



Connah's Quay Low Carbon Power

Environmental Statement Volume IV Appendix 19-B: List of Business Premises Baseline Assessment

Planning Inspectorate Reference: EN010166

Document Reference: EN010166/APP/6.4

Planning Act 2008 (as amended)

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 - Regulation 5(2)(a)

Revision 00

August 2025

Prepared for:
Uniper UK Limited

Prepared by:
AECOM Limited

© 2025 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1.	List of Business Premises Baseline Assessment.....	1
1.1	Overview	1

Tables

Table 1:	Business Premises within 500 m of the Construction and Operation Area ...	2
Table 2:	Business Premises within 500 m of Accommodation Work Areas	4

1. List of Business Premises Baseline Assessment

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 of Connah's Quay Combined Cycle Gas Turbine (CCGT) with Carbon Capture Plant (CCP) and supporting infrastructure (hereafter referred to as the Proposed Development) with respect to Socio-Economics, Recreation and Tourism that are set out in **Chapter 19: Socio-Economics, Recreation and Tourism (EN010166/APP/6.2.19)**.
- 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 Construction and Operation Area, which comprises the Order limits excluding the Accommodation Work Areas. This is shown on **Figure 3-3: Areas Described in the Environmental Statement (ES) (EN010166/APP/6.3)**. **Table 2** identifies the businesses lying within 500 m of the Accommodation Work Areas.

Table 1: Business Premises within 500 m of the Construction and Operation Area

Business	Description	Approximate Distance from the Construction and Operation Area
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
CO ₂ Services	Welding gas supplier	100 m
Ozzyz	Takeaway food	100 m
Clay Sports Shooting Limited	Shooting Range	150 m

Business	Description	Approximate Distance from the Construction and Operation Area
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 Accommodation Work Areas

Business	Description	Approximate Distance from the Accommodation Work Areas
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
Sam's Barber Shop	Barbers	100 m

Business	Description	Approximate Distance from the Accommodation Work Areas
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

Business	Description	Approximate Distance from the Accommodation Work Areas
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
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

Business	Description	Approximate Distance from the Accommodation Work Areas
Express Hand Car Wash	Car Wash	200 m
Centriblast	Manufacturer	194 m
Jones R J Haulage	Trucking Company	200 m
D Fur Dog Grooming	Pet Groomer	30 m
Greenfield Business Centre	Business Centre	80 m
Robal	Steel Fabricator	30 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

Business	Description	Approximate Distance from the Accommodation Work Areas
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

