



Planning Inspectorate Arolygiaeth Gyllunio

Application by Uniper UK for an order granting development consent for the Connah's Quay Low Carbon Power Project (EN010166)

Agenda for issue specific hearing (ISH1):

Notification of the date, time, and venue for this issue specific hearing 1 (ISH1) was provided in annex E to the Examining Authority's (ExAs) [Rule 6](#) letter [PD-008] dated 9 December 2025.

Hearing	Date and Time	Location
Issue specific hearing 1 (ISH1)	Tuesday 13 January 2026 Hearing starts at 1400hrs Registration and seating available at venue from 1330hrs and virtual registration process from 1345hrs	Village Hotel - Chester St David's St. David's Park, Ewloe, Deeside CH5 3YB and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered

Agenda

- 1. Welcome, introductions, arrangements for the hearing**
- 2. Purpose of the issue specific hearing**
The ExA will explain the purpose of the hearing, during which it will seek responses from the Applicant and Interested Parties (IPs). IPs will also be invited to ask questions of clarification in relation to the draft Development Consent Order (dDCO) and general principles of the proposed development.
- 3. General description of the proposed development**
The Applicant will be asked to briefly describe the proposed development including the scale, timeline and processes that will be operational at the site.

The ExA will then ask questions to understand the nature and scope of the proposed development for which consent is sought and seek the views of other IPs present should they so wish.

3.1.	Overview of the proposed development: inputs, outputs including treatment, waste and coolant products
3.2.	Construction timescales and interaction with local community and wildlife
3.3.	Timing of the construction works including the decision to opt for phased or simultaneous construction of the trains
3.4.	Typical day-to-day operation at the site, and interaction with the local community and wildlife
3.5.	End-of-life and decommissioning
3.6.	Project alternatives considered including outside of the main development area boundary and alignment with local and national plans
3.7.	Carbon capture component of the facility: its future operation and interdependence with other schemes
3.8.	The proposed developments approach to achieving "good design" in line with the National Policy Statements

4. General introduction to the dDCO

The Applicant will be asked to provide a very brief overview of each part of the dDCO and the accompanying Schedules to set the scene and describe what the dDCO is seeking to provide for.

The ExA will ask questions regarding the articles and powers sought in the dDCO relating to the following matters and seek the views from other IPs present should they so wish:

4.1.	Overview of the draft DCO and rationale of each article listed
4.2.	Definition of "commencement" and enabling works (Article 2)
4.3.	Transfer of benefit of the order (Article 7)
4.4.	Protective works to buildings (Article 24)
4.5.	Acquisition of subsoil or airspace only rights in particular with regards to the CO2 corridor (Article 33)

4.6.	Felling or lopping of trees and removal of hedgerows (Article 42)
4.7.	Removal of human remains (Article 51)
4.8.	Protective Provisions (Schedule 13)
4.9.	Certified documents (Schedule 14)
4.10.	Book of Reference

5. Review of issues, actions arising and next steps

6. Any other business

7. Close of the hearing

Purpose of ISH

This early hearing on the scope of the draft Development Consent Order and the general principles of the proposed development is being held to address matters and questions identified by the ExA through its assessment of the documentation provided to date, and during the formulation of the Initial Assessment of Principal Issues as set out in annex C of the [Rule 6](#) letter [PD-008].

The ExA considers that it would be expedient to examine these matters orally at the outset of the Examination in order to ensure that the general principles of the Proposed Development is understood as early as possible.

The main purpose of the first hearing is to gain an overview of the planned use, construction, operation and decommissioning of the Proposed Development and to undertake an examination of the dDCO articles and schedules.

In particular, I would like to consider:

- how the proposed development will operate and what will come into and out of the development and any associated risks arising from that.
- the timescales of the proposed development particularly its construction programme, and how this will interact with the local community and surrounding nature sites.
- how the proposed development will interact with the local community and these nature sites throughout its operational life

Regarding the draft DCO I would like to consider:

- issues around how the dDCO is intended to work – what would be consented,
- the extent of the powers and what requirements and agreements are proposed;

- any possible issues of prevention, mitigation or compensation which are not covered by the dDCO as currently drafted;
- the justification for any changes from established practice;
- the need for changes to other legislative provisions;
- the need for protective provisions and their scope; and
- the initial views of other IPs as to the appropriateness, proportionality or efficacy of the proposals.

Discussion at the hearing will be held without prejudice to the ExA's final recommendation about whether or not the dDCO should be made. In addition to the dDCO matters requiring oral examination above, further matters pertaining to the dDCO will be the subject of written questions from the ExA.

This hearing will not examine the detailed content of provisions relating to the Compulsory Acquisition of land or rights or Temporary Possession of land. The draft Examination Timetable proposes separate Compulsory Acquisition Hearing(s) on these topics and they may also be returned to in subsequent dDCO ISHs.

The agenda provided above is indicative and may be subject to change on the day.

Discussion at the hearing may refer to the following documents, amongst others, an electronic or hard copy of which participants should have to hand:

- Works Plan [APP-011]
- draft Development Consent Order [APP-019];
- Explanatory Memorandum [APP-020]; and
- Planning Statement [APP-262]

Attendees

The ExA would find it helpful if the following parties could attend this hearing.

- Applicant
- Flintshire County Council
- Statutory Undertakers
- Local Town and Community Councils

However, this does not indicate that other parties will not be able to contribute. All interested parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing. The details set out above are indicative and the ExA may find it necessary to include additional agenda items or to amend the order in which the items are dealt with.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage](#) of the National Infrastructure Planning website closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Registration process

Parties who have registered to speak (both in person and virtually) will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone. To enable the hearing to start on time at **1400hrs** those attending virtually should join promptly at **1345hrs** to ensure that all virtual attendees can complete the registration process in good time.

Procedure at ISH

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.

The hearing will finish as soon as the ExA deems that all those present have had their say and that all matters have been covered. If there are additional matters to be dealt with, it may be necessary to defer some matters to written questions. The evidence presented orally at ISH1 should be included in post-hearing submissions and submitted by **Deadline 1** (27 January 2026).

Welsh language

We welcome contributions in Welsh during the examination. Translation facilities will be present at any hearings held, to allow those present to make contributions in Welsh, if they wish to do so.

Rydym yn croesawu cyfraniadau yn Gymraeg yn ystod yr arholiad. Bydd cyfleusterau cyfieithu yn bresennol mewn unrhyw wrandawiadau a gynhelir, er mwyn caniatáu i'r rhai sy'n bresennol wneud cyfraniadau yn Gymraeg, os ydynt yn dymuno gwneud hynny