Docusign Envelope ID: 24C47D14-70B1-8DC9-8258-554C05E718A6

The Crown Estate

1 St James's Market Tel: +44 (0)20 7851 5000

London, SW1Y 4AH Web: www.thecrownestate.co.uk

National Infrastructure Planning
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

AND BY EMAIL: ConnahsQuay@planninginspectorate.gov.uk

22 October 2026

Dear Sirs

Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 Uniper UK Limited ("the Applicant") for an Order Granting Development Consent for the Connah's Quay Low Carbon Power Project

I write further to the above.

In this letter:

"the book of reference" shall have the meaning given to it in the Order;

"the Commissioners" shall mean the Crown Estate Commissioners;

"Draft DCO" shall mean the Applicant's draft development consent order (reference REP7-006 and Document Reference 3.1, revision 6 and dated June 2026); and

"Order" shall mean the Connah's Quay Low Carbon Power Order 202[•] once made by the Secretary of State.

As you are aware, the Commissioners disagree with any view that section 135(1) of the Planning Act 2008 ("the Act") provides that any provision authorising the acquisition of third party interests in Crown land may only be included in a development consent order if the unconditional consent of the appropriate Crown body to the acquisition is obtained before the development consent order is made.

However, and without prejudice to the Commissioners' position set out in the preceding paragraph, the Commissioners have reached a separate agreement with the Applicant which provides the Commissioners with sufficient assurance as to the way in which compulsory acquisition powers (as contained in Articles 24, 26 and 34 of the Draft DCO) may be exercised in respect of third party interests in Crown land forming part of the Crown Estate. As such, and subject to the below, the Commissioners confirm their consent to the compulsory acquisition of the third party interests in Plots 5/8, 5/9, 5/10, 6/19, 6/22, 7/1, 8/1, 8/2, 8/5, 8/10, 8/11, 8/12, 8/13, 8/15, 8/16, 8/17, 8/18, 8/19/, 8/20, 8/21, 8/22, 9/1, 9/2, 9/3, 9/4, 9/5, 9/7, 9/10, 9/12, 9/14, 9/17, 9/23 (to the extent that this forms part of The Crown Estate) for the purpose of section 135(1) of the Act.

The Commissioners' consent is granted subject to:

Docusign Envelope ID: 24C47D14-70B1-8DC9-8258-554C05E718A6

The Crown Estate

1 St James's Market Tel: +44 (0)20 7851 5000

London, SW1Y 4AH Web: www.thecrownestate.co.uk

1. the inclusion and continuing application of the following "Crown rights" wording in the Order at Article 42:

"42.—*(1) Nothing in this Order affects prejudicially any estate, right, power, privilege, authority or exemption of the Crown and in particular, nothing in this Order authorises the undertaker or any licensee or lessee to use, enter upon or in any manner interfere with any land or rights of any description (including any portion of the shore or bed of the sea or any river, channel, creek, bay or estuary)—*

(a) belonging to His Majesty in right of the Crown and forming part of The Crown Estate without the consent in writing of the Crown Estate Commissioners;

(b) belonging to His Majesty in right of the Crown and not forming part of The Crown Estate without the consent in writing of the government department having the management of that land; or

(c) belonging to a government department or held in trust for His Majesty for the purposes of a government department without the consent in writing of that government department.

(2) Paragraph (1) does not apply to the exercise of any right under this Order for the compulsory acquisition of an interest in any Crown land (as defined in the 2008 Act) which is for the time being held otherwise than by or on behalf of the Crown.

(3) A consent under paragraph (1) may be given unconditionally or subject to terms and conditions; and is deemed to have been given in writing where it is sent electronically."

and;

2. the Commissioners being consulted further if any variation to the Draft DCO is proposed which could affect any other provisions of the Order which are subject to section 135(1) and 135(2) of the Act.

Section 135(2) consent is required for an order granting development consent to include provision(s) to apply to Crown land or rights benefiting the Crown (other than provision(s) authorising the compulsory acquisition of third-party interests in Crown land). Subject to:

1. the inclusion of Article 42 in the Order as referred to above and its continuing application; and

2. the Commissioners being consulted further if any variation to the Draft DCO is proposed which could affect any other provisions of the Order which are subject to section 135(1) and 135(2) of the Act,

the Commissioners confirm their consent to Articles 3, 4, 5, 8, 12, 13, 15, 16, 17, 19, 20, 21, 22, 23, 27, 29, 32, 35, 36, 39, 40, 41 (in respect of Plot 8/10 only), and 42 of the Draft DCO, to the extent that they are included in the Order, applying in relation to Crown land forming part of The Crown Estate within the Order limits comprising Plots 5/8, 5/9, 5/10, 6/19, 6/22, 7/1, 8/1, 8/2, 8/5, 8/10, 8/11, 8/12, 8/13, 8/15, 8/16, 8/17, 8/18, 8/19, 8/20, 8/21, 8/22, 9/1, 9/2, 9/3, 9/4, 9/5, 9/7, 9/10, 9/12, 9/14, 9/17, 9/23 (to the extent that this forms part of The Crown Estate) for the purpose of section 135(2) of the Act.

Docusign Envelope ID: 24C47D14-70B1-8DC9-8258-554C05E718A6

The Crown Estate

1 St James's Market Tel: +44 (0)20 7851 5000

London, SW1Y 4AH Web: www.thecrownestate.co.uk

Yours sincerely

[redacted]

For and on behalf of the Crown Estate Commissioners