



# Planning Inspectorate Arolygiaeth Gynllunio

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All interested parties, statutory parties and  
any other person invited to the preliminary  
meeting

Your Ref:

Our Ref: EN010166

Date: 20 January 2026

Dear Sir/ Madam

## **Planning Act 2008 – Section 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 8, 9 and 13**

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

#### **Examination timetable and procedure and notification of hearings**

This letter (the Rule 8 Letter) provides important information about the examination of this application. The letter includes:

- The examination timetable
- An invitation to submit written representations
- A request for statements of common ground
- A request for local impact reports from local authorities
- Other procedural decisions made by the ExA
- Notification of hearings
- Information about hearings and site inspections
- Information about the availability of examination documents
- Guidance on the use of the 'Have your say' tab on the project webpage

All documentation associated with this examination, including a note of the preliminary meeting and the recording of that meeting, can be viewed under the [documents tab](#) on the project webpage of the Find a National Infrastructure Project website ([project webpage](#)).

## The examination timetable

I have made a procedural decision about the way the application will be examined. The final examination timetable is attached at **annex A** to this letter.

The examination timetable replaces the draft timetable that was included in my [Rule 6](#) letter. In finalising the examination timetable, I have sought to accommodate requests and suggestions made orally or in writing to the preliminary meeting. A list of the main changes made to the draft examination timetable is set out at **annex B** to this letter.

Please note that the examination timetable contains a number of deadlines for receipt of information by The Planning Inspectorate. All deadlines are at 23:59 on the date specified. Please ensure submissions arrive by the deadline. If you do not make your submissions by the dates specified in the timetable, I may disregard them.

I request that all interested parties make their submissions using the '[Have your say](#)' page on the [project webpage](#) on or before the applicable deadline. **Annex E** to this letter provides further information about using the 'Have your say' page.

If I consider it necessary to vary the examination timetable during the examination, notification will be sent to interested parties, statutory parties and other persons invited to the preliminary meeting. The changes will be published on the [project webpage](#).

## Written representations

All interested parties are now invited to submit written representations and any comments on the relevant representations already submitted. These should be submitted by **deadline 1 (27 January 2026)** in the examination timetable.

Written representations can cover any relevant matter and are not restricted to the matters set out in my initial assessment of principal issues (see annex C of the [Rule 6](#) letter).

Any person, other than the applicant, who submits a written representation must identify those parts of the application with which they agree and those parts with which they do not agree, explaining the reasons why. Interested parties should also provide with their written representations any data, methodology and assumptions used to support their submissions to avoid delays in the examination (see paragraph 009 of the [government's guidance on the examination stage for Nationally Significant Infrastructure Projects](#) for further information about written representations).

I have requested further types of written submissions at various points in the examination (see **annex A**).

Any written representations and any further written submissions requested during the examination, that exceed 1500 words, should also be accompanied by a summary which should not exceed 10% of the original text. The summary should set out the key facts of the written submission and must be representative of the submission made.

Representations **must not include hyperlinks** to documents/ evidence hosted on third party websites. See The Planning Inspectorate's [Advice for members of the public: Advice for submitting representations or comments](#) for important information about making written submissions.

## Other procedural decisions made by the Examining Authority

**Annex B** to this letter contains important details and clarifications about other procedural decisions I made at, or following, the preliminary meeting. These include:

- Examination timetable
- Statements of common ground (SoCG)
- Local impact reports (LIR)
- Changes to land interests
- Status of the Applicant's Examination Documents
- Additional submissions

## Format of examination events

Both blended (part in-person and part virtual) and fully virtual events will form part of the operating model. I remain flexible and will confirm the format of any hearings when I provide formal notification of each hearing in advance of it taking place.

## Notification of hearings

The examination of the application will principally be a written process supplemented where necessary by various types of hearings. See The Planning Inspectorate's [Advice for members of the public: The stages of the NSIP process and how you can have your say](#) for more information.

The Planning Inspectorate's advice for members of the public also provides important information about hearing procedures:

- [What to expect at a Nationally Significant Infrastructure Project event](#)
- [Registering to speak at, or attend, a Nationally Significant Infrastructure Project event](#)

I have made a procedural decision to hold the following hearings:

- Issue specific hearing 3 (ISH3) on Air Quality, Ecology, Water Environment and Flood Risk on 17 March 2026 (blended event)
- Open floor hearing 1 (OFH3) on 17 March 2026 (blended event)
- Issue specific hearing 4 (ISH4) Landscape and Visual Amenity; and Climate Change on 18 March 2026 (blended event)
- Compulsory acquisition hearing 3 (CAH3) on 18 March 2026 (blended event)

**Annex C** provides details about what interested parties should include in a request to be heard at a hearing, and the procedure that will be followed at hearings.

**You must register by completing the [event participation form](#) by 10 March 2026 if you intend to participate in any of the hearings and provide all the information requested in annex C to this letter.**

If you simply wish to observe any of the hearings then you do not need to register as you will be able to either:

1. attend the physical event to observe the proceedings
2. watch a livestream of the event - a link to the livestream will be made available on the [project webpage](#) shortly before the event is scheduled to begin

Alternatively, you can attend the physical hearing at the venue to observe the proceedings; however, to ensure there is adequate seating capacity at the venue we request that you register your attendance to **observe only by 10 March 2026** using the [event participation form](#). Please note that it may not be possible to participate on the day if you have not registered your wish to speak by **10 March 2026**.

Please note that by attending the event either in person or online you are agreeing to be filmed for the purposes of the online livestream of the event and the recording of the event which will get published on the [project webpage](#). A limited number of seats will be available for observers who wish not to be filmed at the event. Please contact the Case Team to notify them if you prefer not to be filmed at the event. A transcript of the event will also be published on the [project webpage](#) after the event.

## Hearings and site inspections

The examination of the application will principally be a written process supplemented where necessary by various types of hearings. See The Planning Inspectorate's [Advice for members of the public: The stages of the NSIP process and how you can have your say](#) for more information.

The Planning Inspectorate's advice for members of the public also provides important information about hearing procedures:

- [What to expect at a Nationally Significant Infrastructure Project event](#)
- [Registering to speak at, or attend, a Nationally Significant Infrastructure Project event](#)

On this basis the examination timetable at **annex A** to this letter includes periods of time reserved for any hearings to be held, and I will notify all interested parties of any hearings scheduled as part of the examination in advance of them taking place. That notification will include a deadline for interested parties to inform the Planning Inspectorate if they wish to participate at the notified hearing(s).

I will also undertake site inspections. Where I am able to view the site from public land I am likely to do this unaccompanied and a note of the site inspection will be published on the project webpage. I will consider each suggested site location, to determine if it could be viewed from public land on an unaccompanied basis or if it is necessary to view it on an accompanied basis. I will also consider if it would be appropriate to make arrangements for access only to be provided to specific sites such that they could be inspected as part of an unaccompanied site inspection on an access required basis.

**Annex C** provides details about what interested parties should include in a request to be heard at a hearing, and the procedure that will be followed at hearings. It also provides important information about the accompanied site inspection and attendance at the inspection.

### **Managing examination correspondence**

Given the volume and frequency of letters the Planning Inspectorate needs to send to interested parties during an examination, we aim to communicate with people by email as electronic communication is more environmentally friendly and cost effective for the taxpayer.

If you have received a letter from the Planning Inspectorate but are able to receive communications by email, please inform the Case Team using the contact details at the top of this letter as soon as possible.

As the examination process makes substantial use of electronic documents, it will be useful for you to become familiar with the [project webpage](#).

A '[Have your say](#)' page is available on the website which provides a portal through which parties should make written submissions at relevant deadlines during the examination. Further information about the 'Have your say' page is provided at **annex E** to this letter.

You can also use the 'Get updates' button on the project webpage to register to receive automatic e-mail updates at key stages during the examination.

### **Welsh language**

We welcome contributions in Welsh during the examination. Translation facilities will be present at the preliminary meeting, and 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.

### **Your status in the examination**

You have received this letter because you are a person or organisation who is involved in the NSIP process. See The Planning Inspectorate's [Advice for members of the public](#):

[National Infrastructure Projects and the people and organisations involved in the process](#) for further details.

If, having read the advice, you are still unsure about how you are involved in the process please contact the Case Team using the details at the top of this letter.

### **Awards of costs**

All parties will normally be expected to meet their own costs. Costs can be awarded against a party who has acted unreasonably and has caused the party applying for the award of costs to incur unnecessary or wasted expense during the examination. You should be aware of the relevant costs guidance [Awards of costs: examinations of applications for development consent orders](#).

### **Management of information**

Information, including representations, submitted in respect of this examination (if accepted by the Examining Authority) and a record of any advice which has been provided by the Planning Inspectorate is published on the [project webpage](#).

Please note that in the interest of facilitating an effective and fair examination, it is necessary to publish some personal information. To find out how we handle your personal information please view our [Privacy Notice](#).

I look forward to working with all parties in the examination of this application.

Yours faithfully

*Nick Ely*

### **The Examining Authority**

### **Annexes**

- A** Examination timetable
- B** Other procedural decisions made by the Examining Authority
- C** Notice of hearings and requests to participate
- D** Examination documents
- E** Information about the 'Have your say' tab

This communication does not constitute legal advice.

Please view our [Privacy Notice](#) before sending information to The Planning Inspectorate.

## Examination Timetable

The Examining Authority (ExA) is under a duty to **complete** the examination of the application by the end of the period of 6 months beginning with the day after the close of the preliminary meeting. **The ExA may however decide to close the examination earlier and on the date specified in the timetable if it considers that the application and relevant matters have been examined adequately.**

The examination of the application primarily takes the form of the consideration of written submissions. The ExA will also consider any oral representations made at hearings.

| Item | Matters   | Date  |
|------|---|---|
| 1.   | <p><b>Procedural deadline A</b></p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• written submissions on the examination procedure, including any submissions about the use of virtual methods</li> <li>• requests to be heard orally at the preliminary meeting</li> <li>• requests to be heard at issue specific hearing 1 (ISH1) regarding the draft development consent order and general principles of the proposed development</li> <li>• requests to be heard at issue specific hearing 2 (ISH2) regarding Ecology, Traffic and Transport</li> <li>• suggested locations for site inspections (accompanied or unaccompanied), including justification, for consideration by the ExA</li> </ul> | <b>Tuesday 30 December 2025</b>               |
| 2.   | <b>Preliminary meeting</b>  | <b>Tuesday 13 January 2026<br/>10:00hrs</b>   |
| 3.   | <b>Issue Specific Hearing 1 (ISH1) regarding the draft Development Consent Order and general principles of the proposed development</b>   | <b>Tuesday 13 January 2026<br/>14:00hrs</b>   |
| 4.   | <b>Issue Specific Hearing 2 (ISH2) regarding Ecology, Traffic and Transport</b>   | <b>Wednesday 14 January 2026<br/>10:00hrs</b> |

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| 5. | <p><b>Issue by the ExA of:</b></p> <ul style="list-style-type: none"> <li>the examination timetable</li> </ul>   | <b>As soon as practicable following the Preliminary Meeting</b> |
| 6. | <p><b>Deadline 1</b></p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>comments on relevant representations (RR)</li> <li>summaries of all RR exceeding 1500 words</li> <li>written representations from interested parties and summaries of any that exceed 1500 words</li> <li>post-hearing submissions, comprising written summaries of oral submissions and responses to oral submissions where requested by the ExA</li> <li>Initial Statements of Common Ground (SoCG) with the parties listed at <b>annex B</b></li> <li>Initial Statement of Commonality for all SoCGs</li> <li>the applicant's updated documents - clean versions and versions showing tracked changes since the last submitted version: <ul style="list-style-type: none"> <li>Guide to the Application</li> <li>draft Development Consent Order</li> <li>Explanatory Memorandum</li> <li>Consents and Agreements Position Statement</li> <li>Book of Reference</li> <li>Land and Rights Negotiations Tracker</li> <li>Statement of Reasons</li> <li>Schedule of Negotiations and Powers Sought</li> </ul> </li> <li>requests to be heard at notified hearings listed at <b>annex C</b></li> <li>requests to be heard at an open floor hearing (OFH)</li> <li>requests to be heard at a compulsory acquisition hearing (CAH)</li> <li>any further information requested by the ExA under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010</li> <li>comments on any further information/ submissions accepted by the ExA</li> </ul> | <b>Tuesday 27 January 2026</b>                                  |

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| 7. | <p><b>Deadline 2</b></p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• comments on any submissions received by Deadline 1</li> <li>• Local Impact Reports (LIR) from relevant local planning authorities</li> <li>• any further information requested by the ExA under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010</li> </ul>  | <b>Tuesday 10 February 2026</b> |
| 8. | <p><b>Publication by the ExA of:</b></p> <ul style="list-style-type: none"> <li>• the ExA's first written questions (ExQ1)</li> </ul>   | <b>Tuesday 17 February 2026</b> |
| 9. | <p><b>Deadline 3</b></p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> <li>• comments on any submissions received by Deadline 2</li> <li>• responses to the ExA's first written questions (ExQ1)</li> <li>• updated SoCGs with the parties listed at annex B in clean and tracked changed versions</li> <li>• updated Statement of Commonality for all SoCGs in clean and tracked changed versions</li> <li>• the applicant's updated documents - clean versions and versions showing tracked changes since the last submitted version: <ul style="list-style-type: none"> <li>○ Guide to the Application</li> <li>○ draft Development Consent Order</li> <li>○ Explanatory Memorandum</li> <li>○ Consents and Agreements Position Statement</li> <li>○ Book of Reference</li> <li>○ Land and Rights Negotiations Tracker</li> <li>○ Statement of Reasons</li> <li>○ Schedule of Negotiations and Powers Sought</li> </ul> </li> <li>• comments on LIRs</li> </ul> | <b>Tuesday 10 March 2026</b>    |

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|     | <ul style="list-style-type: none"> <li>any further information requested by the ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010</li> </ul>   |  |
| 10. | <p><b>Time reserved for hearings:</b></p> <ul style="list-style-type: none"> <li><b>issue specific hearing (ISH3)</b> regarding Air Quality, Ecology, Water Environment and Flood Risk</li> <li><b>issue specific hearing (ISH4)</b> regarding Landscape and Visual Amenity; and Climate Change</li> <li><b>compulsory acquisition hearing 1 (CAH1)</b></li> <li><b>open floor hearing (OFH1)</b></li> </ul>   | <b>Week<br/>commencing<br/>16 March 2026</b> |
| 11. | <p><b>Deadline 4</b></p> <ul style="list-style-type: none"> <li>comments on any submissions received by Deadline 3</li> <li>post-hearing submissions, including written summaries of oral submissions and any documents requested by the ExA</li> <li>updated SoCGs with the parties listed at annex B in clean and tracked changed versions</li> <li>updated Statement of Commonality for all SoCGs in clean and tracked changed versions</li> <li>the applicant's updated documents - clean versions and versions showing tracked changes since the last submitted version: <ul style="list-style-type: none"> <li>Guide to the Application</li> <li>draft Development Consent Order</li> <li>Explanatory Memorandum</li> <li>Consents and Agreements Position Statement</li> <li>Book of Reference</li> <li>Land and Rights Negotiations Tracker</li> <li>Statement of Reasons</li> <li>Schedule of Negotiations and Powers Sought</li> </ul> </li> <li>Any further information requested by the ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010</li> </ul> | <b>Tuesday 31<br/>March 2026</b>             |
| 12. | <b>Deadline 5</b>  | <b>Tuesday 21<br/>April 2026</b>             |

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|     | <ul style="list-style-type: none"> <li>comments on any submissions received by Deadline 4</li> <li>updated SoCGs with the parties listed at annex B in clean and tracked changed versions</li> <li>updated Statement of Commonality for all SoCGs in clean and tracked changed versions</li> <li>the applicant's updated documents - clean versions and versions showing tracked changes since the last submitted version: <ul style="list-style-type: none"> <li>Guide to the Application</li> <li>draft Development Consent Order</li> <li>Explanatory Memorandum</li> <li>Consents and Agreements Position Statement</li> <li>Book of Reference</li> <li>Land and Rights Negotiations Tracker</li> <li>Statement of Reasons</li> <li>Schedule of Negotiations and Powers Sought</li> </ul> </li> <li>any further information requested by the ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010</li> </ul> |   |
| 13. | <b>Time reserved for hearings (if required)</b> <ul style="list-style-type: none"> <li>issue specific hearings (ISH) (if required)</li> <li>compulsory acquisition hearing 2 (CAH2) (if required)</li> </ul>  | <b>Week<br/>commencing 4<br/>May 2026</b> |
| 14. | <b>Publication by the ExA of:</b> <ul style="list-style-type: none"> <li>the ExA's second written questions (ExQ2) (if required)</li> <li>ExA's commentary on, or schedule of changes to, the dDCO (if required).</li> <li>Report on the Implications for European Sites (RIES) and any associated questions (if required)</li> </ul>   | <b>Tuesday 5 May<br/>2026</b>             |
| 15. | <b>Deadline 6</b> <ul style="list-style-type: none"> <li>comments on any submissions received by Deadline 5</li> </ul>  | <b>Friday 29 May<br/>2026</b>             |

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| <ul style="list-style-type: none"> <li>• post-hearing submissions (if required), including written summaries of oral submissions and any documents requested by the ExA</li> <li>• responses to the ExA's second written questions (ExQ2)</li> <li>• comments on the ExA's commentary on, or schedule of changes to, the draft DCO (if required)</li> <li>• final Guide to the Application (in clean and tracked versions)</li> <li>• final dDCO to be submitted by the Applicant in the SI template.<br/>(Applicant to provide the email notification from <a href="https://publishing.legislation.gov.uk/validation">https://publishing.legislation.gov.uk/validation</a> confirming the document has successfully passed validation, and the PDF version of the SI validation report obtained from the link in the notification email. The Applicant should also provide a clean (all tracking removed) standalone MS Word version of the dDCO, with no header or cover page.)</li> <li>• final updated Explanatory Memorandum (in clean and tracked versions)</li> <li>• final Consents and Agreements Position Statement (in clean and tracked versions)</li> <li>• final updated Book of Reference (in clean and tracked versions) and schedule of changes to BoR</li> <li>• final Land and Rights Negotiations Tracker (in clean and tracked versions)</li> <li>• final updated statement of reasons (in clean and tracked versions)</li> <li>• final Statements of Common Ground (in clean and tracked versions)</li> <li>• final Statement of Commonality of SoCGs (in clean and tracked versions)</li> <li>• list of matters not agreed where SoCG could not be finalised</li> <li>• final Schedule of Negotiations and Powers Sought (in clean and tracked versions)</li> <li>• final signed and dated section 106 (if required, in clean and tracked versions)</li> <li>• comments on the RIES</li> </ul> |  |
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|            | <ul style="list-style-type: none"> <li>any further information requested by the ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010</li> </ul> |                            |
| <b>16.</b> | <p><b>Close of examination</b><br/>The ExA intends to close the examination on this date. See 'Note about the close of examination date'.</p>                                  | <b>Tuesday 9 June 2026</b> |

### Note about the close of examination date

The ExA is under a duty to complete the examination of the application by the end of the period of 6 months beginning with the day after the close of the preliminary meeting. **The ExA may however decide to close the examination earlier and on the date specified in the timetable if it considers that the application and relevant matters have been examined adequately.**

### Submission times for deadlines

The time for submission of documents at any deadline in the timetable is 23:59 on the relevant deadline date, unless instructed otherwise by the ExA.

### Publication dates

All information received will be published on the [project webpage](#) as soon as practicable after the deadlines for submissions.

### Report on the Implications for European Sites (RIES)

Where an applicant has provided a No Significant Effects Report or a Habitats Regulations Assessment (HRA) Report with the application, the ExA may decide to issue a RIES during the examination. The RIES is a factual account of the information and evidence provided to the ExA on HRA matters during the examination up to the date of the publication of the RIES, for the purposes of enabling the Secretary of State, as competent authority, to undertake its HRA. It is not the ExA's opinion on HRA matters. Comments on the RIES will be invited by the ExA and any received will be taken into account as part of the ExA's recommendation to the Secretary of State. The ExA may also raise questions in the RIES to confirm or clarify matters that remain outstanding.

The Secretary of State may rely on the consultation on the RIES to meet its obligations under regulation 63(3) of The Habitats Regulations 2017 and/or Regulation 28 of The Offshore Marine Regulations.

## **Other procedural decisions made by the Examining Authority (ExA)**

I have made a number of procedural decisions following the preliminary meeting:

### **1. Examination timetable**

Interested parties contacted me requesting an extension of Deadlines 5 and 6, and to defer the potential third round of hearings by a week also. These requests were reviewed and have been incorporated into the timetable.

After seeking locations to view the site, I have received no requests to undertake site inspections from any locations that are not publicly accessible. Therefore, I am proposing to undertake all site inspections unaccompanied and have removed the option for an accompanied site inspection.

### **2. Statements of common ground (SoCG)**

The applicant is taking the lead in the preparation of SoCGs and it will aid the smooth running of the examination if all interested parties who are participating in the preparation of SoCGs liaise and co-operate with the applicant in respect of their production. I set out in **annex F** of my [Rule 6](#) the SoCGs I request are submitted during the examination of this application and these are repeated below. Final signed versions of the SoCGs listed below are requested to be submitted **by the applicant to deadline 1** (27 January 2026):

The aim of a SoCG is to agree factual information and to inform the ExA and all other parties by identifying where there is agreement and where the differences lie at an early stage in the examination process. It should provide a focus and save time by identifying matters which are not in dispute or need not be the subject of further evidence. It can also usefully state where and why there may be disagreement about the interpretation and relevance of the information. Unless otherwise stated or agreed, the SoCG should be agreed between the applicant and the other relevant interested party or parties, and submitted **by the applicant**.

The ExA has considered the SoCGs prepared to date and requests that the following parties continue to liaise with the applicant and update their SoCGs accordingly as their position develops and the examination progresses:

- **Flintshire County Council**
- **Natural Resources Wales**
- **CADW**
- **RSPB**
- **Deeside Naturalist Society**
- **Network Rail**
- **National Grid Electricity Transmission**
- **Scottish Power**
- **National Gas Transmission**
- **ENI**
- **Dee Conservancy**
- **Port of Mostyn**
- **Liverpool Bay CCS Limited**

- **GTC Infrastructure Limited**

In addition, the ExA requests that the applicant work with the additional parties listed to develop SoCGs of their relative positions and views:

- **National Highways**
- **Natural England**
- **Airbus (Hawarden Airport)**

For each of those areas that are in dispute, it would be beneficial if each party could put their estimation as to the likelihood that disagreement will remain by the end of the Examination. This should be done on a '**Low**', '**Medium**' and '**High**' traffic light model. The ExA expects the Applicant to continue working with the Interested Parties to finalise SoCGs by **deadline 6**

**All of the SoCGs listed above should cover the articles and requirements in the draft Development Consent Order.** Any interested party seeking that an article or requirement is reworded should provide the form of words which are being sought.

Where a particular SoCG cannot be agreed between the parties by **deadline 1**, or if any local authority position needs to be signed off at a higher level, draft versions of that SoCG are requested to be submitted **by the applicant to deadline 1**. The position of the relevant interested parties should then be confirmed in the course of the examination. The draft examination timetable makes provision for updated SoCGs to be submitted at various deadlines with final versions by **deadline 6**.

The content of SoCGs will help to inform me about the need to hold any issue specific hearings during the examination, and to enable me and the applicant to give notice of such hearings in advance of them taking place.

### **3. Local impact reports (LIR)**

A LIR is a report in writing giving details of the likely impact of a proposed development on a local authority's area (or any part of that area). For more information about the importance and content of LIRs see The Planning Inspectorate's [Advice for local authorities](#).

Local authorities, defined in section 56A of the Planning Act 2008, are invited to submit LIRs by **deadline 2** (Tuesday 10 February 2026).

### **4. Changes to land interests**

When the applicant becomes aware that there has been a change in ownership, or a new interest, in relevant land the applicant is requested to make the relevant person aware that they can make a request to the ExA to become an interested party under section 102A of the PA2008. They should inform them that information about how to do this can be found in the Planning Inspectorate's advice for members of the public: [Nationally Significant Infrastructure Projects and the people and organisations involved in the process](#).

The examination timetable includes various deadlines for the submission of an updated book of reference and schedule of changes to the book of reference, which should include confirmation that relevant persons have been informed of their rights under section 102A.

## **5. Status of the Applicant's Examination Documents**

I request that the applicant provides, at each deadline, an updated 'Status of the Applicant's examination documents' document which provides a list of the most up-to-date status of the documents submitted, including which copies have been superseded in whole or in part. A final version must be submitted before the close of the examination. All examination documents submitted should include a version number and date.

## **6. Additional submissions**

In addition to the documentation submitted by procedural deadlines A and B, I have exercised my discretion and made a procedural decision to accept additional submissions from the applicant of the following:

- a. Updated funding statement following s51 advice**
- b. Updated guide to the application follows s51 advice**
- c. Change notification**

## Notice of hearings and requests to participate

The Examining Authority (ExA) provides notice of the following hearings:

| Date                          | Hearing  | Start time   | Joining details  |
|-------------------------------|--|--|--|
| <b>Tuesday, 17 March 2026</b> | <b>Issue specific hearing 3 ISH3</b><br>regarding Air Quality, Ecology, Water Environment and Flood Risk | <b>Registration and seating available at the venue from:</b><br><b>09:30hrs</b><br><b>Virtual registration process from:</b><br><b>09:45hrs</b><br><b>Hearing starts:</b><br><b>10:00hrs</b> | Village Hotel - Chester<br>St David's<br>St. David's Park, Ewloe,<br>Deeside CH5 3YB<br>and<br>By virtual means using<br>Microsoft Teams<br>Full instructions on how<br>to join online or by<br>telephone will be<br>provided in advance to<br>those who have pre-<br>registered |
| <b>Tuesday, 17 March 2026</b> | <b>Open floor hearing 1</b><br><b>OFH1</b>   | <b>Registration and seating available at the venue from:</b><br><b>15:30hrs</b><br><b>Virtual registration process from:</b><br><b>15:45hrs</b><br><b>Hearing starts:</b><br><b>16:00hrs</b> | Village Hotel - Chester<br>St David's<br>St. David's Park, Ewloe,<br>Deeside CH5 3YB<br>and<br>By virtual means using<br>Microsoft Teams<br>Full instructions on how<br>to join online or by<br>telephone will be<br>provided in advance to<br>those who have pre-<br>registered |

| Date  | Hearing   | Start time   | Joining details   |
|---|---|--|---|
| Wednesday,<br>18 March<br>2026  | <b>Issue specific hearing 4</b><br><b>ISH4</b> regarding Landscape and Visual Amenity; and Climate Change | <b>Registration and seating available at the venue from:</b><br><b>09:30hrs</b><br><b>Virtual registration process from:</b><br><b>09:45hrs</b><br><b>Hearing starts:</b><br><b>10:00hrs</b> | Village Hotel - Chester<br>St David's<br>St. David's Park, Ewloe,<br>Deeside CH5 3YB<br>and<br>By virtual means using Microsoft Teams<br>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered |
| Wednesday,<br>18 March<br>2026  | <b>Compulsory acquisition hearing 1</b><br><b>CAH1</b>  | <b>Registration and seating available at the venue from:</b><br><b>13:30hrs</b><br><b>Virtual registration process from:</b><br><b>13:45hrs</b><br><b>Hearing starts:</b><br><b>14:00hrs</b> | Village Hotel - Chester<br>St David's<br>St. David's Park, Ewloe,<br>Deeside CH5 3YB<br>and<br>By virtual means using Microsoft Teams<br>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered |
| <b>NOTE:</b> If any of the above hearings are no longer required then notification that a particular date is no longer required will be published as soon as practicable on the <a href="#">project webpage</a> , providing reasonable notice to interested parties of the decision to cancel them. |   |  |   |

**You must register by completing the [event participation form](#) by 10 March 2026 if you intend to participate in hearings and provide all the information requested (see below).**

If you simply wish to observe the hearings then you do not need to register as you will be able to watch a livestream of the events. A link to the livestream will be made available on

the [project webpage](#) shortly before the event is scheduled to begin. You will also be able to watch the recording of the events which will be published on the [project webpage](#) shortly after the events have finished.

Please note that if speaking at the event online you are agreeing to be filmed for the purposes of the online livestream of the event and the recording of the event which will get published on the [project webpage](#). A transcript of the event will also be published on the [project webpage](#) after the event.

Any request to participate in a hearing **must include** the following information:

- Name and unique reference number (found at the top of any letter or email from The Planning Inspectorate)
- Email address (if available) and contact telephone number
- Name and unique reference number of any person/ organisation that you are representing (if applicable)
- For blended events, confirmation of whether you will participate virtually or in-person
- Confirmation of the hearing(s) you wish to participate in, the agenda item(s) on which you wish to speak and/ or brief details of the topic(s) that you would like to raise
- For compulsory acquisition hearings, the plot number(s) of the relevant land provided in the Book of Reference and the Land Plans
- The [Examination Library](#) reference number (with paragraph/ page number where appropriate) of any documents you wish to refer to

Requests to participate should be made using the [event participation form](#) on or before **deadline 3 (10 March 2026)**.

**Please contact the Case Team using the contact details at the top of this letter if you require any support or assistance to attend the hearings, either virtually or in person.**

## **Hearing agendas**

For issue specific hearings and compulsory acquisition hearings the ExA will publish a draft agenda on the [project webpage](#) at least five working days in advance of the hearing date. However, the actual agenda on the day of each hearing may be subject to change at the discretion of the ExA. For open floor hearings an agenda may not be published.

## **Procedure at hearings**

The examination of the application will principally be a written process supplemented where necessary by various types of hearings. See The Planning Inspectorate's [Advice for members of the public: The stages of the NSIP process and how you can have your say](#) for more information.

The procedure to be followed at hearings is set out in rule 14 of The Infrastructure Planning (Examination Procedure) Rules 2010. The ExA is responsible for the oral questioning of a person giving evidence and the process affords very limited scope to allow cross-questioning between parties.

### **Hearing livestream and recording**

A link to a livestream for each hearing will be made available on the [project webpage](#) shortly before any hearing is due to open. The livestream is available to anybody who wishes to observe a hearing in real time.

All hearings are recorded, and the recordings will be made available on the [project webpage](#) as soon as practicable after the close of the hearing. The recordings allow any member of the public who is interested in the application and the examination to find out what has been discussed.

### **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.

## Examination documents

The application documents and relevant representations can be inspected on the [project webpage](#).

### How to stay up to date

All further documents submitted in the course of the examination will also be published under the [documents tab](#) of the [project webpage](#).

You can also sign up to get [email updates](#).

If you have any questions about the process, examination events or how to access the documents, you can email [connahsquay@planninginspectorate.gov.uk](mailto:connahsquay@planninginspectorate.gov.uk) or contact us on 0303 444 5000.

### The Examination Library

For ease of navigation, please refer to the [Examination Library](#) (EL) which is accessible by clicking the blue button under the documents tab. The EL is updated regularly throughout the examination.

The EL records and provides a hyperlink to:

- each application document
- each representation and submission made to the examination
- each procedural decision made by the Examining Authority

Each document is given a unique reference number which will be fixed for the duration of the examination. **Please quote the unique reference number from the EL when referring to any examination documents in any future submissions that you make.**

## Information about the ‘Have your say’ page

The [‘Have your say’ page](#) is available on the [project webpage](#).

You will need to enter your unique reference number (‘Your ref’ found at the top your letter or email from The Planning Inspectorate). If you are making a submission on behalf of another person or organisation, and do not have your own unique reference number, then you should enter the unique reference number of the person or organisation you are representing. If you are not a registered interested party then it is at the discretion of the Examining Authority whether or not your submission is accepted.

Submissions will be published on the [project webpage](#) as soon as practicable following the close of the relevant deadline. For further information about publishing submissions please view our [Privacy Notice](#).

You will be able to submit a document (upload file), make a text representation or both. It is possible to upload multiple files for each individual submission item. Electronic attachments should be clearly labelled with the subject title and not exceed 50MB.

Submissions **must not include hyperlinks** to documents/ evidence hosted on a third party website, for example technical reports, media articles and so on. See The Planning Inspectorate’s [Advice for members of the public: Advice for submitting representations or comments](#) for important information about making written submissions. All submissions must be made in a format that can be viewed in full on the National Infrastructure Planning website. Any submissions that exceed 1500 words should also be accompanied by a summary; this summary should not exceed 10% of the original text.

You should select the relevant deadline for your submission and then, on the next webpage, select the appropriate submission item as described in the examination timetable at **annex A** to this letter. Please ensure you make a separate submission for each submission item and **do not duplicate your submission**. If you consider that your submission does not fit the description of any of the submission items then please select the submission item ‘Other’ and ensure that it is titled appropriately.

If you experience any issues when using the [‘Have your say’ page](#) please contact the Case Team using the contact details at the top of this letter and they will assist.