

# Site Selection

To help us select the most suitable location for development, we carried out a series of rigorous assessments across 100 potential sites. This process helped us to filter out unsuitable options and identify those sites that are likely to have the least impact and the most benefit when developed.

This process resulted in the selection of the Ynni Celyn Energy Storage project based on the following criteria:

## Landscape and Visual

- Our site is located away from densely populated areas.
- The site can be screened to minimise disruption to views from the surrounding area, including the Clwydian Range and Dee Valley National Landscape, situated 800 metres south of the site.
- The battery storage units would be located on land that has the least visual impact and that can be screened.
- The scale of the project has reduced over time to avoid land with existing hedgerows and woodland, to minimise views of the proposed development from long-distance views.
- A full Landscape & Visual Impact Assessment alongside viewpoints and photomontages will be submitted as part of our planning application.

## Transport

- We have specifically chosen an area with good transport links to ensure accessibility during construction and to minimise the impact on residents.
- Access to the site from the strategic road network is available via the A55, A5, A494, and A5104 which provides a main artery route direct from Ellesmere Port.
- From the A5104, there would be a short journey along the unclassified road to Caenog in order to reach the site.
- An agreed Construction Traffic Management Plan would include rigorous controls on delivery times and hours of construction as part of our promise to the community (also likely to be secured by a planning condition).

## Agricultural land classification

- The predictive agricultural land classification map shows the site is Grade 3. A detailed survey will shortly be undertaken to establish the exact soil quality of the site
- The Land is currently used for grazing, with low stocking rates, and given the size of the fields, topography, and surface water issues, the overall site is not considered Best and Most Versatile Agricultural Land.

## Noise

- The closest residential property is located c. 230 metres from the site
- Our specialist acoustic consultant has undertaken background sound monitoring over a 7-day period up to a 1km radius around our site.
- The outcome of our noise modelling has shown that no significant adverse noise effects will be created by the proposed development.

## Flood risk & Drainage

- The site lies entirely within Flood Zone 1 (the lowest probability of flooding).
- There is some surface water flooding on flood risk maps on the centre of the site, and a detailed drainage and modelling assessment has been undertaken to understand the local hydrology, enabling us to reduce flood risk and protect water resources.
- A drainage strategy will be submitted as part of the planning application and will demonstrate how water and its catchment and treatment will be managed onsite.

## Grid Connection

- NatPower has a 1GW grid connection offer from National Grid. The two overhead power lines that run through the site, one of which will allow the site to connect into the transmission network.
- NatPower has already received a grid connection offer of 1GW.

## Ecology

- We have assessed the site to identify all wildlife that visit, live and use the land.
- After a Preliminary Ecological Appraisal was undertaken on site, nesting birds, bats, badgers and voles have been extensively examined, and the outcomes of these surveys have informed the specific design and layout of the project.
- There are no international or national sensitive ecological designations such as RAMSAR, Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Site of Biological Importance (SBI), Special Protection Area (SPA) or National Nature Reserve (NNR) within close proximity.
- The Ancient Woodland close to the centre of the site will be protected with a minimum 15m offset from the development. Mitigation planting surrounding the woodland will use

## Heritage and Archaeology

- There are no historic considerations, such as Conservation Areas, Listed Buildings, Scheduled Monuments or Historic Battlefield designations on, or in, close proximity to the site.
- Ground penetrating radar will be completed prior to submission to ensure that there are no features under the ground that are of historical importance.
- Archaeological desk-based surveys have not identified anything that is noteworthy onsite and so pre submission trial trenching is not anticipated.

