

Connah's Quay Low Carbon Power

Preliminary Environmental Information Report
Volume IV, Appendix 19-C: Socio-Economics,
Recreation and Tourism Impact Assessment
Methodology

Uniper

The Planning Act 2008
The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017
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1. Impact Assessment Methodology - Socio-Economics, Recreation and Tourism

1.1 Introduction

- 1.1.1 **Chapter 2: Assessment Methodology and Consultation (PEIR Volume II)** provides a summary of the general impact assessment methodology applied in this Preliminary Environmental Impact Assessment (PEIR). The following sections provide further detail on the specific methodology used to assess the potential impacts of the Proposed Development on socio-economic, recreation and tourism receptors.
- 1.1.2 There is currently no statutory guidance on the methodology for undertaking assessments of socio-economics, recreation and tourism. The assessment follows best practice methodology and professional judgement applied to assessments undertaken for comparable energy infrastructure developments.
- 1.1.3 The Proposed Development has the potential to have a range of temporary and permanent effects. For the purposes of **Chapter 19: Socio-Economics, Recreation and Tourism (PEIR Volume II)**, based on professional judgement and experience, as well as national planning policy, due consideration has been given to the Proposed Development in terms of effects on the following:
- employment generation during the construction, operational and decommissioning phases (direct, indirect and induced impacts);
 - skills and training during the construction, operational and decommissioning phases;
 - temporary accommodation services during construction and decommissioning;
 - public rights of way (PRoW) during the construction, operational and decommissioning phases and severance during construction and decommissioning;
 - agriculture and soils during the construction, operational and decommissioning phases;
 - local amenities (residential properties, business premises, community facilities, visitor attractions) during the construction, operational and decommissioning phases; and
 - development land during the construction, operational and decommissioning phases.

1.2 Significance Criteria and Definitions of Receptor Sensitivity and Impact Magnitude

- 1.2.1 The assessment of potential socio-economic effects uses the effect significance terms and definitions as described within **Chapter 2: Assessment Methodology and Consultation (PEIR Volume II)**. Where possible, socio-economic impacts have been appraised against relevant national standards, such as those provided by Department for Energy Security and net Zero (DESNZ) and the Homes and Communities Agency (HCA) (now separated into Homes England and the Regulator of Social Housing). Where relevant standards do not exist, professional experience and expert judgement have been used to assess the scale and nature of the effects of the Proposed Development against baseline conditions.
- 1.2.2 The assessment aims to be objective and quantify effects as far as possible. However, some effects can only be evaluated on a qualitative basis using professional judgement. Effects are defined as follows:
- **beneficial** - an advantageous or beneficial effect on an area, which may be minor, moderate, or major in effect;
 - **negligible** – imperceptible effects on an area;
 - **adverse** - a disadvantageous or adverse effect on an area, which may be minor, moderate, or major in effect; and
 - **no effect** - no effects on an area.
- 1.2.3 The duration of effect is also considered, with more weight given to long-term and permanent changes than to temporary ones. Permanent effects are those which are unable to be reversed following Proposed Development decommissioning. Reversible long-term effects endure throughout the operational phase of the Proposed Development, but cease once decommissioned. Temporary effects are those associated with the Proposed Development construction works. For the purposes of the assessment, short-term effects are typically of one year or less, medium-term effects of one to five years, and long-term effects for over five years.
- 1.2.4 For the socio-economics assessment, there is no accepted definition of what constitutes a likely significant (or not significant) socio-economic effect. It is, however, recognised that effects are classified based upon the relationship between the scale (or magnitude) of an impact and the sensitivity (or value) of the affected resource or receptor. As such, socio-economic effects are assessed using professional judgment and experience, considering:
- **sensitivity of resources/ receptors:** specific values in terms of sensitivity are not attributed to socio-economic resources/ receptors due to their diverse nature and scale; however, the assessment takes account of the qualitative (rather than quantitative) 'sensitivity' of each receptor and, in particular, their ability to respond to change based on recent rates of change and turnover (if appropriate);

- **magnitude of impact:** this entails consideration of the size of the impact on people or business in the context of the area in which impacts would be experienced; and
- **scope for adjustment:** the socio-economic assessment is concerned in part with economies. These adjust themselves continually to changes in supply and demand, and the scope for the changes brought about by the Proposed Development to be accommodated by market adjustment is therefore a criterion in assessing effect significance.

1.2.5 Criteria for receptor sensitivity and impact magnitude are set out below (although specific sensitivity values are not attributed to socio-economics receptors as explained above), which have been grouped as follows: economic impacts, local amenities, land use impacts, PRoW and agricultural land. The significance of effect matrix is provided in **Table 11** in Section 1.3, following descriptions of receptor sensitivity and impact magnitude criteria below.

Economic Impacts

1.2.6 The following criteria have been used to assess the effects of the Proposed Development on socio-economic receptors in relation to employment, Gross Value Add (GVA), skills and training and temporary worker accommodation which have been grouped together as economic impacts.

1.2.7 **Table 1** identifies the sensitivity criteria that have been used to inform the assessment on socio-economic receptors relating to employment and GVA, in conjunction with the magnitude criteria set out above to establish the likely significance of the identified effects.

Table 1: Economic Impact Sensitivity Criteria

Sensitivity	Description
High	Businesses, workers or residents who have little or no capacity to experience the impact without incurring an economic loss or have capacity to experience an economic gain.
Medium	Businesses, workers or residents that have some capacity to experience the impact without incurring a change on their economic well-being.
Low	Businesses, workers or residents that generally have good capacity to experience impacts without incurring a change on their economic well-being.
Very-low	Businesses, workers or residents that are resilient to impacts on their economic well-being.

1.2.8 **Table 2** identifies the magnitude of impact criteria which have been used to inform the assessment on socio-economic receptors relating to employment and GVA.

Table 2: Economic Impact Magnitude Criteria

Magnitude	Description
High	An impact that is expected to have considerable adverse or beneficial socio-economics effects. Such impacts will typically affect large numbers of businesses, workers or residents.

Magnitude	Description
Medium	An impact that will typically have a noticeable effect on a moderate number of businesses, workers or residents, and will lead to a small change to the study area's baseline socio-economic conditions.
Low	An impact that is expected to affect a small number of businesses, workers or residents or an impact that may affect a larger number of receptors but does not materially alter the study area's baseline socio-economic conditions.
Very-low	An impact which has very little change from baseline conditions where the change is barely distinguishable, approximating to a 'no change' situation.

Methodology for Determining Construction Employment Effects

- 1.2.9 The economic impact of the Proposed Development is considered relative to a 60-minute travel time (car) to the Proposed Development. This is considered a reasonable timeframe within which workers would commute to the Proposed Development and therefore represents the principal labour market catchment area.
- 1.2.10 Additionality has been calculated by considering the overall impact of job gains to the area, taking into account the level of leakage, number of displaced jobs and multiplier effects (such as supply chain and worker spending-related jobs). These assumptions have been informed by the Homes and Communities Agency (HCA) Additionality Guidance (Ref 1)¹.
- 1.2.11 **Table 3** below outlines the values that have been allocated within the construction and decommissioning phases' additionality formula, enabling the tailored calculation of the net additional employment and economic impacts. Justifications for the values have been considered and are summarised in the right-hand column of the table.

Table 3: Calculation of Employment Generation Assumptions

Additionality Factor	Value	Justification
Leakage (% of jobs that benefit those residents outside the Proposed Development's identified target area)	55%	Relating to employment from outside the target area – this is the proportion of jobs taken by people who live outside of the study area as described as a 60-minute travel area.
Displacement (% of jobs that account for a reduction in related jobs in the Proposed Development's identified target areas)	25%	For the purpose of this assessment, a low level of displacement (25%) has been assumed, in line with the HCA Additionality Guidance (Ref 1).
Multiplier (further economic activity associated with the additional local income, supplier purchase and	1.5	The multiplier is a composite figure which takes into account both the indirect jobs created across the study area based on supply chain activity but also the induced employment created through increased

¹ Although this document was officially withdrawn on 24th May 2022, without a replacement, it continues to serve as a cornerstone of best practice guidance for additionality benchmarks. The guide, while no longer officially endorsed, remains highly regarded within the industry due to its comprehensive framework and established benchmarks for assessing additionality. Its use ensures understanding of additional benefits beyond what would have happened without intervention, thereby maintaining standards of accountability and effectiveness in public and private sector initiatives alike.

Additionality Factor	Value	Justification
longer-term development effects)		spending across the study area. The HCA Additionality Guidance (Ref 1) provides a 'ready reckoner' of composite multipliers. The study area is likely to have 'average' supply linkages and induced effects based on the scale of its economy. Therefore, a 'medium' multiplier of 1.5 is determined from the HCA guidance to be the most appropriate measure.

Public Rights of Way and Severance

- 1.2.12 The following criteria have been set to assess the effects on users of PRoW and the local strategic road network focusing on the impact of disruption to existing routes and the resulting changes in journey lengths and times and local travel patterns.
- 1.2.13 **Table 4** identifies the sensitivity criteria that have been used to inform the assessment on PRoW and severance.

Table 4: Public Rights of Way and Severance Impact Sensitivity Criteria

Sensitivity	Description
High	PRoW is of high importance with limited potential to substitute with other route options to access with the wider network or community infrastructure.
Medium	PRoW is of medium importance with good potential to substitute with other route options to access with the wider network or community infrastructure; or PRoW is of high importance with alternative routes available; or PRoW is of low importance with limited potential to substitute with other route options to access with the wider network or community infrastructure.
Low	PRoW is of minor importance and with alternative routes available; or PRoW is of very low importance with moderate potential to substitute with other route options to access with the wider network or community infrastructure.
Very-low	PRoW is of negligible importance and/ or with alternative routes easily available.

- 1.2.14 **Table 5** identifies the magnitude of impact criteria which have been used to assess the Proposed Development impacts on PRoW.

Table 5: Public Rights of Way and Severance Impact Magnitude Criteria

Magnitude	Description
High	Substantial increase/ decrease in journey length and/ or travel patterns and increased/ decreased opportunities for users to access the wider network and/ or community infrastructure.
Medium	Noticeable increase/ decrease in journey length and/ or travel patterns and increased/ decreased opportunities for users to access the wider network and/or community infrastructure.
Low	Slight increase/ decrease in journey length and/ or travel patterns and increased/ decreased opportunities for users to access the wider network and/or community infrastructure.

Magnitude	Description
Very-low	A negligible increase, no change, or a decrease in journey length and/ or travel patterns and no increase or decrease in opportunities for users to access the wider network and/or community infrastructure.

Agricultural Land

- 1.2.15 This section outlines the criteria that have been set to assess the effects of the Proposed Development on agricultural land and soil receptors. As set out in Paragraph 3.58 of Planning Policy Wales (Ref 2), best and Most Versatile ('BMV') agricultural land is a finite resource with policy to conserve for the future when making development management decisions. Paragraph 3.58 of Planning Policy Wales further defines BMV agriculture land to consist of Agricultural Land Classification (ALC) Grades 1, 2 and 3a. Paragraph 3.59 of the Planning Policy Wales states that 'land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations'. Paragraph 6.2.1 of the PPW Technical Advice Note 6 (Ref 3) provides further information on this, stating that when preparing development plans, the quality of agriculture land should be considered and any adverse effects on the environment minimised.
- 1.2.16 For all practical intents and purposes, agricultural land cannot be created or translocated, nor can a compensatory area of land have its ALC grade enhanced. There is, therefore, no viable potential for beneficial effect or mitigation with regard to agricultural land quality.
- 1.2.17 For the agricultural land resource, the presence of BMV land and the grade of that land determine sensitivity, with ALC Grades 1 and 2 land being of higher sensitivity than land in Grade 3a. The magnitude of change criteria is based on the extent of BMV land lost; the loss of 20 hectares (ha) referred to below as a high magnitude impact is derived from the Minister for Climate Change's BMV land letter (Ref 4).
- 1.2.18 The sensitivity of agricultural land is set out in **Table 6**, and is based on the sensitivity criteria within the Institute of Environmental Management and Assessment (IEMA) guidance) (Ref 5).

Table 6: Receptor Sensitivity Criteria - Agricultural Land

Sensitivity	Description
High	<ul style="list-style-type: none"> Agricultural soils ALC grade 1 & 2
Medium	<ul style="list-style-type: none"> Soils directly supporting a UK designated site (e.g. SSSI). ALC Subgrade 3a Additional sensitivity criteria based on susceptibility of soils to damage when being handled (not the importance of the land for agriculture) can additionally be applied, if appropriate, based on IEMA guidance, reflecting combinations of soil texture, field capacity days and wetness class (for high, medium and low sensitivity classes only).

Sensitivity	Description
Low	<ul style="list-style-type: none"> Soils supporting non-statutory designated sites (e.g. Local Wildlife Site (LWS), Local Nature Reserve (LNR), LGS, Sites of Nature Conservation Importance (SNCI)). ALC Subgrade 3b
Very-low	<ul style="list-style-type: none"> Soils supporting non-designated notable or priority habitats. ALC Grade 4 & 5 Previously developed land formerly in 'hard uses' with little potential to return to agriculture.

1.2.19 The criteria and their respective magnitude of impact classification which has been applied are presented within **Table 7** and is based on the sensitivity criteria within the IEMA guidance.

Table 7: Magnitude Criteria for Agricultural Land

Magnitude	Description
High	Permanent irreversible loss (including permanent sealing or land quality downgrading) or permanent improvement of one or more soil functions or soil volumes (due to remediation or restoration) over >20 hectares (ha) of agricultural land.
Medium	Permanent irreversible loss (including permanent sealing or land quality downgrading) or permanent improvement of one or more soil functions or soil volumes (due to remediation or restoration) over >5 ha <20 ha of agricultural land.
Low	<p>Permanent irreversible loss (including permanent sealing or land quality downgrading) or permanent improvement of one or more soil functions or soil volumes (due to remediation or restoration) over <5 ha.</p> <p>Temporary loss / reduction of one or more soil function(s) and restriction to current or approved future use (e.g., through degradation, compaction, erosion of soil resource).</p>
Very-low	No discernible loss / reduction of soil function(s) that restrict current or approved future use.

Local Amenities and Development Land

1.2.20 The following criteria have been used to assess the effects of the Proposed Development on local amenities which comprise residential properties, business premises, visitor attractions and community facilities and development land.

1.2.21 **Table 8** identifies the sensitivity criteria that have been used to inform the assessment of effects relating to local amenities, which in conjunction with the magnitude criteria set out in **Table 9**, have been used to establish the likely significance of identified effects.

Table 8: Local Amenities Impact (Residential Properties, Business Premises, Visitor Attractions and Community Facilities) Sensitivity Criteria

Sensitivity	Description
High	Amenity or land use is of high importance and rarity with limited potential for substitution or access to alternatives.
Medium	Amenity or land use is of medium importance and rarity with moderate potential for substitution or access to alternatives.
Low	Amenity or land use is of low importance and rarity with alternatives available.
Very low	Amenity or land use is of very low importance and rarity with alternatives available.

1.2.22 The magnitude of change on local amenities (residential properties, business premises, visitor attractions and community facilities) has been assessed by appraising the level of impact on the receptor and the permanency of change arising from the Proposed Development based on the findings of other environmental topics in relation to likely residual effects; this includes noise and vibration, visual amenity, air quality and traffic and transport. The methodology considers whether, if two or more likely adverse effects were to occur at the same time on the same receptor (or group of receptors) for different technical topics, the potential for an in-combination likely significant effect on the receptor's amenity or enjoyment could occur. **Table 9** identifies the magnitude of impact criteria which have been used to assess the impacts on local amenities.

Table 9: Local Amenities Impact (Residential Properties, Business Premises, Visitor Attractions and Community Facilities) Magnitude Criteria

Magnitude	Description
High	An impact that permanently or in the long term affects the integrity and value of a facility or land use; or that considerably enhances the value and quality of a facility or land use. Generally, this will equate to where three or more moderate or major (significant) residual effects are identified on a receptor from across the following environmental topics findings; noise and vibration, air quality, transport, or visual amenity, with at least two of these effects being major (significant).
Medium	An impact that causes a noticeable negative effect on the value of a facility or land use, but where its recovery is possible with no permanent or long-term impacts; or an impact that leads to some noticeable improvement in key characteristics and features of the facility or land use. Generally, this will equate to where two or more moderate or major (significant) residual effects are identified on a receptor from across the following environmental topics findings; noise and vibration, air quality, transport, or visual amenity, with at least one of these effects being major (significant).
Low	An impact that has some negative effect on the value of a facility or land use, but a recovery is expected in the short-term with no change to its integrity; or an impact that has some beneficial impact on the attributes of the facility or land use. Generally, this will equate to where two residual effects which are not worse than moderate (significant) effect are identified on a receptor from across the following environmental topics findings; noise and vibration, air quality, transport, or visual amenity.
Very low	An impact which is a very small loss or benefit from baseline conditions where the change is barely distinguishable, approximating to a 'no change' situation.

Magnitude	Description
	Generally, this will equate to either where only one moderate or major (significant) residual effect is identified on a receptor from across the following environmental topics findings; noise and vibration, air quality, transport, or visual amenity, or where all of these findings are minor adverse or negligible (not significant). An impact which is a very minor loss or benefit from baseline conditions where the change is barely distinguishable, approximating to a 'no change' situation.

1.2.23 For development land, an assessment has been undertaken of the effects on development land within the study area as identified from a review of planning applications which have received planning permission, or which are under consideration. The assessment considers temporary and permanent land take of development land which may affect its viability. **Table 10** identifies the magnitude of impact criteria which have been used to assess the Proposed Development impacts on development land.

Table 10: Local Amenities Impact (Development Land) Magnitude Criteria

Magnitude	Description
High	An impact that permanently affects the integrity and value of a development land resource; or an impact that considerably enhances the value and quality of such a resource.
Medium	An impact that negatively affects the value of a development land resource, but a recovery is possible with no permanent impacts; or an impact that improves key characteristics and features of such a resource.
Low	An impact that negatively affects the value of a development land resource, but a recovery is expected in the short-term with no change to its integrity; or an impact that has some beneficial impact on the attributes of such a resource.
Very-low	An impact which is a very minor loss or benefit from baseline conditions where the change is barely distinguishable, approximating to a 'no change' situation.

1.3 Significance of Effects

1.3.1 Socio-economic effects reflect the relationship between the sensitivity of the affected receptor and the magnitude of the impact. **Table 11** illustrates how the significance of socio-economic effects has been determined.

Table 11: Impact Assessment and Significance

Magnitude of Impact	Sensitivity of Receptor			
	Very Low	Low	Medium	High
High	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Moderate
Very low	Negligible	Negligible	Negligible	Minor

1.3.2 In accordance with the methodology set out within **Chapter 2: Assessment Methodology and Consultation (PEIR Volume II)**, the following criteria is applied:

- 'moderate' or 'major' effects are classed as '**significant**';
- 'minor' effects are classed as '**not significant**' although they may be a matter of local concern; and
- 'negligible' effects are classed as '**not significant**'.

1.3.3 **Table 12** provides a summary of the criteria for classifying likely significant effects.

Table 12: A Summary of the Classification for Effect Significance Criteria

Category	Definitions	Significance classification
Major	<p>A large and detrimental change to a valuable/ sensitive receptor; likely or apparent exceeding of accepted (often legal) threshold. Or;</p> <p>A large and beneficial change, resulting in improvements to the baseline result in previously poor conditions being replaced by new legal compliance or a major contribution being made to national targets.</p> <p>These effects may represent key factors in the decision-making process. Potentially associated with sites and features of national importance or likely to be important considerations at a regional or district scale. Major effects may relate to resources or features which are unique and which, if lost, cannot be replaced or relocated.</p>	Significant
Moderate	<p>A medium scale change which, although not beyond an acceptable threshold, is still considered to be generally unacceptable, unless balanced out by other significant positive benefits of a project. Likely to be in breach of planning policy rather than a legal statute. Or;</p> <p>A positive moderate effect is a medium scale change that is significant in that the baseline conditions are improved to the extent that guideline targets are contributed to.</p> <p>These effects, if adverse, are likely to be important at a local scale and on their own could have a material influence on decision making.</p>	Significant
Minor	<p>A small change that, whilst adverse, does not exceed legal or guideline standards. Unlikely to breach planning policy. Or;</p> <p>A small positive change, but not one that is likely to be a key factor in the overall balance of issues.</p> <p>These effects may be raised as local issues and may be of relevance in the detailed design of a project but are unlikely to be critical in the decision-making process.</p>	Not significant
Negligible	<p>A very small change that is so small and unimportant that it is considered acceptable to disregard.</p> <p>Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.</p> <p>These effects are unlikely to influence decision making irrespective of other effects.</p>	Not significant

References

- Ref 1. Homes and Communities Agency, (2014); BIS: Additionality Guide Fourth Edition. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378177/additionality_guide_2014_full.pdf
- Ref 2. Welsh Government, (2024); Planning Policy Wales. Available at: [Planning Policy Wales - Edition 12 \(gov.wales\)](#)
- Ref 3. Welsh Government, (2010); Technical Advice Note 6: Planning for Sustainable Rural Communities. Available at: [tan6-sustainable-rural-communities.pdf \(gov.wales\)](#)
- Ref 4. Welsh Government, Minister for Climate Change, (2022); best and most versatile agricultural land and solar pv arrays. Available at: [Eich cyf \(gov.wales\)](#)
- Ref 5. IEMA 2022. A New Perspective on Land and Soil in Environmental Impact Assessment (Institute of Environmental Management and Assessment (IEMA) Land and Soil Guidance) Available to download by application at: <https://www.iema.net/resources/blog/2022/02/17/launch-of-new-eia-guidance-on-land-and-soils>

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1. Community Facilities

1.1 Overview

1.1.1 This appendix provides details of community facilities of relevance to the preliminary assessment of the potential impacts and likely significant environmental effects of the Proposed Development with respect to Socio-Economics, Recreation and Tourism that are set out in **Chapter 19: Socio-economics, Recreation and Tourism (PEIR Volume II)**.

1.1.2 Community facilities are differentiated from businesses in that they provide services to individuals as well as employment, whereas for businesses, the predominant potential impact is on employment (Ref 1). **Table 1** presents the community facilities (including educational facilities) within 2 km of the Indicative Site Boundary excluding the temporary abnormal indivisible loads (AIL) routes and ports. **Table 2** presents the community facilities (including educational facilities) within 2 km of the temporary AIL routes and ports.

Table 1: Community Facilities Within 2 km of the Indicative Site Boundary excluding the temporary AIL routes and ports

Community Facility	Description	Approximate Distance from the Indicative Site Boundary (km)
Connah's Quay Library	Library	1.6 km
Connah's Quay Sea Cadets	Sea cadets building	180 m
The Halfway House	Pub	150 m
The Yacht Inn	Pub	720 m
The Welsh Harp	Pub	1.5 km
The Mill Tavern	Pub	1.6 km
The Coach and Horses Flint Mountain	Pub	1.2 km
Sir Gawain and the Green Knight	Pub	250 m
The Ship Connah's Quay	Pub	700 m
Connah's Quay High school	Secondary school	450 m
Coleg Cambria/Deeside College	College	380 m
Golftyn Primary School	Primary school	390 m
Bryn Deva Primary School	Primary school	480 m
Brookfield Primary School	Primary school	1.3 km
St. Richard Gwyn Catholic Primary School	Primary school	1.2 km
St Mary's Catholic Primary School	Primary school	1.5 km
Ysgol Croes Atti Primary School	Primary school	1.6 km
Ysgol Gwynedd Primary School	Primary School	1.9 km

Community Facility	Description	Approximate Distance from the Indicative Site Boundary (km)
Ysgol Maes Hyfryd	Special education school	1.3 km
Flint High school	Secondary school	1.6 km
Connah's Quay Community Centre	Community Centre	800 m
Golftyn Presbyterian Church	Church	200 m
Saint David's Mission Church	Church	1.3 km
St Mark's Church	Church	280 m
Blessed Sacrament Catholic Church	Church	1.3 km
Saint Andrew's Methodist Church	Church	1.5 km
Christ Church Deeside	Church	1.9 km
St Thomas' Church Flint Mountain	Church	1.1 km
Connah's Quay Youth and Community Centre	Community Centre	500 m
The Grove Community Social Club	Social club	1.8 km
Flint Royal British Legion Social Club	Social club	1.9 km
Connah's Quay Nomads Football Club	Football club	150 m
Cae Y Castell Football Stadium	Football stadium	1.6 km
Flint Mountain Footgolf Course	Footgolf course	1.4 km
Toybox Day Nursery	Nursery	150 m
Connah's Quay Cricket Club	Cricket Club	580 m
Deeside Police Station	Police Station	2.4 km
Mold Police Station	Police Station	8.1 km
Deeside Fire Station	Fire Station	3.2 km
Flint Fire Station	Fire Station	5.0 km
Buckley Fire Station	Fire Station	6.2 km

Table 2: Community Facilities within 2 km of the AIL routes and ports

Community Facility	Description	Approximate Distance from the Indicative Site Boundary (km)
St Richard Gwyn High School	School	600 m
Ysgol Treffynnon	School	1.3 km
Cornist Park School	School	1.2 km
Ysgol Maesglas	School	120 m

Community Facility	Description	Approximate Distance from the Indicative Site Boundary (km)
Bryn Pennant County Primary School	School	430 m
Options Kinsale	School	650 m
St Bernard's Roman Catholic Primary School	School	1.9 km
Wolverham Primary and Nursery School	School	1.4 km
William Stockton Community Primary School	School	1.0 km
Westminster Community Primary School	School	600 m
The Acorns Primary and Nursery School	School	1.8 km
Rivacre Primary School	School	2.0 km
Ellesmere Port Church of England College	College	1.5 km
Morfa Newydd Nursing Home	Nursing Home	10 m
Bod Hyfryd Care Home	Nursing Home	1.4 km
Vale Court Care Home	Nursing Home	1.9 km
Aaron Court Care Home	Nursing Home	1.2 km
Jade Jones Pavilion Leisure Centre	Leisure Centre	250 m
Fervid Fitness	Leisure Centre	150 m
Lyons Den Fitness	Leisure Centre	120 m
Flex Strength Gym	Leisure Centre	160 m
Fitness Factory	Leisure Centre	985 m
Body Tech Fitness	Leisure Centre	1.3 km
Waterways Leisure Centre	Leisure Centre	50 m
Flint Town United Football Club & Social Club	Football Club	35 m
Greenfield Football Club	Football Club	20 m
The Football Lab	Football Pitches	30 m
Holywell Town Football Club	Football Club	1.9 km
Rossmore Football Pitch	Football Pitch	1.5 km
Flint Golf Club	Golf Club	1.8 km
O35tour	Golf Club	1.5 km
Bagillt Cemetery	Cemetery	700 m
Flint Cemetery	Cemetery	950 m
Greenfield Cemetery	Cemetery	440 m

Community Facility	Description	Approximate Distance from the Indicative Site Boundary (km)
Mynwent Penrhewl, St. Margaret's Cemetery	Cemetery	800 m
RNLI Flint Lifeboat Station	Lifeboat Station	350 m
Ellesmere Port Police Station	Police Station	1.5 km
Cheshire Fire and Rescue Service	Fire station	1.5 km
Flint Post Office	Post Office	170 m
Wolverham Road Post Office	Post Office	1.6 km
Flint Library	Library	190 m
Ellesmere Port Library	Library	1.4 km
Flint Town Hall	Town Hall	15 m
George and the Dragon	Pub	150 m
The Swan	Pub	10 m
Grace Arms	Pub	1.7 km
The Ship Hotel	Pub	10 m
Ellesmere Port Conservative Club	Pub	380 m
Horse and Jockey	Pub	85 m
The Cat	Pub	1.6 km
The Packet House	Pub	50 m
Letty Hotel	Pub	10 m
St Peters Church	Church	180 m
River Dee Community Church	Church	125 m
Holy Trinity church Greenfield	Church	180 m
Flint Health and Wellbeing Centre	Hospital	190 m
Holywell Community Hospital	Hospital	195 m
Westminster Surgery	Doctor	330 m
Flint Royal British Legion Social Club	Social Club	360 m
Mostyn Community Centre	Community Centre	250 m
Greenfield Youth Club	Youth Club	360 m
Maes Pennant Skatepark	Skatepark	230 m
Greenfield Bowling Club	Bowling Club	60 m
Oakenholt Bowling Club	Bowling Club	60 m
Flintshire Retail Park	Shopping Centre	60 m
Flint Train Station	Train Station	60 m

Community Facility	Description	Approximate Distance from the Indicative Site Boundary (km)
Ellesmere Port Station	Train Station	670 m
Wirral Community Narrowboat Trust	Community Organisation	30 m
The Haven	Community Garden	1.5 km
Wolverham Community Centre	Community Centre	1.8 km
Ellesmere Port Civic Hall	Civic Hall	1.4 km
National Waterways Museum	Museum	20 m

References

- Ref 1. HS2 Socio-economics Team, (2017); HS2 Phase 2b: Crewe to Manchester and West Midlands to Leeds Technical Note: Socio-economics assessment.

Connah's Quay Low Carbon Power

Preliminary Environmental Information Report
Volume IV, Appendix 19-B: List of Business
Premises– Baseline Assessment

Uniper

The Planning Act 2008
The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017
PINS Reference: EN010166
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Prepared for:
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Prepared by:
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1. Business Premises

1.1 Overview

- 1.1.1 This appendix provides details of businesses of relevance to the preliminary assessment of the potential impacts and likely significant environmental effects of the Proposed Development with respect to Socio-Economics, Recreation and Tourism that are set out in **Chapter 19: Socio-economics, Recreation and Tourism (PEIR Volume II)**.
- 1.1.2 Businesses are all considered to be legal entities with definable establishments and employing persons within the impact area (legal entities are considered to include sole traders; partnerships; limited companies; public limited companies; social enterprises; public services). For the purposes of assessing the impacts on home-based businesses, all such businesses are considered to be ancillary to the main use as a residence unless evidence of actual employment in situ is identified.
- 1.1.3 **Table 1** identifies the businesses lying within 500 m of the Indicative Site Boundary excluding the temporary abnormal indivisible loads (AIL) routes and ports. **Table 2** identifies the businesses lying within 500 m of the temporary abnormal indivisible loads (AIL) routes and ports.

Table 1: Business Premises within 500 m of the Indicative Site Boundary excluding the temporary AIL routes and ports

Business	Description	Approximate Distance from Indicative Site Boundary (m)
Lifestyle Fitness Deeside	Gym	350 m
Oakenholt Farm	Farm	370 m
West Coast Camper Conversions	Vehicle conversions	390 m
Bond Apparel	Clothing	500 m
Heat Centric	Heating and plumbing	120 m
Spar Connah's Quay	Food retail	150 m
Lee's MOT's	Vehicles	120 m
Coast Road Furniture	Furniture retail	100 m
Bare Spa	Spa	180 m
Farfield Masonic Hall	Event venue	450 m
Esso Petrol Station	Petrol station	150 m
Greggs	Fast-food chain	150 m
Oasis Auto Centre	Vehicles	160 m
Emrys Jones Motor Services	Vehicles	100 m
Capricorn Car sales	Vehicles	100 m
CO2 Services	Welding gas supplier	100 m

Business	Description	Approximate Distance from Indicative Site Boundary (m)
Ozzyz	Takeaway food	100 m
Clay Sports Shooting Limited	Shooting Range	150 m
4 Mushgrave Lodge	Lodge	350 m
T M C Hallcrest	Manufacturer	450 m
Quay River Tours	Tea room	450 m
Bryn Thomas Cranes Ltd	Crane Service	120 m
Dependable Concrete	Concrete supplier	120 m
Essity	Paper mill	120 m
A & G engineering	Auto Electrical Services	120 m
SCA Hygiene Products	Medical supplies store	150 m
Jk Trails and Enduro Tours	Motorbike rental agency	150 m
Suzie Carr Boutique	Clothing store	400 m
Ewe Two	Cabins	100 m

Table 2: Business Premises within 500 m of the AIL routes and ports

Business	Description	Approximate Distance from Indicative Site Boundary (m)
SPAR Flint	Supermarket	10 m
Alyn Veterinary Centre	Vets	10 m
ALDI	Supermarket	10 m
Tesco Express	Supermarket	10 m
Boots Pharmacy	Pharmacy	160 m
The Gaumant Plaza	Cinema	315 m
Krakow Mini Market	Supermarket	10 m
Georgieffs Accountants	Accountant	20 m
Hollywood Nails Spa & Beauty	Salon	10 m
Thaidee Flint	Restaurant	10 m
Likya Steak Grill Wine	Restaurant	10 m
TSB Bank	Bank	10 m
Bliss	Hairdresser	10 m
Wynsor Travel	Taxi Service	10 m
Gap Personnel	Recruiter	10 m
K9 Nutrition	Pet Food	20 m
The Fry Inn	Takeaway	25 m

Business	Description	Approximate Distance from Indicative Site Boundary (m)
Sam's Barber Shop	Barbers	100 m
Bella Boutique	Clothes Shop	100 m
Jones Holiday	Travel Agent	90 m
Hays Travel Flint	Travel Agent	120 m
Bevans	Hardware Shop	120 m
Havana Hair and Beauty	Salon	90 m
Rowlands Pharmacy Flint	Pharmacy	370 m
McDonald's	Fast Food	20 m
Asda	Supermarket	40 m
Sainsbury's	Supermarket	50 m
Sports Direct	Clothes Shop	10 m
Poundland	Supermarket	200 m
B&M	Supermarket	140 m
Huws Gray Flint	Supplier	50 m
Screwfix Flint	Supermarket	340 m
Crabb Engineering	Engineer	350 m
Aber Park Garage	Mechanic	360 m
GXO Logistics	Logistics Service	300 m
Electrical Wholesale Supplies Flint	Supplier	350 m
Premier Flexible Packaging	Supplier	400 m
Lock Stock Self Storage	Self-Storage	20 m
Jonarve	Manufacturer	270 m
PJ Colours	Manufacturer	270 m
Roberts Manufacturing	Manufacturer	270 m
VRS Flint	Mechanic	270 m
Tweedmill Textiles	Textile Supplier	270 m
John Dale	Manufacturer	270 m
Preseli	Supplier	270 m
Lanway Crushers	Equipment Supplier	270 m
International Crusher Solutions	Equipment Supplier	270 m
Restec Roofing	Manufacturer	270 m
Kimberley Clark	Manufacturer	130 m
Action Tyres and Exhausts	Tyre Shop	300 m
Jones Brothers Concrete	Contractor	250 m
Greenfield Household Recycling Centre	Recycling Centre	450 m

Business	Description	Approximate Distance from Indicative Site Boundary (m)
Ambermaze Fine Dining	Restaurant	125 m
Westbridge	Manufacturer	165 m
Kingspan Insulated Panels, UK	Manufacturer	400 m
Unifrax Emission Control Europe Ltd	Auto Parts Store	415 m
Express Hand Car Wash	Car Wash	70 m
Centriblast	Manufacturer	90 m
Jones R J Haulage	Trucking Company	200 m
D Fur Dog Grooming	Pet Groomer	280 m
Daydream Designs	Web Designer	105 m
All Electric Contractors	Electrical Installation	110 m
One Stop	Supermarket	195 m
Valley Fish and Chips	Takeaway	240 m
Bodlondeb Farm	Farm	20 m
Jones G Aled	Farm	500 m
The Car Shop Pitstop	Auto Parts Store	20 m
Mostyn Road Business Park	Business Park	60 m
Gibbs Steel Fabricators	Steel Fabricator	30 m
Café at Abakhan	Café	205 m
Abakhan Fabrics, Hobby and Home	Fabric Shop	20 m
The Beer Buoys	Distributor	80 m
BKB Self Storage Abakhan	Self-Storage	100 m
Mostyn Garage Service Centre	Mechanic	30 m
WFE Supplier	Supplier	80 m
Mostyn Maritime Services	Transport Infrastructure Supplier	30 m
RWE Offices	Office	400 m
Solutions Asset Finance	Accountants	145 m
Custom Valeting Services	Valet	140 m
N Vision Global	Software	50 m
Port and Anchor	Restaurant	50 m
Holiday Inn	Hotel	50 m
A.D.Price Metal Craft	Blacksmith	50 m
ModuleCo Healthcare	Supplier	160 m
OLIA candles	Retailer	50 m

Business	Description	Approximate Distance from Indicative Site Boundary (m)
New Directions	Recruitment	50 m
Sovini Trade Supplies	Supplier	125 m
Reg Lennon	Motorcycle Shop	200 m
Mastertech	Mobile Mechanic	210 m
The Fork Truck Company	Equipment Hire	130 m
Scooter Warehouse	Equipment Hire	250 m
Home and Dry	Launderette	260 m
Sterilab	Chemical Manufacturer	300 m
MacDonald Humfrey	Office	370 m
LTG	Steel Works	440 m
A Engineering	Engineer	450 m
Peel Ports Logistics	Logistics Services	80 m
Express Corner	Supermarket	130 m
Ability Aware	Equipment Supplier	460 m
Fisher Sarah Jane	Reflexologist	60 m
Scarlett's Dog Grooming	Groomer	300 m
Seawaves	Takeaway	310 m
ROCs Desserts	Takeaway	450 m
Halfords	Autoparts	500 m
Home Bargains	Supermarket	480 m
JYSK	Supermarket	480 m
B&M	Supermarket	390 m
Shell	Garage	350 m
Meadow Lane Business Centre	Business Centre	500 m
Hairport	Salon	440 m
A1 Tyres and Auto Services	Mechanic	400 m
JB Real Estate	Estate Agents	360 m
Goa Tandoori	Takeaway	320 m
ABC Property Shop	Estate Agents	310 m
Beck's	Café	300 m
Leigh and Co	Stationary Shop	270 m
Digraph	Autoparts	230 m
MD Motorcare	Vehicle Repair	240 m
Matt Finish	Renovator	300 m
J.R Webster and Co	Engineer	300 m

Business	Description	Approximate Distance from Indicative Site Boundary (m)
BIG ATOM Tyre Recycling	Recycling Centre	400 m
CEMEX	Concrete Plant	430 m

