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Connah's Quay Low Carbon Power

Additional Landscape and Visual Amenity Submission noted within ISH4

Planning Inspectorate Reference: EN010166

Document Reference: EN010166/APP/9.29

Planning Act 2008 (as amended)

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

Revision 00

April 2026

Prepared for:
Uniper UK Limited

Prepared by:
AECOM Limited

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1. Visualisations from Oakenholt Farm

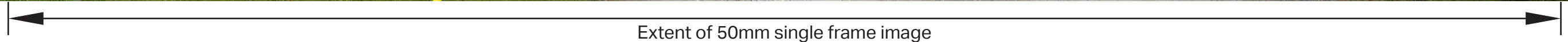
- 1.1.1 The Examining Authority (ExA) confirmed at **Issue Specific Hearing 4 [REP4-084]** that a submission of visual examples from Oakenholt Farm would be of value in enabling the local community to better understand the visual context of this area. Therefore, in response to this, this additional submission has been prepared to illustrate views from locations close to the residences at Oakenholt Farm. **Figures 1 and 2** below are provided for reference accordingly. The locations from which the photography for **Figures 1 and 2** was taken are indicated in **Figure 3**. These figures are not considered within **Chapter 15: Landscape and Visual of the Environmental Statement (EN010166/APP/6.2.15)** which has been updated at Deadline 5, as the assessment already provides sufficient information to draw a conclusion on the visual effects from these locations. Further information in relation to these views and the conclusions drawn in **Chapter 15: Landscape and Visual of the Environmental Statement (EN010166/APP/6.2.15)** is provided herein.
- 1.1.2 The Applicant has assessed 13 viewpoints in total from publicly accessible locations, from a range of receptor types as described in **Chapter 15: Landscape and Visual** of the Environmental Statement **(EN010166/APP/6.2.15)**. Publicly accessible viewpoints were selected on the basis that they are representative of the range of visual experiences across the study area, can be independently verified, and ensure the assessment is transparent, robust and testable. This approach is in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) and consistent with accepted LVIA methodology for comparable infrastructure projects. Individual viewpoints from private properties, including specific residential receptors, were excluded on this basis, as the visual experiences of private receptors are considered to be adequately represented within the selected publicly accessible viewpoints.
- 1.1.3 Significant visual effects have been identified within 2.5 km of the Construction and Operation Area, including at Oakenholt Farm. The assessment of visual effects on residential receptors in the vicinity of Oakenholt Farm, and Oakenholt Farm itself was carried out from publicly accessible locations, including Papermill Lane (south-western entrance to Oakenholt Farm), Rockcliffe Lane (north-eastern entrance to Oakenholt Farm), and Chester Road. The existing curtilage of Oakenholt Farm contains substantial semi-mature and mature tree cover, particularly along the eastern side of the living quarters, which consists of a range of houses, outbuildings and barns as well as along the northern access road between the living quarters and Rockcliffe Lane. Screening is also provided by pockets of mature trees located to the west and northwest, adjacent to the living quarters. Stands of individual trees and other vegetation are located within the external living spaces between houses. Therefore, the majority of open views towards the Proposed Development are screened by intervening vegetation. However, some properties would experience partial or open views of the Proposed Development from upper floors and through gaps in the existing vegetation at ground floor level.

- 1.1.4 Notwithstanding existing screening, the Applicant's assessment acknowledges that significant effects will arise when partial or open views of the Proposed Development become available. The prevalence of available views, many of which are partially obscured, has been taken into account. It is also noted, however, that a number of residential receptors, such as those along Papermill Lane, are subject to more open views than available from residential properties within Oakenholt Farm. The visual assessment for the area around Oakenholt Farm is described in Section 15.6. of **Chapter 15: Landscape and Visual** of the Environmental Statement (**EN010166/APP/6.2.15**) and states that "*The magnitude of visual impact is assessed to range between medium to high. The resulting effects range between moderate to major adverse (significant) as a result of the medium sensitivity of receptor and the close proximity of the view*".
- 1.1.5 From a visual receptor assessment perspective, it was not considered necessary to capture additional viewpoints from individual properties, including Oakenholt Farm. The selected viewpoints were agreed with Flintshire County Council (FCC), and no further viewpoints were subsequently requested by FCC during the consultation period.

Figure 1



EXISTING



Visualisation Type: 1
 Projection: Cylindrical
 Enlargement Factor: 96%
 Paper Size: A1
 Date / Time: 08/04/2026, 13:05

Camera: Canon EOS 6D Mark II
 Lens: EF50mm f/1.4 USM
 Horizontal Field of View: 90°
 Direction of View: North east
 Location: E326754, N371072

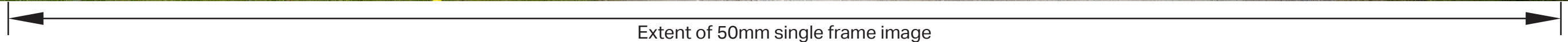
Eye level: 20.5m AOD
 Height of Camera: 1.6m

Note:
 Images to be viewed at a comfortable arm's length.

Uniper Connah's Quay
 Figure 1: View northeast from northern access road close to residential compound



PROPOSED



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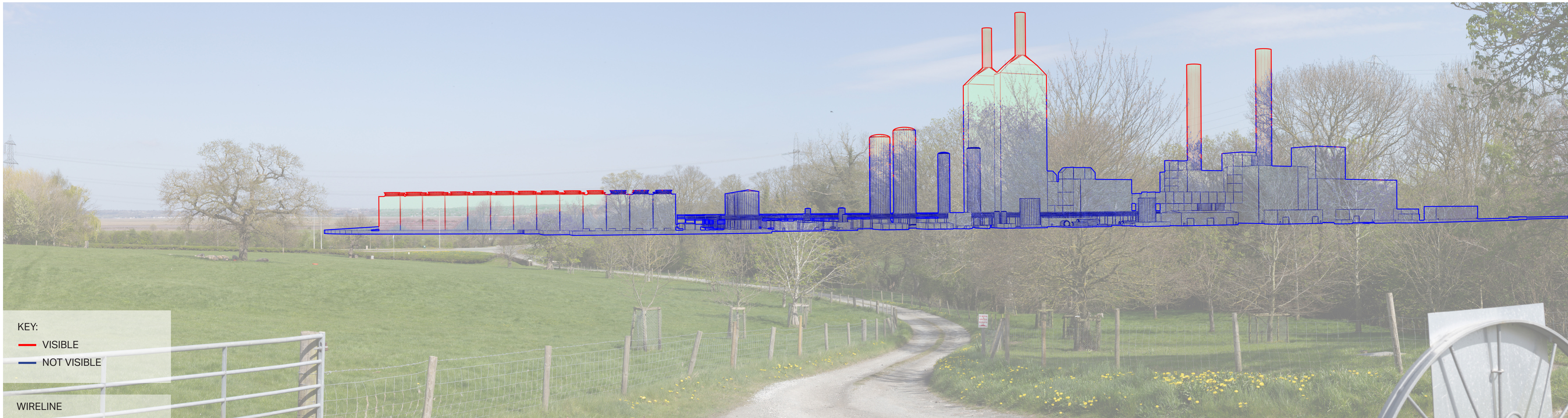
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 Projection: Cylindrical
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Uniper Connah's Quay
 Figure 1: View northeast from northern access road close to residential compound

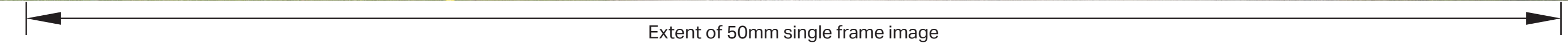


KEY:

— VISIBLE

— NOT VISIBLE

WIRELINE



- 45°
- 40°
- 35°
- 30°
- 25°
- 20°
- 15°
- 10°
- 5°
- 0°
- 5°
- 10°
- 15°
- 20°
- 25°
- 30°
- 35°
- 40°
- 45°



Visualisation Type: 1
 Projection: Cylindrical
 Enlargement Factor: 96%
 Paper Size: A1
 Date / Time: 08/04/2026, 13:05

Camera:
 Lens: Canon EOS 6D Mark II
 Horizontal Field of View: EF50mm f/1.4 USM
 Direction of View: 90°
 Location: North east
 E326754, N371072

Eye level: 20.5m AOD
 Height of Camera: 1.6m

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Uniper Connah's Quay
 Figure 1: View northeast from northern access road close to residential compound

Figure 2



EXISTING

Extent of 50mm single frame image



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Visualisation Type: 1
 Projection: Cylindrical
 Enlargement Factor: 96%
 Paper Size: A1
 Date / Time: 08/04/2026, 12:33

Camera: Canon EOS 6D Mark II
 Lens: EF50mm f/1.4 USM
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 Direction of View: North east
 Location: E326674, N371058

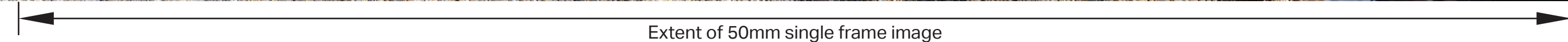
Eye level: 23.2m AOD
 Height of Camera: 1.6m

Note:
 Images to be viewed at a comfortable arm's length.

Uniper Connah's Quay
 Figure 2: View northeast from entrance of northwestern residential property



PROPOSED



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Visualisation Type: 1
 Projection: Cylindrical
 Enlargement Factor: 96%
 Paper Size: A1
 Date / Time: 08/04/2026, 12:33

Camera: Canon EOS 6D Mark II
 Lens: EF50mm f/1.4 USM
 Horizontal Field of View: 90°
 Direction of View: North east
 Location: E326674, N371058

Eye level: 23.2m AOD
 Height of Camera: 1.6m

Note:
 Images to be viewed at a comfortable arm's length.

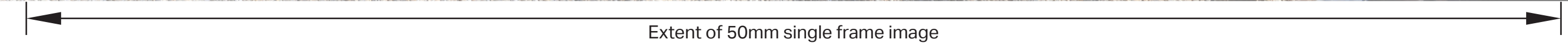
Uniper Connah's Quay
 Figure 2: View northeast from entrance of northwestern residential property



KEY:

- VISIBLE
- NOT VISIBLE

WIRELINE



- 45°
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- 25°
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- 5°
- 0°
- 5°
- 10°
- 15°
- 20°
- 25°
- 30°
- 35°
- 40°
- 45°



Delivering a better world

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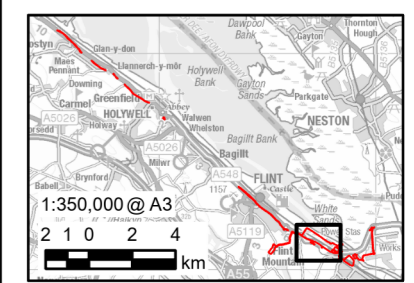
Figure 3



PROJECT
 Connah's Quay Low Carbon Power

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- LEGEND**
- Order limits
 - 👉 Figure 1
 - 👈 Figure 2



NOTES
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ISSUE PURPOSE
 Further Information - Oakenholt Farm Visualisations

DATE
 April 2026

PROJECT NUMBER
 60768754

FIGURE TITLE
 Viewpoint Locations

FIGURE NUMBER
 Figure 3

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