



Planning Inspectorate  
Arolygiaeth Gynllunio

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

The Examining Authority's (ExA) schedule of proposed changes to the applicant's draft Development Consent Order (dDCO) (Revision 04) [REP5-004]

Issued on: 05 May 2026

The ExA must send a recommended DCO to the Secretary of State along with its report, no matter what its recommendation is about the project. This schedule has therefore been prepared on a 'without prejudice' basis and should not be seen as an indication of the ExA's final recommendation. Further amendments to the draft DCO may be suggested by parties or made by the applicant before the close of the examination.

Comments on this schedule should be submitted by **Deadline 6: 29 May 2026**

Article/ Schedule	ExA's proposed changes Deletions shown as strike through ( <del>for example</del> ) Insertions shown in bold ( <b>for example</b> )	ExA's reasoning and comments
<b>CONTENTS</b>		
Contents Part 2 Art 8	"8. Consent to transfer benefit of Order" to <b>8. Consent to transfer benefit of the Order</b>	Consistency with referencing the Order
<b>ARTICLES</b>		



Planning Inspectorate  
Arolygiaeth Gynllunio

Article/ Schedule	ExA's proposed changes Deletions shown as strike through ( <del>for example</del> ) Insertions shown in bold ( <b>for example</b> )	ExA's reasoning and comments
Art 2 Interpretation "undertaker"	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order
Art 2 Interpretation (6)	"contain letters.." to <b>contain letters.</b>	Typo
Art 8 Consent to transfer benefit of Order	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order
Art 23 Authority to survey and investigate the land (1)(b)	"make trial holes bore holes or pits" to <b>make trial holes, bore holes or pits</b>	Missing comma
Art 24 Protective works to buildings	Removal of whole article and subsequent renumbering of Articles, contents and referencing in protective provisions.	No buildings owned or leased by those other than the Applicant were highlighted as being within the Order limits. Therefore, remove whole Article unless further justification for this power is forthcoming.
Art 27 Compulsory acquisition of rights and restrictive covenants (5)	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order



Planning Inspectorate  
Arolygiaeth Gynllunio

Article/ Schedule	ExA's proposed changes Deletions shown as strike through ( <del>for example</del> ) Insertions shown in bold ( <b>for example</b> )	ExA's reasoning and comments
Art 33 Acquisition of subsoil or airspace only	Removal of referencing to airspace and clarification that rights sought for subsoil only	No justification has been given by the Applicant for rights to airspace over land to be compulsorily acquired. Therefore, remove airspace rights from Article unless further justification for this power is forthcoming.
Art 51 Removal of human remains	Removal of whole article and subsequent renumbering of Articles and contents.	Extent of land to be excavated outside of the Applicant's ownership and knowledge is minimal. Existing procedures and processes under Burial Act 1857 are reasonable and not onerous given risk of encountering unknown human remains. Therefore, remove whole Article unless further justification for this power is forthcoming. Note recent removals from DCOs where similar defined Order Limits have been established.
Art 51 Removal of human remains (5) (b)	"practicable alter such re-interment" to <b>practicable after such re-interment</b>	Typo, if retention of whole Article justified by the Applicant
<b>SCHEDULES</b>		
Sch 1 Authorised development 14 Site wide works (e)	"including bunds" to <b>including creation of bunds</b>	Clarity of new works versus alteration of existing



Planning Inspectorate  
Arolygiaeth Gynllunio

Article/ Schedule	ExA's proposed changes Deletions shown as strike through ( <del>for example</del> ) Insertions shown in bold ( <b>for example</b> )	ExA's reasoning and comments
Sch 2 (19) Abnormal indivisible loads (1)	by the relevant planning authority <b>and highway authority</b> .	To ensure highway authority approval where it might not rest solely with local authority
Sch 13 Protective Provisions Part 1 (2) "apparatus" (d)(i)	winks	Possible typo
Sch 13 Protective Provisions Part 2 (39)	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order
Sch 13 Protective Provisions Part 5 (48)	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order
Sch 13 Protective Provisions Part 5 (58) (3) (b)	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order
Sch 13 Protective Provisions Part 10 (118) (2)	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order
Sch 13 Protective Provisions Part 10 (128) (3) (b)	"benefit of order" to <b>benefit of the Order</b>	Consistency with referencing the Order



Planning Inspectorate  
Arolygiaeth Gynllunio

Article/ Schedule	ExA's proposed changes Deletions shown as strike through ( <del>for example</del> ) Insertions shown in bold ( <b>for example</b> )	ExA's reasoning and comments
Sch 13 Protective Provisions Part 11 (142) (4) (b)	manhole is to be to be treated to <b>manhole is to be treated</b>	Typo