

Deeside Energy Park

LAND TO THE SOUTH OF CONNAH'S QUAY POWER STATION

Development Brief | November 2018



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1.0 INTRODUCTION



Fig 1.01: View of the site

1.0 INTRODUCTION

1.1 Overview

The Land to the South of Connah's Quay Power Station (the Site) covers an area of 15.9 Ha and is wholly owned by Uniper who are now seeking to dispose of it. In order to assist potential purchasers to understand the capacity and opportunity presented by the Site, Uniper (supported by Cushman and Wakefield and Lathams) have prepared this Development Brief.

The Site was operational until 1984 with demolition starting in 1992 and now has been cleared of all standing structures and has been partially remediated. There are however a number of technical and legal constraints which will influence the future development of the Site which are explained within the Brief.

The Site is allocated within the Flintshire County Council Unitary Development Plan 2000-2015 (which remains adopted) for general employment use. The Site forms the southern section of the Deeside Energy Park which also includes the operational Power Station and land to its north.



Fig 1.02: Wider Location Map

1.2 Purpose & Scope

This Development Brief has been prepared by Uniper in order to:

- Provide an overview of the physical and legal constraints which will affect the development capacity of the Site and which will inform the future development strategy.
- Provide an overview of the planning policy affecting the Site and to set out the recommended application route.
- Provide a set of development parameters for the Site informed by known opportunities and constraints.
- Establish informal support of Flintshire County Council for the development parameters and thus help to de-risk the Site for investors/developers and assist the LPA by encouraging appropriate and supportable development proposals.

1.3 Document Status

This Development Brief has no formal policy or planning status but has been reviewed with Flintshire County Council through a Pre-Application process. Flintshire have consulted internally on the Brief and where appropriate feedback received has been incorporated. This document should therefore be used to guide any development proposals for the Site and the document will be a consideration in the determination of future planning applications.

1.4 Context

Connah's Quay Power Station

The investment and development plans for the Power Station are outlined with the Masterplan however where there is commercial sensitivity detail has been omitted. The Connah's Quay Power Station is owned by Uniper and will continue to be operated and owned by Uniper.

National Grid Site

This site is located to the south of the Power Station and is bisected by the Flintshire Bridge which crosses it at high level. The site contains a number of possible development parcels and could provide enhanced access to the southern site.

Land to the North of Connah's Quay Power Station

The Land to the North of Connah's Quay Power Station is also owned by Uniper. This land is not currently allocated for development, however the Masterplan demonstrates that the benefits of its future use in order support the promotion of a power and employment cluster. More comprehensive proposals for the future of this site will be provided by a separate Development Brief

Land to the South of Connah's Quay Power Station (the Site)

The future development of the Land to the South of Connah's Quay Power Station is the subject of this Brief. Detail explaining the potential of this site is set out within this Brief.

1.5 Document Structure

This Brief is structured as follows:

Chapter 2: Deeside Energy Park Masterplan

Sets out the strategic objectives of the unifying masterplan which links the three sites.

Chapter 3: Site Analysis

Provides background to the Site and provides information on the physical, technical and legal factors that might inform its future development.

Chapter 4: Policy Context

Sets out the relevant planning policies and obligations that developers will need to comply with in order secure planning permission.

Chapter 5: Development Principles

Outline the design and development response to policy and other factors which influence the Site.

Chapter 6: Indicative Development Options

Provides a number of alternative site development strategies which respond to the known opportunities and constraints which affect the site.



Fig 2.01: View of the site

2.0 DEESIDE ENERGY PARK MASTERPLAN



Fig 2.02: View of the site

2.0 DEESIDE ENERGY PARK MASTERPLAN

2.1 Purpose

The Deeside Energy Park Masterplan is a conceptual strategic plan which recognises the physical and land use relationships between the contiguous sites which line the south western bank of the River Dee adjacent to the power station.

These sites originally fell within the single ownership of the CEGB however ownership is now divided between Uniper and National Grid. Uniper own Connah's Quay Power Station and the northern and southern sites. National Grid own the site to the south of the power station which is occupied by the electricity sub-station and Man Web electricity sub-station. The northern section, was previously used as the ash disposal site for the former coal operated A Station, however this area is now largely occupied by undeveloped land and lagoons and the southern section being the cleared location of the demolished 1950's power station.

The current power station site is owned and operated by Uniper who are committed to the long term future of power generation at their Connah's Quay site.

2.2 Description

Connah's Quay Power Station along with the associated sites which comprise the Masterplan area are located in a contiguous belt sandwiched between the River Dee to the north-east and Kelsterton Road and Chester Road to the south-west. The Masterplan area is bisected by the Flintshire Bridge which provides excellent highways access to the extensive industrial areas located on the east bank of the River Dee and which eventually connects with the A550 and then the M56.

The Masterplan area is dominated by energy generation and transmission uses however it is recognised that technological developments have and will continue to permit more efficient use of land. Land which is currently either undeveloped or previously developed but fallow within the masterplan area has the potential to be employed to provide accommodation for land uses which are compatible with and supportive of the existing core uses.

2.3 Vision

Uniper is committed to the development of the Connah's Quay site and will work with partners (Flintshire, National Grid and Uniper) to ensure that complimentary new uses can be introduced to the area that will be supportive of their long term ambition for the continued success of Connah's Quay.



Fig 2.03: View of the application site



Fig 2.04: Deeside Energy Park Masterplan Area

2.0

2.4 Strategic Highways Improvements

The Welsh Government is committed to improving the strategic highways network in the vicinity of the Connah's Quay Power Station. The A548 which crosses the Masterplan area on the Flintshire Bridge is to be extended westward to connect with the A55 near Northop. This £200m project will significantly improve the accessibility of the Masterplan area and will ensure that land proximate to the new highway will see increased demand from industrial occupiers.

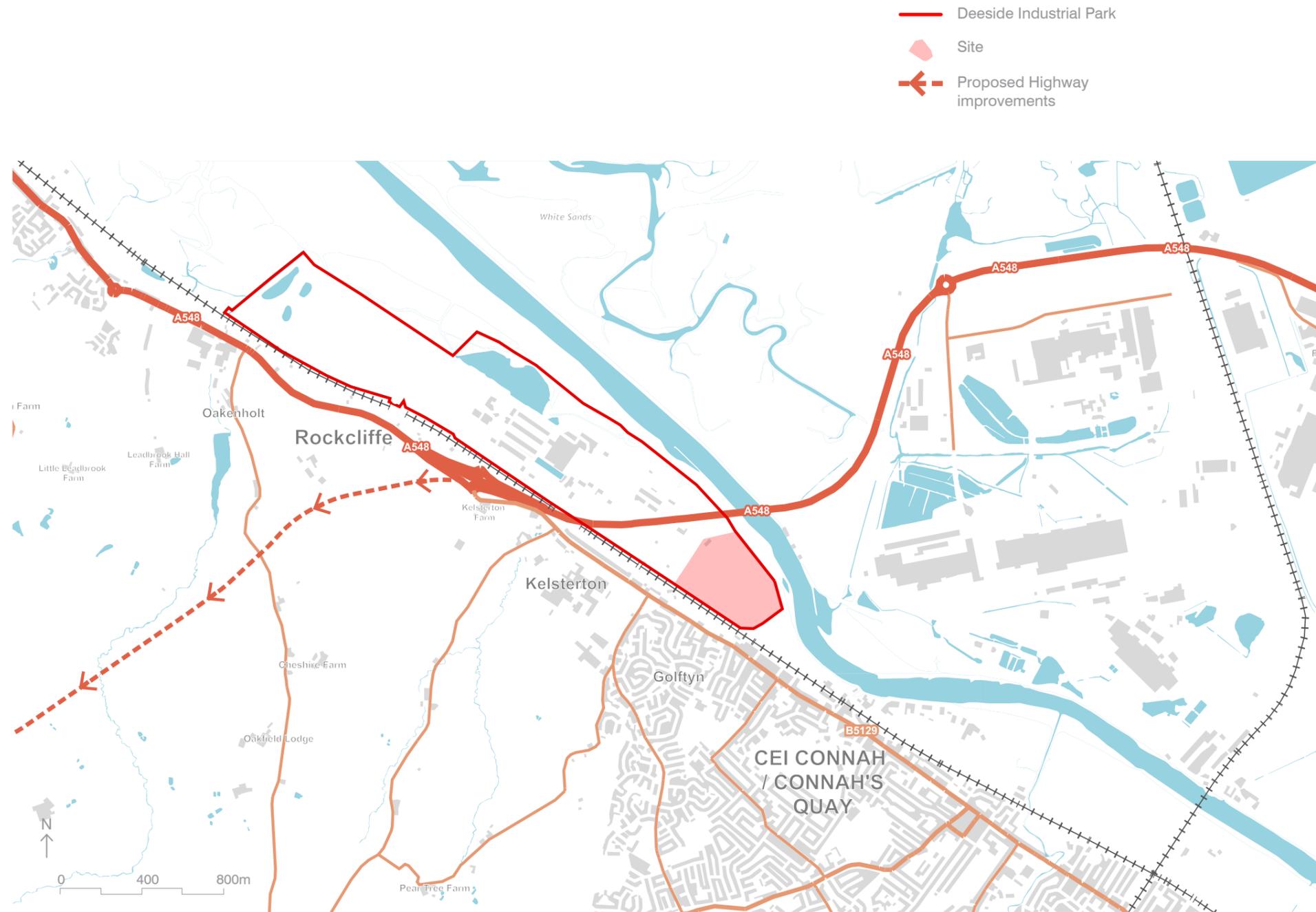


Fig 2.05: Highway Improvements and Wider Context

3.0 SITE ANALYSIS



Fig 3.01: View of the site

3.0 SITE ANALYSIS

3.1 Location

Address: Former Connah's Quay Power Station
Kelsterton Road
Connah's Quay
Deeside
CH5 4BP

Grid Reference: 328988 370649

The Site is located at the southern end of the Deeside Energy Park Masterplan area. The River Dee forms the north eastern site boundary. National Grid land is located to the north-west of the site and is bisected by the imposing Flintshire Bridge. The southern section of the National Grid land is partially occupied by the electricity sub-station.

The North Wales Coast railway line runs along the south western site boundary and separates the Site from the residential areas to the west and south west.

— Site
- - - Nature Reserve



Fig 3.02: Location Map

3.2 Description

The Site is generally flat but has a depression to the central area of the site where the cooling towers once stood. There are no standing structures on the site with the obvious exception of the electricity pylons which carry high voltage power lines across the site. The site is accessed from the north via a road which crosses National Grid land and connects to an existing track which runs around the footprint of the lost cooling towers. The track provides access to buried and above ground transmission infrastructure.

-  Site
-  Indicative tree cover
-  Unadopted informal footpaths
-  Public Right of Way
-  Surfaced access road
-  Pylons & Overhead powerlines
-  Bund
-  Footprint of lost cooling towers
-  Cooling water basin

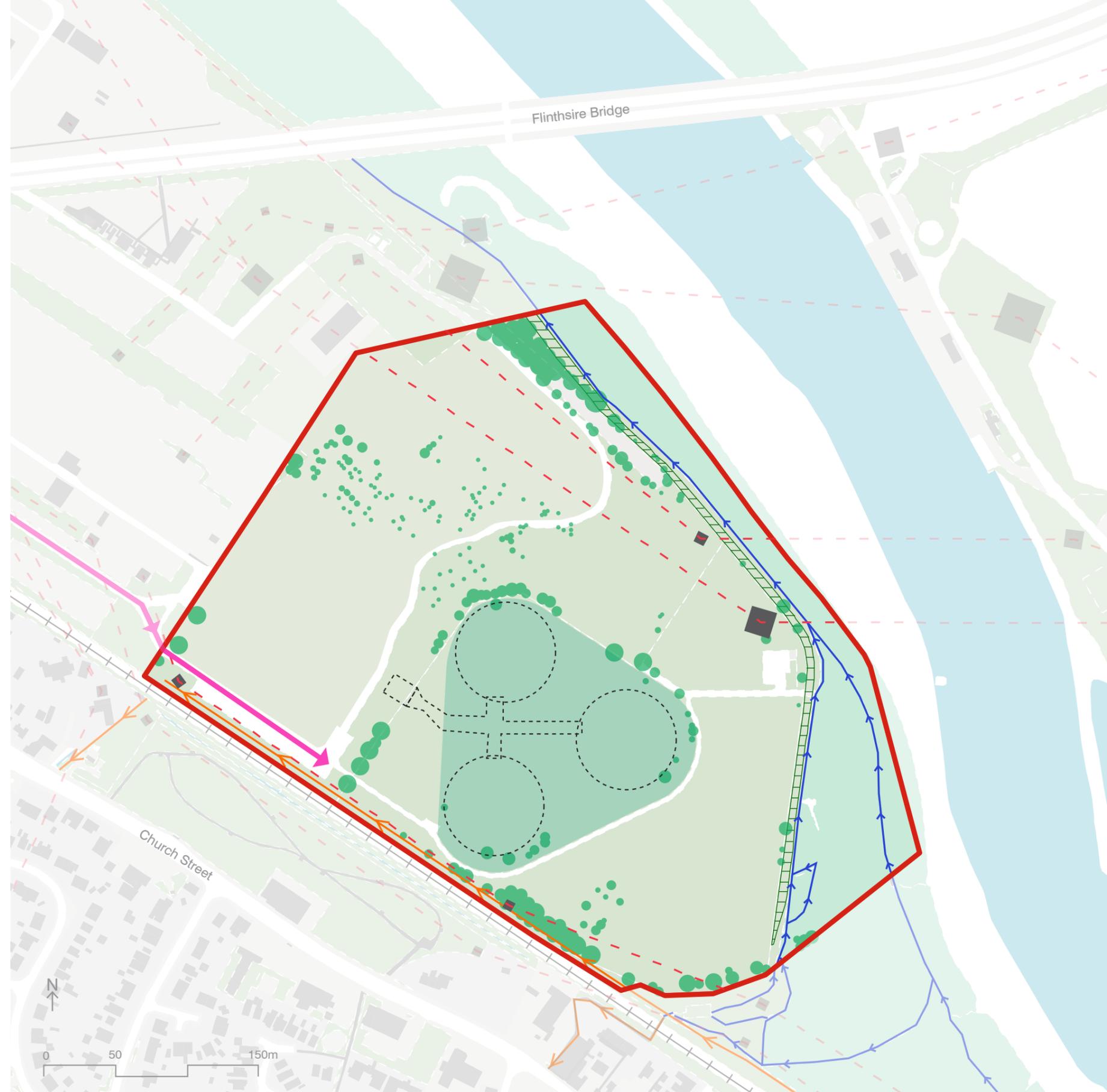


Fig 3.03: Site Features

3.0

3.3 Site History

The siting of a power station at Connah's Quay resulted from the early post-war search for a location, in the Dee Estuary capable of housing an enlarged replacement for the small Chester City Council power station at Queensferry. Survey work quickly identified that the Queensferry site would not have the physical capacity to house the necessary increased power generating plant and therefore other nearby sites were assessed and the Connah's Quay site was eventually selected.

Work began on the reclamation of the site in March 1950. This included the dredging and pumping of 800,000 tons of sand from the river to create the development platform for the power station. The lifting of the site ground level to around 2.5 m AOD was completed by August 1950.

Piling work followed on from the site reclamation and around 5,100 piles were driven to support the number 1 and number 2 cooling towers (76m high and 72m diameter) and the power station building. The formal opening of the Power Station by Lord Citrine took place on the 16th September 1954 although construction work continued until 1958.

The completed power station contained six 30,000 kilowatt turbine generators which consumed 10,000 tons of coal per week. The site was organised to allow delivery of coal by both rail and road.

The Site was operational until 1984 with demolition starting in 1992. Subsequently the coal fired power station site has been cleared and remediated but has remained undeveloped.

Meanwhile it was decided to construct a new state of the art natural gas powered power station to the north of the original coal fired power station site. Construction started in 1993 and the new station was commissioned in 1996.

The National Grid application at the former Connah's Quay power station site was made in 2012 (Ref number 049981) for the 'Erection of Kelsterton Converter Station comprising valve halls, a control building and a spares building together with outdoor electrical equipment and associated infrastructure, security fencing, landscaped areas and habitat creation'

It was refused at committee on October 2012. An appeal was submitted in December 2012, but withdrawn May 2013.

The reasons for refusal are given as:

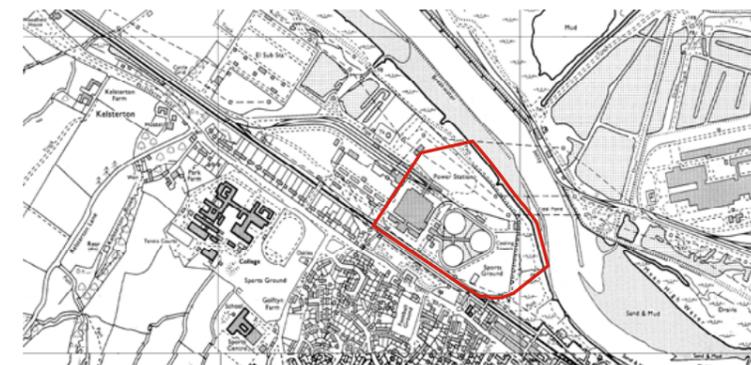
The proposed development by virtue of its scale and close proximity to residential properties would potentially be detrimental to the residential amenity that those properties could reasonably expect to enjoy by way of visual and noise impacts, particularly when alternative sites in the locality which are likely to have a lesser residential impact have not been adequately explored. The proposed development is contrary to planning policies STR7, GEN1, D1, D2, CF7, EM1 and EM7 of the adopted Flintshire Unitary Development Plan and advice as contained within Planning Policy Wales 2011.



1940 OS



1960 OS



1980 OS

3.4 Historic Environment

The Welsh Archaeological Trust's Historic Environment Record indicates that there are no recorded archaeological deposits within the site boundary.

There is a cluster of listed buildings associated with the Site is the Church of St Mark (Grade II) which is located on Church Street, around 370 m from the southern tip of the site. The other listed buildings within the group are the Lychgate, the Vicarage and the Stables (all Grade II). There is no visual connection between these heritage assets and the Site.

There is no conservation area proximate to the Site. The nearest conservation area is located at Oxenholt, which is over one mile to the north west.

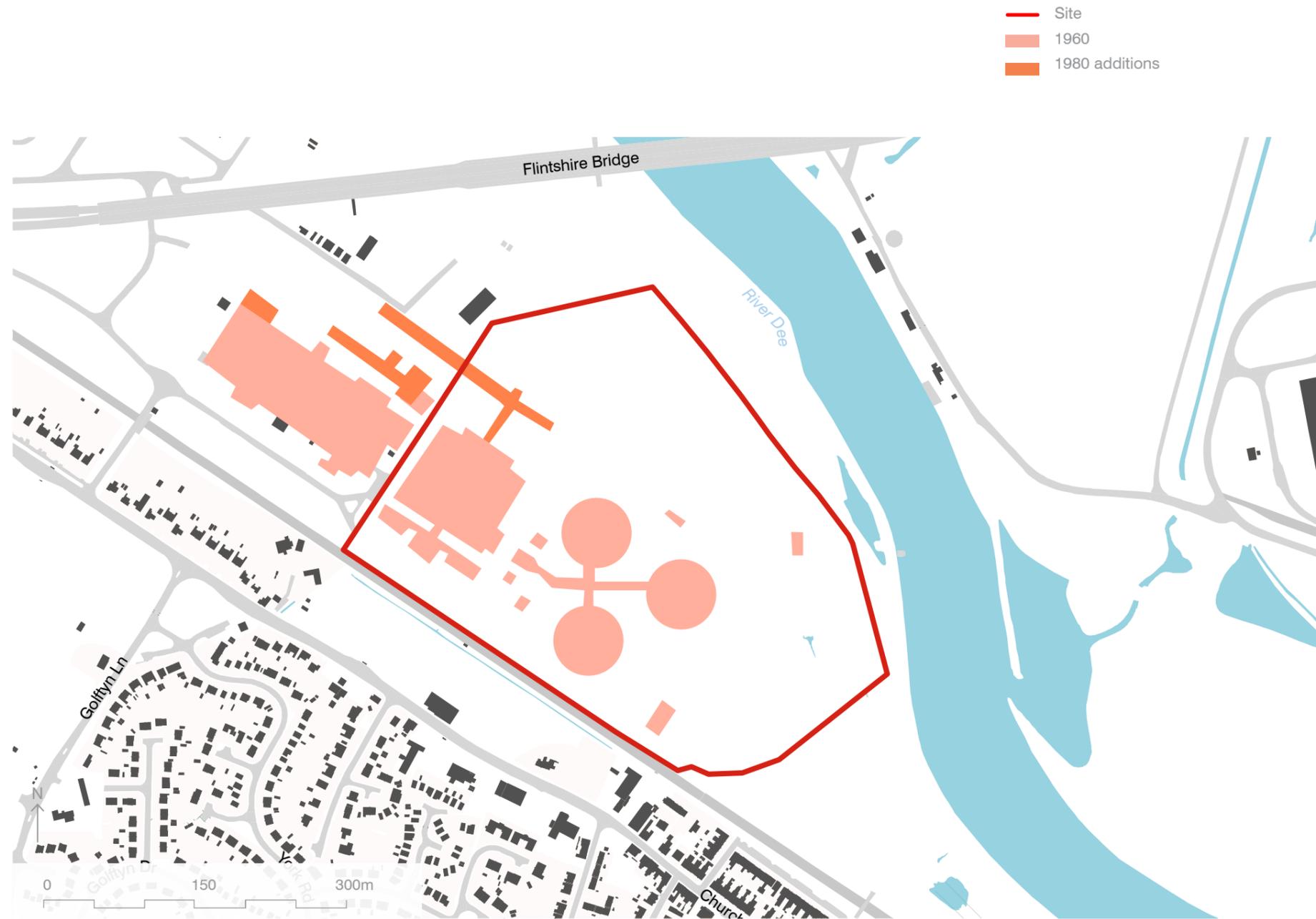


Fig 3.04: Chronology of buildings on site

3.0

3.5 Legal Rights & Constraints

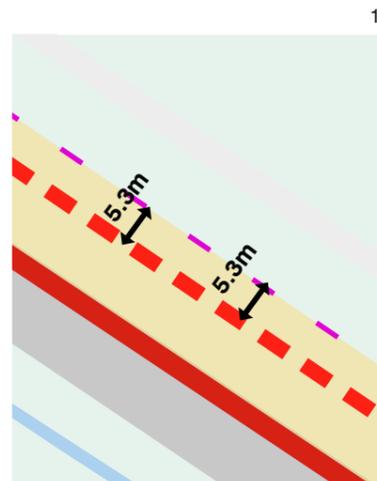
There are a number of covenants attached to the title of the Site. These constraints have been reviewed by Unipers legal advisors and a summary document has been produced which explains their implications.

This Brief sets out the principal restrictions and covenants which will, unless extinguished, continue to effect the use and future development potential of the Site. It is recommended that potential purchasers, developers and/or occupiers of the Site seek a briefing on the title constraints from Uniper directly.

Physical

The following is a summary of the physical and development constraints resulting from restrictive covenants which effect the Site.

- No building, tree or underwood to be allowed within 5.3 meters of any power lines.
- No excavator, crane, machinery or plant to be allowed within 5.3 meters of any power line without prior consent from National Grid.
- Ground level shall not be raised above existing. The distance between the lowest part of the conducting power line and the ground should not be less than 7.6 metres.
- No building, other erection, plant or equipment shall be located within 3 metres of the boundary fence separating the Site from National Grids land to the north.
- No development or level change can take place within the easement strip around the buried cables which runs along the northern boundary of the Site.



- Site
- Ground level to remain unchanged
- - - Overhead Lines from OS map
- Overhead Lines from Siemens/ Prysman Group plan, May 2014
- Limit of Siemens/ Prysman Group plan , May 2014

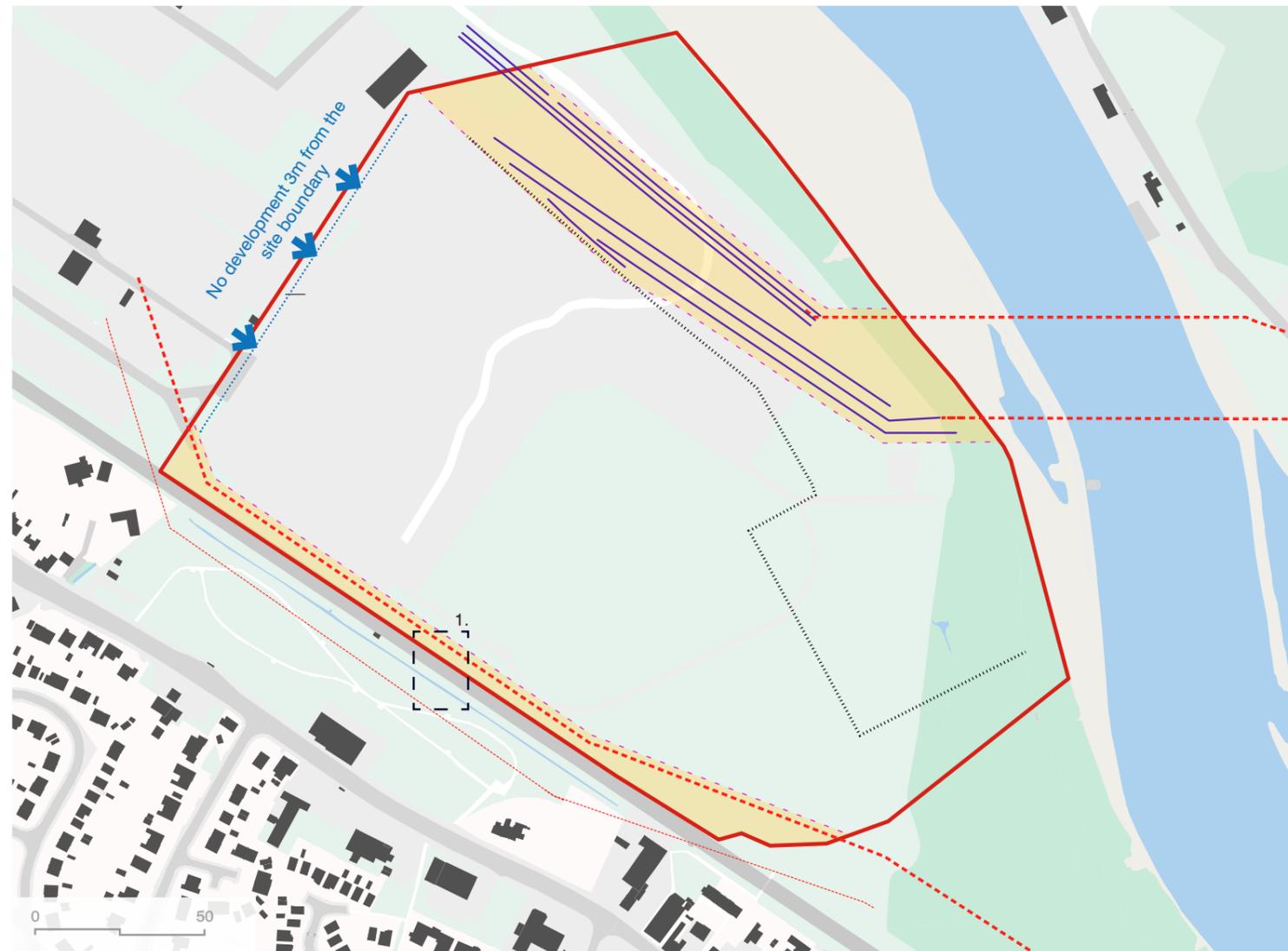


Fig 3.05: Overhead Utilities

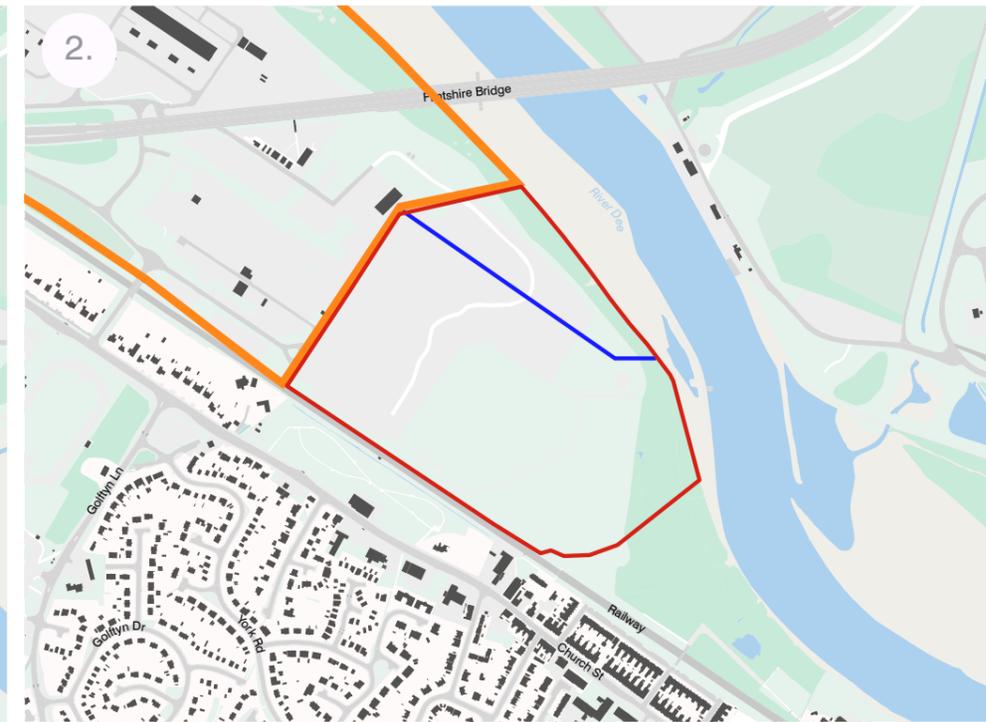
1. Vehicular access road
 Deed of Grant, POWERGEN & National Grid Company: Rerouted Access Road, 31st March 1990 (letter dated 16 August 2006)

- Site
- Vehicular Access Road



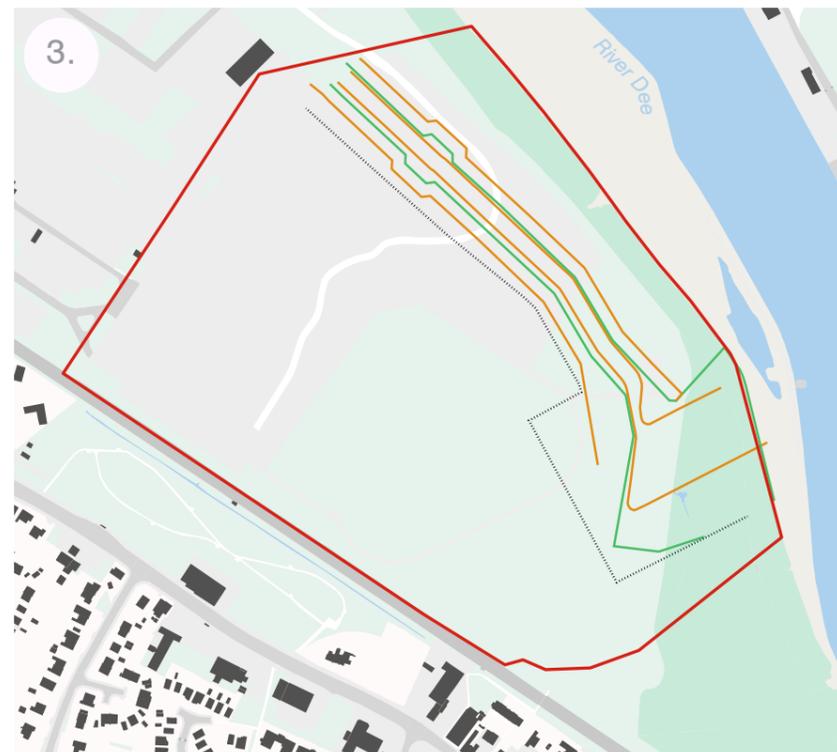
2. NGC Lines & Cables
 Deed of Grant, POWERGEN & National Grid Company: Easements for NGC Lines & Cables

- Site
- National Grid
- 400kV Overhead Lines



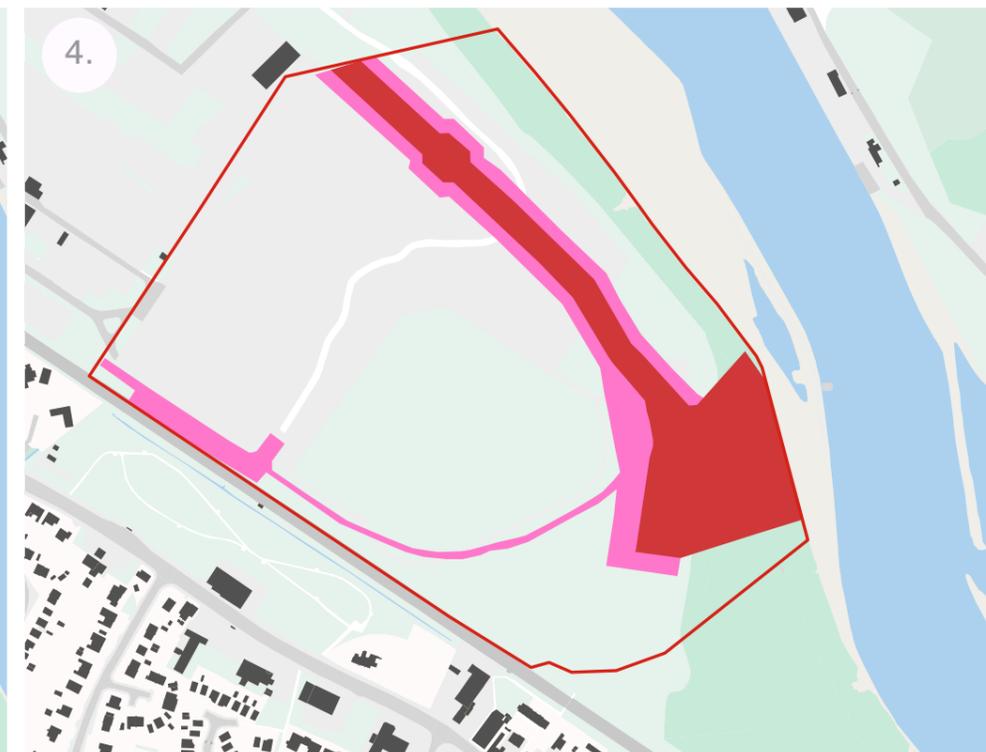
3. Buried Utilities

- Site
- Cable Easement
- Temporary Working Easement from Siemens/ Prysman Group plan, May 2014
- - - - - Limit of Siemens/ Prysman Group plan, May 2014



4. Uniper Easement Plan
 Deed of Grant, Uniper & National Grid, 13th Dec 2013

- Site
- Easement
- Access



3.0

Access

The following is a summary of the rights of access from which the Site benefits and also the rights of access to the Site enjoyed by beneficiaries of covenants.

- Uniper has the right of way across the existing Power Station Access Road provided that the use is appropriate.
- Uniper has the right to upgrade the Power Station Access Road at its own expense.
- Uniper has the right to construct a new access road across the National Grid land to connect with the public highway.
- Uniper are required to pay a proportion of the cost of maintaining the access road.

- Site
- Right of way (Deed of Grant, Powergen & National Grid 31st March, 1990)
- ← Unadopted informal footpaths
- ← Public Right of Way

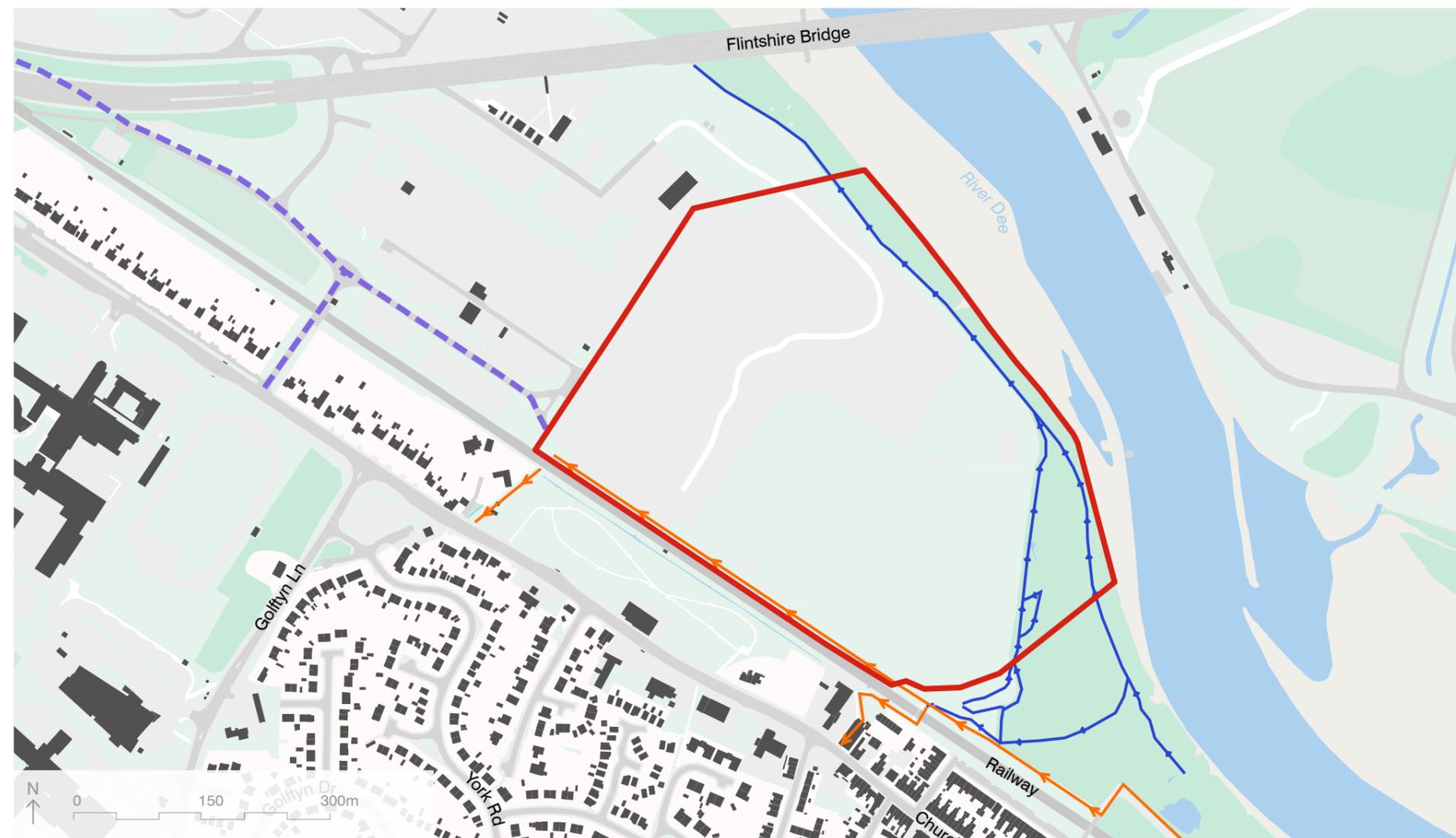


Fig 3.06: Access
Deed of Grant, POWERGEN & National Grid Company: Right of Way
31st March 1990 (letter dated 16 August 2006)

Use/Operation

- National Grid have the right to use and maintain power lines located within the Site.
- National Grid have the right to enter the Site to access the Easement covering the buried power lines.
- No building, plant or tree planting can be placed over the buried cable Easement and the ground level cannot be altered in this location without consent.
- Uniper have the right to request that National Grid considered the relocation of power lines. Subject to NG approval costs associated with moving the lines would fall to Uniper.
- Uniper and National Grid have mutual rights to access water, soil, gas, electricity and other services from across each other's land.
- Occupiers of the Site have the right (subject to planning) to place appropriately designed signage on National Grid land in order to inform and direct visitors.
- The Deeside Naturalist Society have a lease on land located on the margin of land located between the Site and the River Dee (the lease also includes various parcels of land to the north). The future use and layout of the Site must consider any possible impacts which might negatively impact upon the operation of the Nature Reserve.

3.6 Technical Assessments

Uniper and its predecessor have commissioned a number of detailed technical assessments of the Site. In particular a number of surveys into the presence of asbestos and other possible pollutants have been commissioned. These surveys will be made available to prospective investors, developers and/or occupiers.

3.7 Transmission Infrastructure

There are a number of overhead and buried power cables which cross the site. The physical infrastructure is protected by a range of easements which allow National Grid to access, inspect, and possibly replace the cables. Within the easement areas associated with the cables development is prohibited, as is tree planting and the operation of plant.

Overhead Power Lines

There are a number of overhead power lines which cross the site together with a number of pylons. These consist of the 400kV and the 132kV overhead lines which run along the north-eastern boundary of the site from the power station and cross the River Dee. Further overhead lines run along the south-western site boundary parallel to the railway line. There are restriction on development under the power lines and no new development can take place within 5.3 m of an overhead line. In addition ground levels cannot be raised under the overhead lines.

Any proposals for using land located beneath overhead power lines for uses such as storage, parking or yard space must be approved by National Grid.

Buried Power Lines

There are a number of buried cables which are located within the Site. Those identified comprise of the 400kV cables which run parallel to the north-eastern site boundary. These are buried approximately 900 mm below existing ground level. There is easement associated with the buried cables which defines an area where development and operation rights of Uniper are restricted. These restrictions include a prohibition on changing ground level and on planting.

Whilst the use of the land affected by the easement for parking or yard space is not specifically mentioned within the restrictive covenants it is essential that the approval National Grid is sought for any changes to the condition of this area.

3.0

3.8 Access

There is currently a single vehicular access point on to the Site. This enters the site at its western corners adjacent to the North Wales Coast railway line. There are two routes which lead to the access point. These are as follows:

Kesterton Road

The access to the Site from Kesterton Road is located opposite Deeside College and is inserted between semi-detached and detached residential properties. The junction between the short private access road is tight and visibility is constrained by domestic boundaries and planting. The access road slopes up to a bridge over the railway before connecting with the Power Station Access Road. The access road is approximately 6m wide and has a length (between its Kesterton Road junction and its Power Station Access Road junction) of just under 120m.

This route has some capacity for enhancement but junction improvements with Kesterton Road would require third party land acquisition. Although it is poorly located for HGV traffic, with its access in a residential and educational neighbourhood, low volumes of light good and car traffic could safely use this route without harming residential amenity.

Power Station Access Road

This private road runs across Uniper land to the north of the Site and is accessed from the highway network at the A548 – B5129 roundabout to the north west. The route runs north west before changing direction and heading south east past the gas fired power station and under the Flintshire Bridge before reaching the Site. The route has an overall length of approximately 1.5 miles from the A548 to the Site access point. This route is designed for commercial and HGV traffic and subject to the future use of the Site it is anticipated that its surfaces, width and junction alignments should require minimal, if any, enhancement.

This road is owned and maintained by National Grid however Uniper have rights of access and also have the right to carry out highway improvements (subject to NG approval).

Pedestrian Access

There is a public right of way which runs from Church Street (opposite Lower Brook Street) and crosses the North Wales Coast railway line to the south of the Site. The footpath then forks with one route running south-east parallel to the railway line (public right of way) and another following the southern and eastern perimeter of the Site on the margin between the boundary and the River Dee (un-adopted discretionary route).

There is the potential to provide pedestrian links into the Site however access control and security implications would need to be carefully considered.

Rail Access

Although the Site once contained extensive railway sidings these have all been removed as part of the site remediation process. The original point of connection with the North Wales Coast railway line was close to the route of the A548 leading to the Flintshire Bridge (ie outside the Site boundary). Although there is no objection from Uniper or FCC to potential developers investigating rail access with Network Rail it is considered unlikely that this would be feasible due to both capital costs and impacts upon site capacity.

River Access

Any consideration of access to the site from the River Dee should be addressed to the River Dee Conservancy, the Environment Agency and Flintshire County Council. As with rail access it is considered unlikely that this would be feasible due to both capital costs and impacts upon site capacity.

Public Transport

There are bus stops located on Kelsterton Road and Church Street which are easily accessible from the Site.

Railways

The nearest railway station to the Site is a Shotton which is just over 2 miles to the south-east. From Shotton there are regular services to Holyhead, Liverpool, Chester and connections to the national rail network.

3.9 Flood Risk

The Natural Resources Wales Flood Zone Map shows that a large part of the Site is covered by Flood Zone 2 with small areas to the south and east designated as Flood Zone 3. Flood Zone 2 and 3 are defined as follows.

Flood Zone 2:

- the extent of a flood from rivers or from the sea with up to a 0.1% (1 in 1000) chance of happening in any given year
- contains areas recorded to have flooded in the past
- Flood Zone 2 is important from a planning context as it forms the basis of Zone C in the Welsh Government Development Advice Map (DAM)

Flood Zone 3:

- the extent of a flood from rivers with a 1% (1 in 100) chance or greater of happening in any given year
- the extent of a flood from the sea with a 0.5% (1 in 200) chance or greater of happening in any given year

The Natural Resources Wales Development Advice Map (DAM) shows that much of the Site is classified as category C1. This acknowledges that the Site is developed (or has been) and is protected by flood prevention infrastructure.

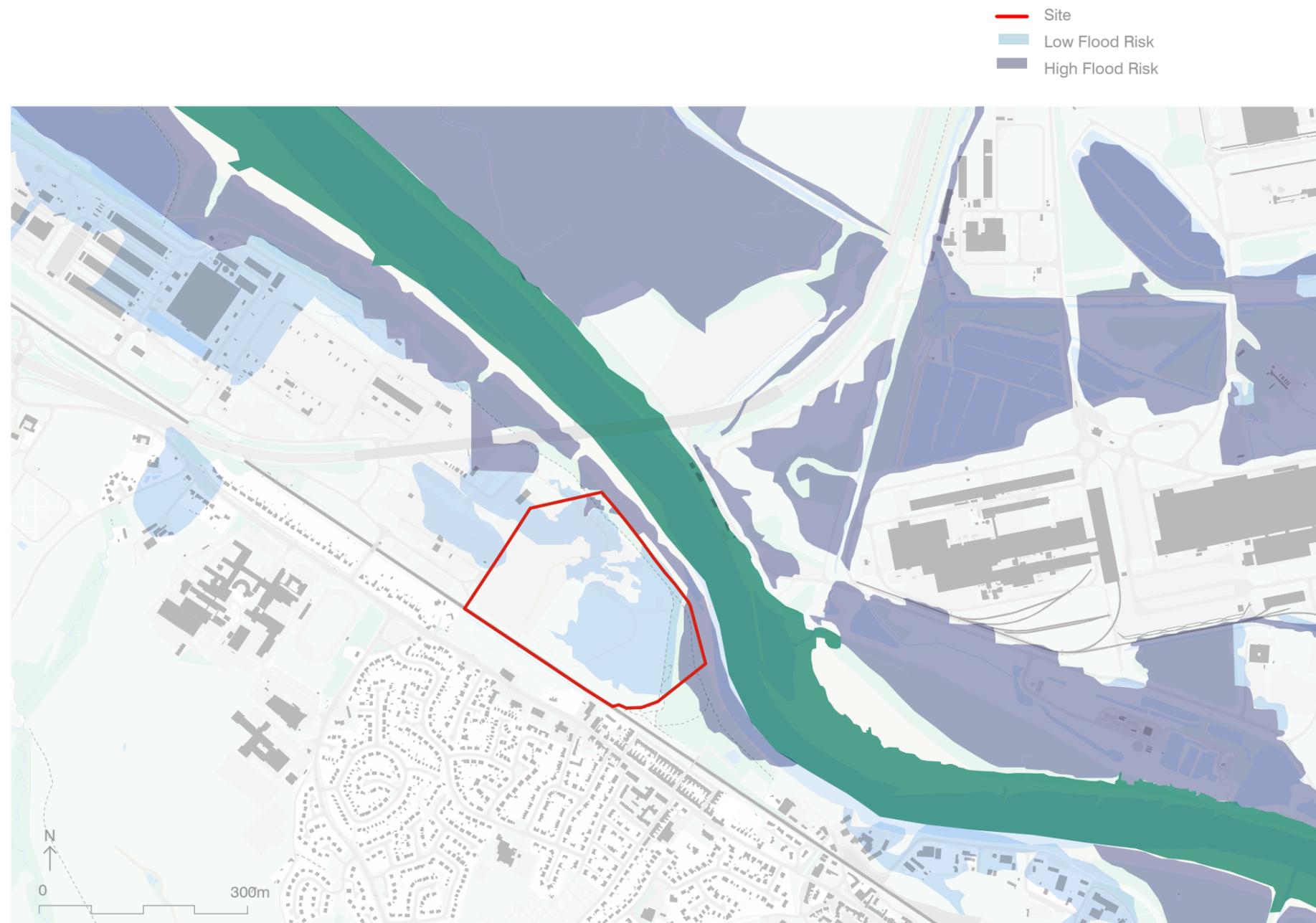


Fig 3.07: Flood Risk

3.0

3.10 Ecology

The Site is not covered by any environmental designations, however it is adjacent to the Nature Reserve operated by the Deeside Naturalists Society. The River Dee salt marshes are protected by multiple designations

3.11 Utilities

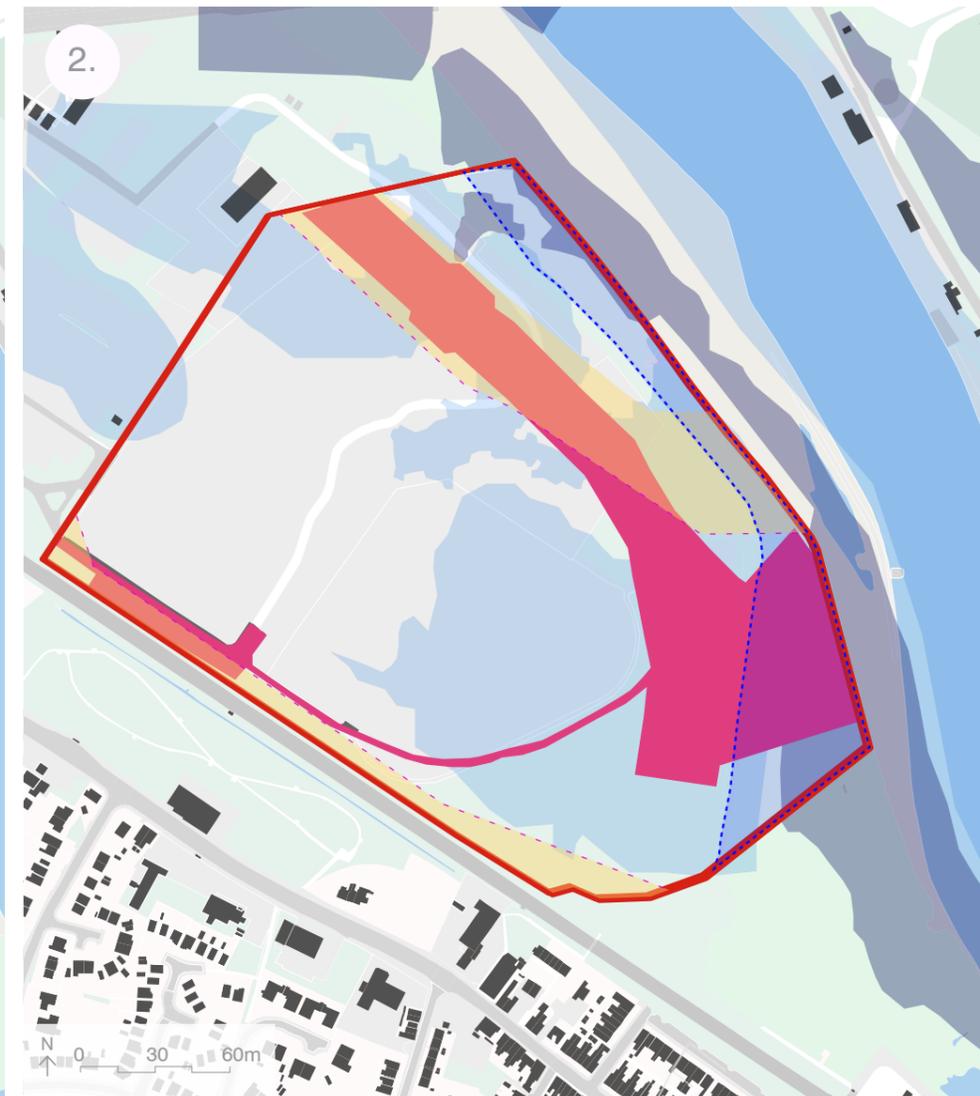
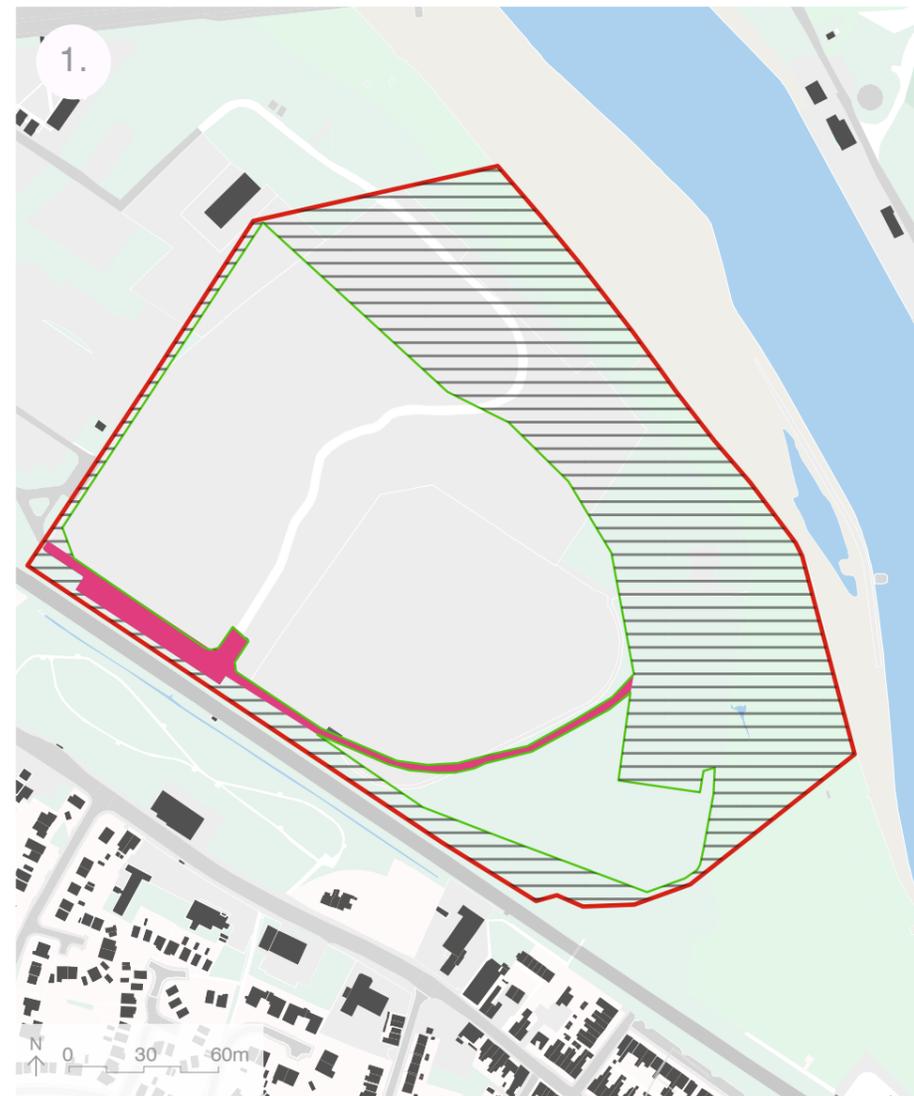
It is believed that all utilities run to the site across National Grid land.

1. Developable area

-  Site
-  Zone suitable for development (subject to technical assessment)
-  Zone suitable for yard space, storage & parking (subject to technical assessment)
-  Uniper Easement Plan Access rights

2. Combined Constraints

-  Site
-  Ground level to remain unchanged
-  Extent of Uniper Easement Plan (Buried Utilities)
-  Nature Reserve
-  Low Flood Risk
-  High Flood Risk



4.0 PLANNING POLICY CONTEXT



Fig4.01: View of the site

4.0 PLANNING POLICY

4.1 Planning Policy

Flintshire UDP

The subject site is allocated in the adopted Flintshire Unitary Development Plan (UDP) for Class B1, B2 and B8 employment use (under Policy EM1), provided that the proposal:

- is of an appropriate type and scale for both the site and its surroundings;
- will not unacceptably harm residential or other amenity or restrict neighbouring land uses;
- provides satisfactory on-site parking, servicing and manoeuvring space and that the highway network (including access and egress) is adequate to safely cater for the type and volume of traffic generated by the proposal; and,
- has no significant adverse impact on the integrity of nature conservation sites, the landscape and historic features.

In relation to the development of renewable energy, Policy EWP5 sets out the following criteria for proposals:

- the proposed development, including scale, siting, design and materials, should not have an unacceptable effect on its surroundings in terms of landscape, visual amenity, nature conservation or heritage importance;
- the impact of the development upon agricultural land will be minimised with appropriate installations sited within existing complexes and on existing hard surfacing;
- in sensitive areas where above ground connections have unacceptable adverse effect on the landscape, connection lines and pipes are located underground; and;
- the development will utilise the existing transport network and will not have an adverse impact on the local road network, and traffic will be restricted to operating during appropriate hours of the day.

In relation to the development of Waste Management Facilities including energy from waste, policy EWP6 of the UDP also states that the former Power Station site is an area of search for new waste management facilities. This includes treatment plants and energy from waste sites. Supplementary Planning Guidance (SPG) note 31, which provides additional guidance on identified search areas is currently being reviewed. The SPG confirms that the locations specified are not formal allocations for waste management developments but are intended as preferred areas of search (in planning terms) for such facilities.

The area of search policy identifies sites which are, in principle, suitable for waste management activities, subject to proposals that come forward meeting other relevant plan policies, particularly EWP7 and EWP8. This policy ensures that there is sufficient land identified within Flintshire to meet the likely future needs over the Plan period. All proposals for new waste facilities should be accompanied by a statement justifying the proposal." The complexity of the justification will depend upon the nature and scale of the proposal and applicants are advised to contact the Local Planning Authority for advice prior to submitting an application, particularly in relation to large scale schemes over 1ha.

Factors which will influence the suitability of a site may include:

- Size
- Catchment area
- Requirement for a building / ability to accommodate a building
- An appropriate building for the intended operation i.e. ability to enter with a vehicle and tip if required
- Requirement for external storage areas (outdoor storage of waste should be located away from sensitive receptors)
- Outdoor processing (noisy activities may need to be located away from sensitive receptors)

- Access requirements (road, rail etc)
- Proximity to users of the end product
- Flood risk
- Geology – the level of information required will depend upon the nature of the application.
- Landscape
- Proximity of sensitive receptors
- Transport infrastructure serving a site

National Policy

Planning Policy Wales (PPW, November 2016) sets out that the growth of output and employment across Wales should not be constrained by a shortage of land for economic development uses. PPW does note that it is important to consider and make provision for needs of the entire economy, not just uses defined under B1 to B8.

Where development proposed is energy generating, it is very likely to be considered to be a Development of National Significance. As set out by Part 2 of the Development of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016, developments are of national significance where (inter alia) they comprise the construction, extension or alteration of a generating station that generates electricity.

Emerging Flintshire LPD

The Preferred Strategy Consultation Document, which forms part of the emerging Flintshire Local Development Plan (LDP), was published in November 2017. One of the background documents to the LPD, which was also the subject of public consultation is the 'Consideration of Candidate Sites against the Preferred Strategy / Invitation for Alternative Sites', which identified whether each candidate site broadly complies with the Preferred Strategy for Flintshire and its approach to future growth.

The background paper considered the subject site (Land at the former 'A' Power Station, candidate site reference CON090) and an initial assessment concluded that: 'this site complies with the Council's Preferred Strategy and may have the potential to contribute to meeting future growth within the County subject to a satisfactory technical assessment.'

The technical assessment required will be consistent with that within the adopted UDP and SPG.

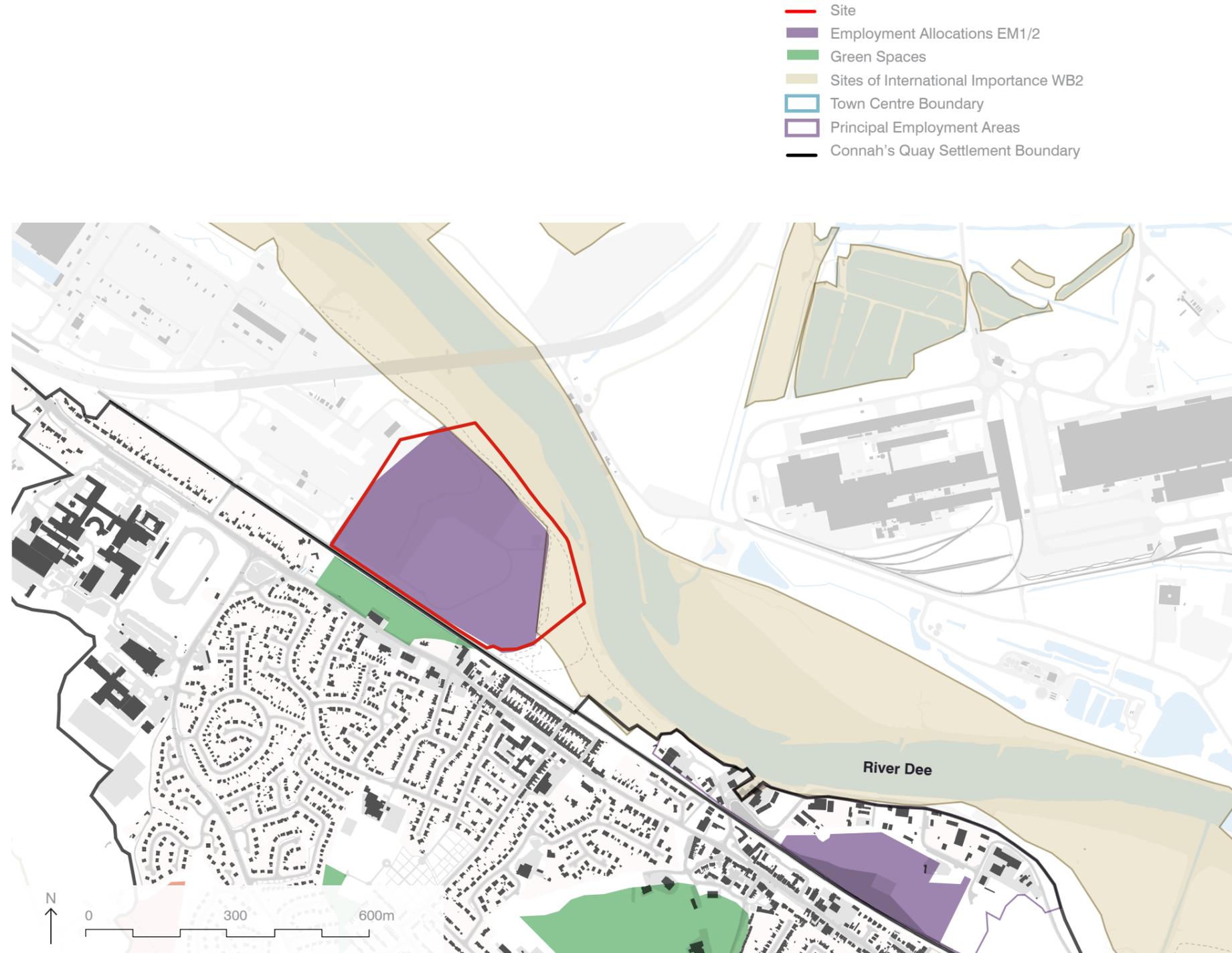




Fig 5.01: View of the site

5.0 DEVELOPMENT PRINCIPLES



Fig 5.02: View of the site

5.0 DEVELOPMENT PRINCIPLES

The development principles respond to the technical, physical and legal constraints which affect the Site and also are in part derived from the guidance set out within Chapter 13 – Employment of the Flintshire County Council Unitary Development Plan 2000-2015.

The development principles have been tested against known and hypothetical accommodation operational and requirements. The principles have been reviewed by Flintshire County Council and Uniper consider that all potential developers must demonstrate compliance unless justification for departure can be provided.

It is essential that any proposals are reviewed at an early stage of development with National Grid who benefit from a number of covenants which affect the development potential and use of the Site.

5.1 Visual Impact, Scale and Massing

The Site is located within an area associated with large visually impactful structures, including the former and current power stations, electricity pylons/power lines and the Flintshire Bridge. Although it is acknowledged that that Site is capable of accommodating large footprint buildings with high ridge and eaves lines it is important that impacts on the amenity of residential neighbours to the south and west on Dee View Road, Kelsterton Road and Church Street are understood when considering the massing and location of new structures.

In addition possible visual impacts of future development on the character of the park, located to the west of the Site on Kelsterton Road must also be understood and mitigated through the design process.

Taller buildings should be located to the north of the Site with the height gradient falling towards west and south.

5.2 Land Use

The Site is allocated for B1, B2 and B8 uses within Flintshire County Council Unitary Development Plan 2000-2015 (Policy EM1, Ref 7). Power generation is considered Sui Generis and this use is acceptable within the Site. Other uses which are supplementary to core employment activity may be considered acceptable however land uses which are not consistent with the objective of Policy EM1 or which are at odds with the objectives of the Deeside Energy Park Masterplan will not be acceptable.

5.3 Ecology

The nature reserve operated by the Deeside Naturalist Society (which runs along the margin of land and marsh between the River Dee and the north-east boundary of the site is particularly sensitive. Potentially harmful development and operations should be located away from this area.

5.4 Building Design

The form, massing, colour and materials of new buildings should be appropriate to employment and industrial structures. It is accepted that large floorplate buildings with high eaves and ridge lines might be essential. Where mass can be broken down through the design process this would be desirable. Bright colours and reflective surfaces should be avoided.

5.6 Landscape

Landscape should be employed where appropriate to help mitigate visual and/or other effects. It is recognised however that extensive planting around the perimeter of the site will not be achievable where this will clash with overhead or buried power infrastructure and associated maintenance easements. It may be appropriate to consider planting beyond the site boundary where this is considered desirable (ie on land to the south-east of the site and/or within the Park).

5.8 Access & Movement

Access to the site for industrial traffic must be from the existing Power Station Access Road from the north. This can be supplemented with restricted access for employee and visitor cars from the Kelsterton Road access.

The Power Station Access Road has been reviewed for width and alignment and appears to be suitable for HGV traffic. Enhancement to this route will require National Grid approval.

It will however be essential to seek the approval of National Grid for any use proposals which might lead to; a) a requirement for the highway specification to be enhanced and b) increased usage.

5.5 Artificial Light

Any external lighting associated with yard space, plant or parking should be designed in order to avoid harming residential amenity. External lighting should be direction and concealed from above to avoid light pollution.

5.7 Acoustics

Any noise generating plant or equipment or any noise generated through general operation must be kept to an obsolete minimum. Noise must be controlled by appropriate and approved attenuation and any potential sources of noise must be located as far as possible from residential neighbours and the Kelsterton Road park.

5.9 Operational effects

Any other operational effects, such as smell, dust or vibration, which might result from industrial operations should be mitigated through the design process in order to ensure that the amenity of adjacent residents (and the Kelsterton Road Park) is not harmed.



Fig 6.01: View of the site

6.0 INDICATIVE DEVELOPMENT OPTIONS



Fig 6.02: View of the site

6.0 INDICATIVE DEVELOPMENT OPTIONS

6.1 Indicative Development Options

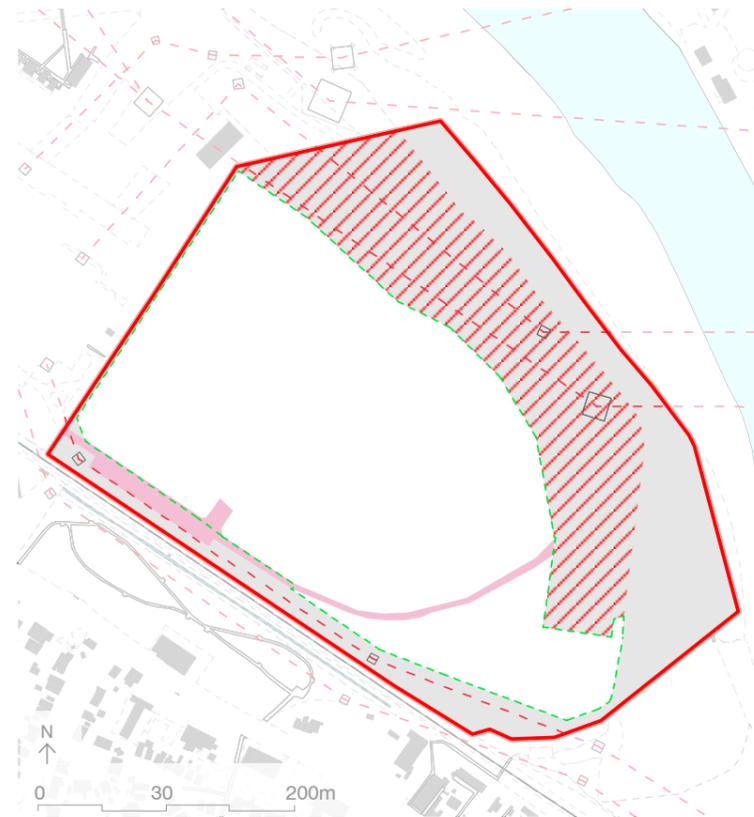
The options presented here respond to the known technical, legal and policy constraints which affect the site. Commercial interest received by Uniper has also helped to inform the scale and distribution of development within some of the illustrated options.

All options assume that the vehicular access point will remain in its current location and that access to the highways network will be from the north and not from Kelsterton Road. It is also assumed that buried and overhead infrastructure (together with associated easements) will remain in place and therefore help to determine the development capacity of the site. It is possible that infrastructure could be relocated it is assumed that this would be unviable for any conventionally funded development.

It is possible that the site could sub-divided into small plots for multi occupiers however this approach is at odds with current market feedback and therefore it is assumed that no more that two plots will be provided.

It is assumed that future land uses will be compatible with the aspirations of the Deeside Energy Park Masterplan.

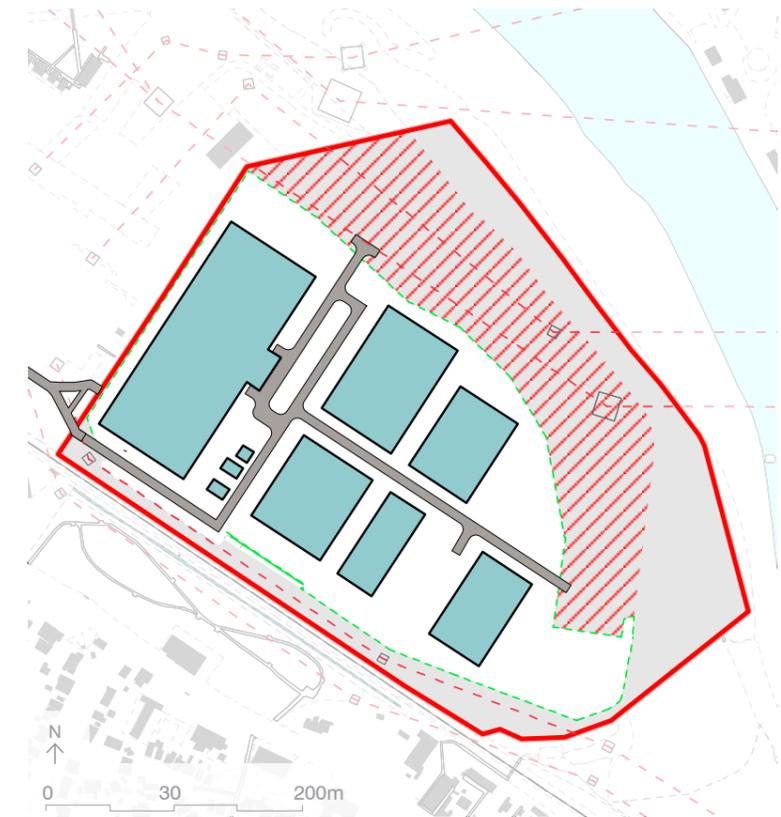
Site overview.



- Total Site Area: **15.62Ha**
- Zone suitable for yard space, storage & parking: **3.54Ha**
- Zone suitable for development: **8.88Ha**
- Zone not suitable for development: **2.90Ha**
- Zone of Uniper Easement Access Rights
- Pylons & Overhead powerlines

A - Single Major Occupier

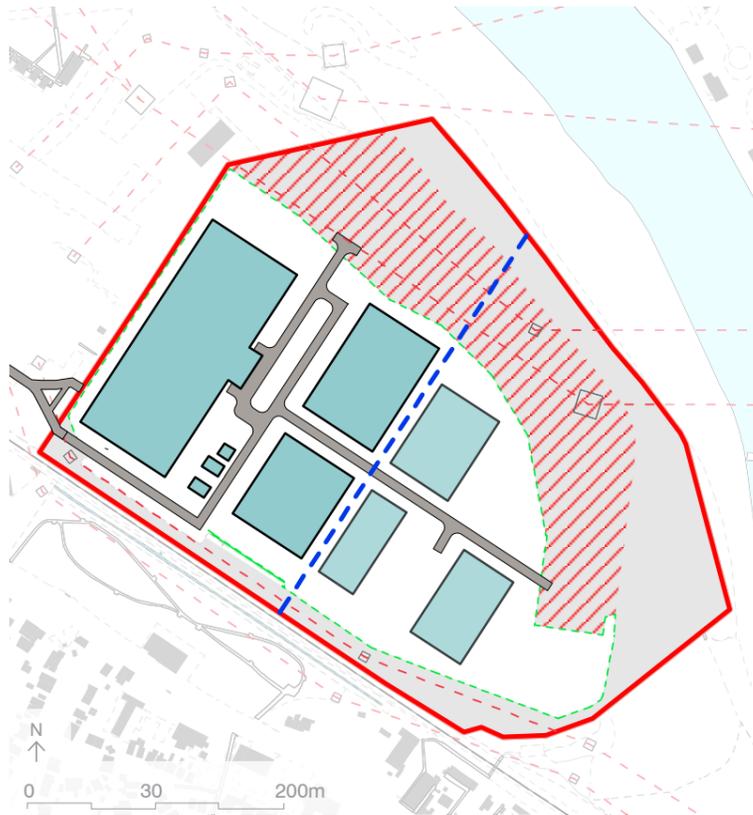
A single large energy (or energy compatible) occupier develops the full site. The larger footprint and higher ridge line buildings are located to the north of the site. Access is via the existing access road at the north west corner of the site. Parking and yard space is located above the below ground cable easement.



- Total Site Area: **15.62Ha**
- Zone suitable for yard space, storage & parking: **3.54Ha**
- Zone suitable for development: **8.88Ha**

B - Single Occupier – Phased Expansion

A single large energy (or energy compatible) occupier develops the full site in phases. This approach may require a hybrid planning application with detail covering phase one and outline covering less well-defined future phases. Development and access strategy would be as set out above with on site highway being set out to facilitate the roll out of future phases. The phase one occupier could develop later phases for tenants.



- Total Site Area: **15.62Ha**
- Zone suitable for yard space, storage & parking: **3.54Ha**
- Zone suitable for development: **8.88Ha**

C - Dual Occupiers

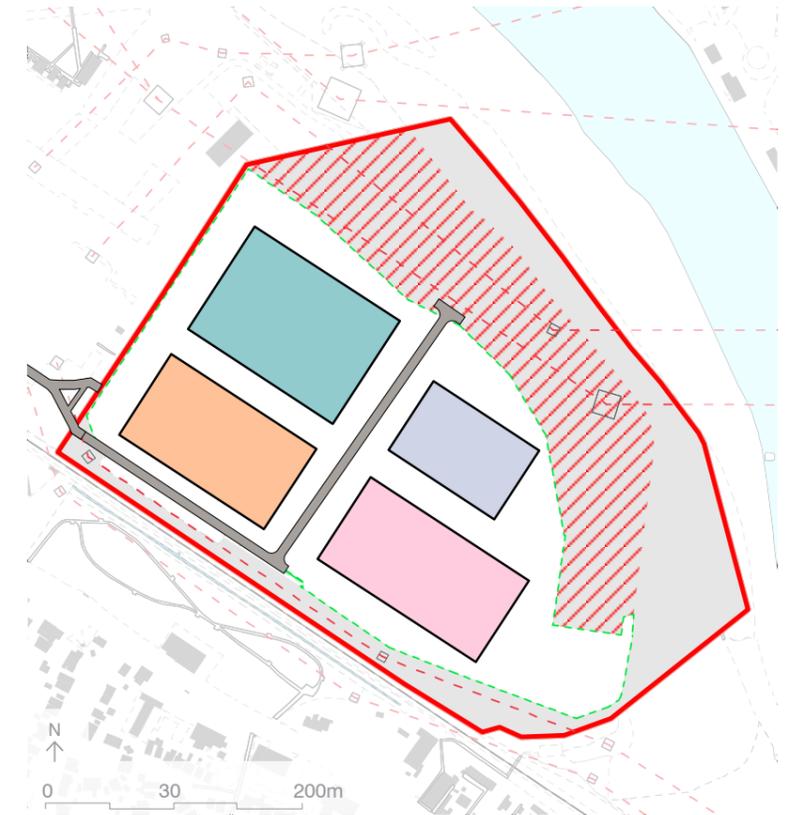
The site is developed in two parcels with a co-ordinated approach to infrastructure (including highway access to both sites) being provided by Uniper or the developer of the first site.



- Plot 1**
- Total Site Area: **7.32Ha**
 - Zone suitable for yard space, storage & parking: **1.48Ha**
 - Zone suitable for development: **4.92Ha**
- Plot 2**
- Total Site Area: **8.29Ha**
 - Zone suitable for yard space, storage & parking: **2.06Ha**
 - Zone suitable for development: **3.96Ha**

D - Managed Site

The site is developed as a secure managed development with multiple smaller compatible occupiers. This approach would require a management company to control and manage the site. The need for additional on-site vehicular circulation along with the need for separation between occupiers could make this option less efficient.



- Total Site Area: **15.62Ha**
- Zone suitable for yard space, storage & parking: **3.54Ha**
- Zone suitable for development: **8.88Ha**



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