

**CONSTRUCTION AND OPERATION OF A GAS FIRED ELECTRICITY
GENERATING STATION AT THE MANORWAY, STANFORD-LE-HOPE,
ESSEX, KNOWN AS GATEWAY ENERGY CENTRE (“the Development”)**

**EXPLANATORY MEMORANDUM TO S.36 CONSENT VARIATION
3 AUGUST 2016**

Variation of Section 36 Consent

Title is varied to explain that the generating station can be built as either: i) up to two combined cycle gas turbine (CCGT) units; or ii) one CCGT unit with one or more open cycle gas turbine (OCGT) unit(s).

Paragraph 1 is varied to allow for the fact that the generating station may not now comprise solely CCGT units.

Paragraph 2 is varied to clarify that it can be constructed as either:

- i) up to two CCGT units including for each CCGT unit a gas turbine, a heat recovery steam generator, a steam turbine plant and associated equipment; or
- ii) (1) one CCGT unit including a gas turbine, a heat recovery steam generator, a steam turbine plant and associated equipment and (2) one or more OCGT units with the OCGT units having a combined rated electrical output of less than 300MW (including for each OCGT unit a gas turbine and associated equipment).

Paragraph 4

Condition 1 is varied to make clear that the Development shall be constructed and operated in accordance with the section 36C variation application dated 25 February 2016 (in addition to the original application and the section 36C variation application dated 12 August 2014).

Condition 1A is a new condition to ensure the Company notifies the Secretary of State and relevant planning authority which of the gas turbine technology options is selected prior to commencement of the Development and what the capacity of each gas turbine technology will be.

Condition 2 is varied to explain that the Development must be commenced within five years of the date of the varied consent.

Condition (11)(c) is varied to reinstate text which gives the Secretary of State discretion to consent to the Company not installing carbon capture equipment.

Conditions in Section 90 Direction – comparison with existing planning conditions

Title is varied to explain that the generating station can be constructed as either: i) up to two combined cycle gas turbine (CCGT) units; or ii) one CCGT unit and one or more open cycle gas turbine (OCGT) unit(s).

Paragraph 5

Definitions:

- the definition of “the commencement of Development” is varied to reflect more accurately the wording used in section 56 (2) of the Town and Country Planning Act 1990, as amended;
- the definition of “the Development” is varied to clarify the address of the Development and so that the Development can be constructed as either: i) up to two combined cycle gas turbine (CCGT) units; or ii) one CCGT unit and one or more open cycle gas turbine (OCGT) unit(s), with the OCGT units having a combined generating capacity of less than 300MW (including for each OCGT unit: a gas turbine; and associated equipment);
- a footnote is inserted to the definition of “the Development” for clarification of the capacity of the OCGT units; and
- the definition of “Highways Agency” is varied to reflect that it has been succeeded by “Highways England”.

Condition 3 is varied to explain that the Development must be commenced within five years of the varied consent. The reason is varied for consistency with use of the term “commencement” rather than “construction”.

Condition 14 is varied to make reference to the successor to “Highways Agency” and to provide that the approved traffic scheme shall include details and measures identified in the “Gateway Energy Centre Transport Report Addendum January 2016”.

Condition 16 is varied to include reference to the successor to “Highways Agency”.

Condition 18 is varied to include reference to the successor to “Highways Agency”.

Condition 21(d) is varied to include reference to the successor to “highways England”.

Condition 23 is varied to include reference to the successor to “Highways Agency” and to provide that the approved Transport Management Plan shall include measures identified in the “Gateway Energy Centre Transport Report Addendum January 2016”.

Condition 24 is varied to include reference to the successor to “Highways Agency”.

Condition 60 is a new condition to make clear that where provision is made for the Local Planning Authority to agree to variations to the planning conditions, the scope of such variations will be limited to non-material changes.

Condition 61 is a new condition to ensure that the consented Development has no greater environmental impact than that considered in the Environmental Statement.