| | | <ul style="list-style-type: none"> • Appendix 11-G: ‘Bat Technical Appendix’ (EN010166/APP/6.4) • Appendix 11-H: ‘CONFIDENTIAL (Badger)’ (EN010166/APP/6.4) • Appendix 11-I: ‘Water Vole Technical Appendix (redacted and confidential versions)’ (EN010166/APP/6.4) • Appendix 11-J: ‘CONFIDENTIAL (Otter)’ (EN010166/APP/6.4) • Appendix 11-K: ‘Terrestrial Invertebrate Technical Appendix’ (EN010166/APP/6.4) • Appendix 11-L: ‘Aquatic Ecology Technical Appendix’ (EN010166/APP/6.4) • Appendix 12-A: ‘Marine Ecology Assessment Methodology’ (EN010166/APP/6.4) | | |
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| | | <ul style="list-style-type: none"> • Appendix 12-B: 'Relevant Designated Sites' (EN010166/APP/6.4) • Appendix 12-C: 'Marine Ecology Plates' (EN010166/APP/6.4) • Appendix 12-D: 'Intertidal Survey Report' (EN010166/APP/6.4) • Appendix 12-E: 'Marine Biosecurity Risk Assessment' (EN010166/APP/6.4) • Appendix 12-F: 'Marine Invasive Non-Native Species Outline Management Plan' (EN010166/APP/6.4) • Appendix 14-A: 'Geo-Environmental Desk-Based Assessment' (EN010166/APP/6.4) • Appendix 15-B: 'Landscape Character' (EN010166/APP/6.4) <p>It is considered that these are of satisfactory standard to</p> | | |
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| | | identify and assess the Proposed Development. | | | |
| | Is this of a satisfactory standard? | | | Is this of a satisfactory standard? | |
| n) | Where applicable, a plan with any accompanying information identifying any Crown land | <p>Crown Land Plans (EN010166/APP/2.3) are provided.</p> <p>It is considered that these are of satisfactory standard to identify the relevant land.</p> | o) | Any other plans, drawings and sections necessary to describe the development consent proposal showing details of design, external appearance, and the preferred layout of buildings, structures, drainage, surface water management, means of vehicular and pedestrian access, any car parking and landscaping | <p>The following plans provide the necessary detail to describe the development consent proposal:</p> <p>It is considered that these are of satisfactory standard to describe all features of the proposed development.</p> <ul style="list-style-type: none"> • Site Location Plan (EN010166/APP/2.1) • Parameters Plans (EN010166/APP/2.5) • Existing site layout drawing (EN010166/APP/7.9) • Existing station shared infrastructure drawing (EN010166/APP/7.10) • Indicative - Site Layout (EN010166/APP/7.11) • Indicative Design - Side Wide Elevations (EN010166/APP/7.12) |

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| | | | | <ul style="list-style-type: none"> • Indicative Design – Elevations (EN010166/APP/7.13) • Indicative Cooling Water and Waste Water Connection Plans Sheet 1 of 2 (EN010166/APP/7.14) • Indicative Cooling Water and Waste Water Connection Plans Sheet 2 of 2 (EN010166/APP/7.15) • Indicative Electrical Connection Plans (EN010166/APP/7.16) • Indicative CO₂ Above Ground Installation Plans (EN010166/APP/7.17) • Indicative Gas Supply Pipeline Connection Plans and Gas Above Ground Installation Plans (EN010166/APP/7.18) • Indicative Towns Water Connections Plan (EN010166/APP/7.19) • Indicative Access Design (EN010166/APP/7.20) |
| Is this of a satisfactory standard? | | | Are they of a satisfactory standard? | |

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| p) | Any of the documents prescribed by Regulation 6 of the APFP Regulations: | <p>The following documents are provided as prescribed by Regulation 6 of the APFP Regulations:</p> <ul style="list-style-type: none"> • Electricity Grid Connection Statement (EN010166/APP/7.2) • Gas Connection Statement (EN010166/APP/7.3) <p>It is considered that these are of satisfactory standard to satisfy Regulation 6 of the APFP Regulations.</p> | q) | Any other documents considered necessary to support the application | <p>The following documents are provided:</p> <ul style="list-style-type: none"> • Application Cover Letter (EN010166/APP/1.2) • Guide to the Application (EN010166/APP/1.3) • Applicant's Section 55 Checklist (EN010166/APP/1.4) • Electronic Application Index (EN010166/APP/1.5) • Consents and Agreement Position Statement (EN010166/APP/3.3) • DCO Validation Report (EN010166/APP/3.4) • DCO Guidance Compliance Checklist (EN010166/APP/3.5) • Pre-Application Land and Rights Negotiations Tracker (EN010166/APP/4.2) • Consultation Report (EN010166/APP/5.1) • Consultation Report Appendices A-H (EN010166/APP/5.2) • Planning Statement (EN010166/APP/7.6) |
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| | | | | <ul style="list-style-type: none"> • Design Approach Document (DAD) (EN010166/APP/7.7) • Design Principles Document (EN010166/APP/7.8) • Potential Main Issues for Examination Report (PMIE) (EN010166/APP/7.23) • Framework Construction Environmental Management Plan including Framework Site Waste Management Plan (SWMP) (EN010166/APP/6.5) • Framework Construction Traffic Management Plan (Appendices - AIL Feasibility Report) (EN010166/APP/6.6) • Framework Construction Workers Travel Plan (EN010166/APP/6.7) • Overarching Written Scheme of Investigation for Terrestrial and Marine Heritage Mitigation (EN010166/APP/6.8) |
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| | | | | <ul style="list-style-type: none"> • Outline Landscape and Ecological Management Plan (EN010166/APP/6.9) • Commitments Register (EN010166/APP/6.10) • Green Infrastructure Statement (EN010166/APP/6.11) • Report to Inform Habitats Regulations Assessment (EN010166/APP/6.12) • Curlew Mitigation Strategy (EN010166/APP/6.13) • Off-site Net Benefit for Biodiversity and Green Infrastructure Strategy (EN010166/APP/6.14) • Navigational Risk Assessment (EN010166/APP/6.15) • Carbon Capture Readiness Report (EN010166/APP/7.4) • Combined Heat and Power (CHP) Readiness Assessment (EN010166/APP/7.5) • Welsh Language Impact Statement (EN010166/APP/7.21) |
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| | | | | <ul style="list-style-type: none"> • Lighting Strategy (EN010166/APP/7.22) <p>The following draft Statements of Common Ground (SoCG's):</p> <ul style="list-style-type: none"> • Draft Flintshire County Council (FCC) SoCG (EN010166/APP/8.1) • Draft Natural Resources Wales (NRW) SoCG (EN010166/APP/8.2) • Draft Cadw SoCG (EN010166/APP/8.3) • Draft RSPB SoCG (EN010166/APP/8.4) • Draft Deeside Naturalist Society SoCG (EN010166/APP/8.5) • Draft Network Rail SoCG (EN010166/APP/8.6) • Draft National Grid Electricity Transmission SoCG (EN010166/APP/8.7) • Draft Scottish Power SoCG (EN010166/APP/8.8) • Draft National Gas Transmission SoCG (EN010166/APP/8.9) • Draft ENI SoCG (EN010166/APP/8.10) |
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| | | | | <ul style="list-style-type: none"> • Draft Dee Conservancy SoCG (EN010166/APP/8.11) • Draft Port of Mostyn SoCG (EN010166/APP/8.12) • Draft Liverpool Bay CCS Limited SoCG (EN010166/APP/8.13) • Draft GTC Infrastructure Limited SoCG (EN010166/APP/8.14) |
| | Are they of a satisfactory standard? | | Are they of a satisfactory standard? | |
| 30 | Are there any observations in respect of the documents provided at Box 29 (a) to (q) above? | | | |
| 31 | <p>In accordance with Regulation 5(2)(g) of the APFP Regulations, is the application accompanied by a report identifying any European site(s) to which Regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994 applies; or any Ramsar site(s), which may be affected by the Proposed Development, together with sufficient information that will enable the Secretary of State to make an appropriate assessment of the implications for the site if required by Regulation 48(1)?</p> | | <p>Yes.</p> <p>The Application includes a Report to Inform Habitats Regulations Assessment (EN010166/APP/6.12).</p> | |

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| 32 | In accordance with Regulation 5(2)(r) of the APFP Regulations, if requested by the Planning Inspectorate, have two paper copies of the application form and other supporting documents and plans been provided? | Electronic only submission has been agreed between PINS and the Applicant's agents through utilising the PINS hosted SharePoint site. |
| 33 | Has the Applicant had regard to statutory guidance 'Planning Act 2008: Application form guidance'? | The Applicant has given regard to the statutory guidance 'Planning Act 2008: Application form guidance' when preparing the Application to be submitted to PINS. |
| 34 | Summary - s55(3)(f) and s55(5A) | |
| The Infrastructure Planning (Fees) Regulations 2010 (as amended) | | |
| Pre-application fee | | |
| 35 | <p>Were all pre-application fees paid before the application was made?</p> <p>Pre-application services for which a fee can be charged is defined in Regulation 2A(8) and includes services listed within Schedule 1 of the Fees Regulations 2010. Fees for pre-application services apply to all proposed applications, from the inception meeting. These fees must be paid within 28 days of the invoice. If the applicant fails to pay the fee within 28 days, the Planning Inspectorate will not provide the applicant with any further pre-application services or take any further steps in relation to the proposed application.</p> | All fees have been paid to date. |

| Fees to accompany an application | | |
|----------------------------------|---|--|
| 36 | <p>Was the fee paid at the same time that the application was made?</p> <p>The Planning Inspectorate must charge the Applicant a fee in respect of the decision by the Planning Inspectorate under section 55 of the PA2008. If the Applicant fails to pay the fee, the Planning Inspectorate need not consider the application until payment is received. The fee must be paid at the same time that the application is made</p> | <p>The fee for the Application was paid by BACS to PINS on 23 July 2025. The payment reference is: 2600004058.</p> |

| Role | Electronic signature | Date |
|----------------------|----------------------|------|
| Case Manager | | |
| Acceptance Inspector | | |