



Yaxley Synchronous Condenser

Community Forum • 31st January 2024

conrad
energy

Agenda

1. Introductions
2. 16th August meeting review
3. Project overview
4. Programme
5. Community fund
6. Keeping updated
7. AOB

Introductions



Philip Silk
Development Director

Andrew Rafter
Senior Construction
Manager

Kai Brown
Project Delivery
Manager

16th August 2023 meeting review

Meeting actions

- Terms of Reference updates

The updated document is available on the project website

- Project Design – Conrad Energy to explore a black paint finish to the synchronous condenser building.

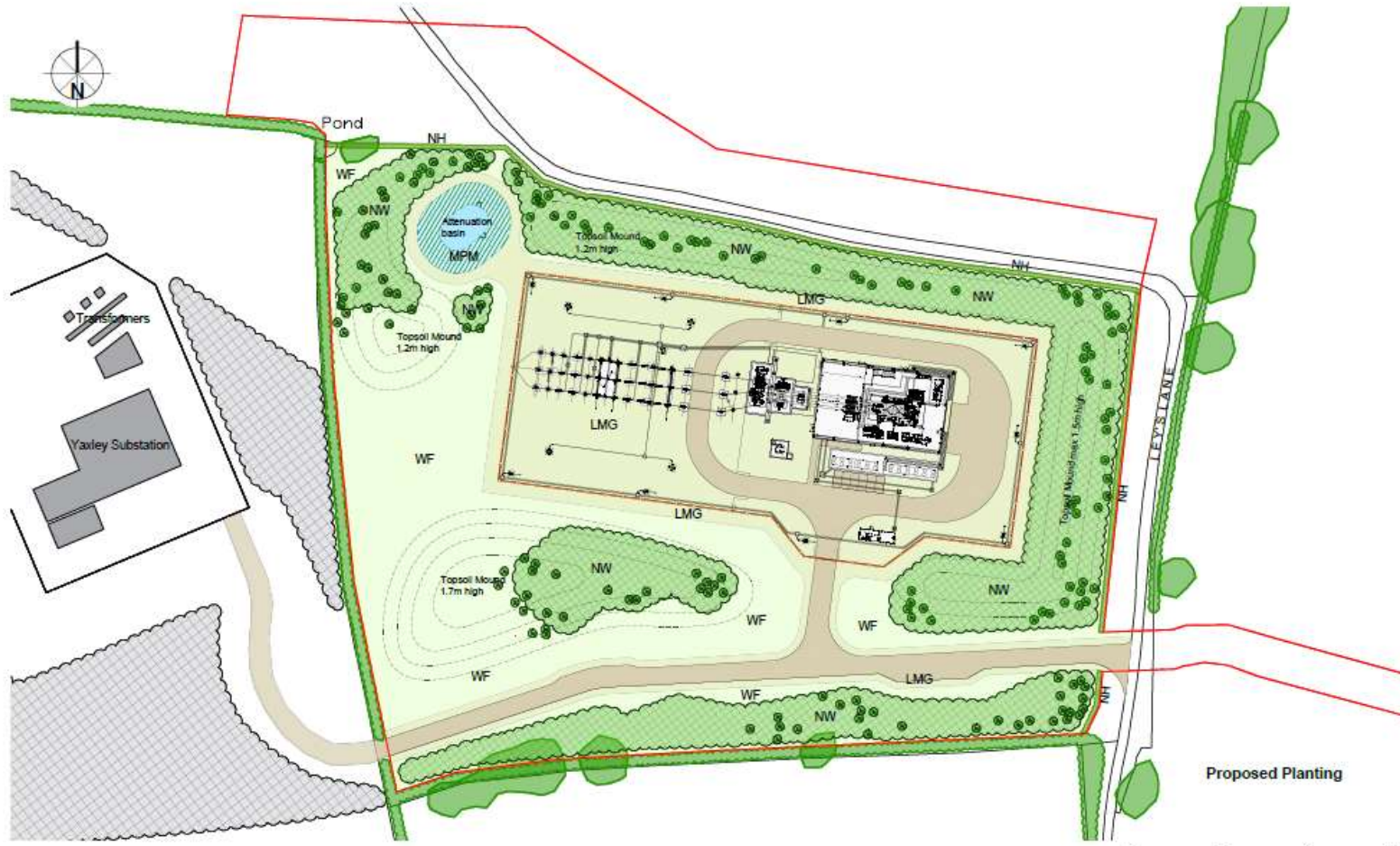
This was considered by our planning consultants, who have advised that a black paint finish to be contrary to the standard development approach in the local area.

Furthermore, a black finish to the building could adversely impact the temperature of the building, and thus the noise emissions of our cooling systems in warmer months.

- Conrad Energy provided graphics and information on how people can register their details to be kept updated on the project and how to apply for the Conrad Community Fund.

Project overview





- Planning Application Boundary
- Land Ownership (Inset Map)
- Security Fence (Height: 2.4m)
- Access Road
- Existing Woodland/Trees
- Existing Hedgerows (Retained)
- Proposed Native Hedgerow Mix 'NH' (Refer Schedule) 7 plants per lin m
- LMG Proposed Low Maintenance Grass
- Proposed Native Woodland Mix 'NW' (Refer Schedule) @ 1.5m centres
- Proposed Standard/Feathered Trees Individual Trees at locations shown
- WF Proposed Wildflower/Grass Seed Mixture Emorsgate EM1 'General Purpose Meadow Mix' (Or Similar) Sown @ 4gm/m²
- Indicative earth mounding Contours 0.5m intervals
- Attenuation basin to engineer's specification
- MPM Proposed marginal seed/wildflower mix Emorsgate Pond Edge Mixture EP1(Or Similar) Sown @ 4gm/m²
- Approved planting to be undertaken as part of the Yaxley Substation development (Refer Landscape Masterplan D6492.002H)

Top-soil stripped from the site to be used for planting/seeded areas as follows:

- Woodland areas: 0.5 to 1.5m deep (mound with side batters no steeper than 1 in 8)
- Low maintenance Grass: 150 mm deep
- Wildflower seeding 150mm subsoil

Proposed trees hedgerow plants to be protected by 600mm high rabbit guards. All planting and seeded areas to be maintained in a weed/litter free condition, and shall be watered as necessary to maintain health and vigour of the plants/swards. Any dead or dying plants/swards are to be replaced at the end of each growing season.

The Site in relation to Yaxley Substation



Planting Schedules

Individual Standard /Feathered Trees (Locations As Shown)			
Species	Common Name	Type/Size	%
<i>Acer campestre</i>	Field Maple	BR Standard (8-10cm girth)	25
<i>Betula pendula</i>	Birch	BR Feathered (6cm girth)	25
<i>Prunus avium</i>	Wild Cherry	BR Standard (8-10cm girth)	25
<i>Sorbus aucuparia</i>	Rowan	BR Standard (8-10cm girth)	25
TOTAL			100

Native Species-rich Hedgerow Mix - NH @7 plants/m. double staggered row			
Species	Common Name	Type/Size	%
<i>Acer campestre</i>	Field maple	BR 1+1 /60-80	5
<i>Corylus avellana</i>	Hazel	BR 1+1 /60-80	10
<i>Crataegus monogyna</i>	Hawthorn	BR 1+1 /60-80	50
<i>Ilex aquifolium</i>	Holly	Container/2ltr	10
<i>Prunus spinosa</i>	Blackthorn	BR 1+1 /60-80	20
<i>Rosa canina</i>	Dog rose	BR 1+1 /60-80	5
TOTAL			100

Native Woodland Mix - NW @ 1.5m centres (0.44 Plants per m ²)			
Species	Common Name	Type/Size	%
<i>Acer campestre</i>	Field Maple	BR 1+1 /60-80	10
<i>Alnus glutinosa</i>	Alder	BR 1+1 /60-80	10
<i>Betula pendula</i>	Silver Birch	BR 1+1 /60-80	10
<i>Corylus avellana</i>	Hazel	BR 1+1 /60-80	10
<i>Crataegus monogyna</i>	Hawthorn	BR 1+1 /60-80	15
<i>Ilex aquifolium</i>	Holly	Container/2ltr	10
<i>Prunus avium</i>	Wild Cherry	BR 1+1 /60-80	10
<i>Quercus robur</i>	Oak	BR 1+1 /60-80	15
<i>Sorbus aucuparia</i>	Rowan	BR 1+1 /60-80	5
<i>Tilia cordata</i>	Small-leaved lime	BR 1+1 /60-80	5
TOTAL			100

Client Conrad Energy Limited				
Project Synchronous Condenser, Yaxley				
Drawing Title Landscape Mitigation (Revised Layout)				
Created by CL	Reviewer NR	Sheet Size A3	Scale 1:1,250	Date Created 27.03.23
Drawing No. 03				Revision E
DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA t: 0113 8232871 www.dra-w-uk.com				

Project timeline



Project site view – 15th January 2024

- Concrete foundations have been poured for the synchronous condenser hall
- The majority of the air insulated switchgear (AIS) foundations have been installed
- Installation of steel framework for the synchronous condenser hall is underway
- Cabling troughs installed to run power to the site welfare, to supply backup power and to supply lighting / CCTV.
- Maintenance planned on the haul road from the A140 to Leys Lane



Project look ahead

Date	Type	Activity
February	Ground works	• Complete synchronous condenser building foundations and peripherals • Complete cable troughs – adding covers • Fiber-reinforced concrete curing period • Continue to install steel framing for synchronous condenser hall
March	Ground works	• Construct permanent drainage basin and outlet control • Begin install of perimeter fencing • Steel structures and cladding for the building.
April	Ground works	• Internal permanent drainage channels • Transformer formation, foundations, bunds and firewalls • Erect 2.4m high palisade compound fencing • Complete building erection

Construction Principles

Working hours

- Monday to Friday 0800 to 1800 (agreed hours for Saturdays 0800 to 1330 - currently not in use)
- No bank holidays

Site security

- Perimeter fencing
- Security controlled access gate
- Security guard on site 24/7 (from Sep)
- CCTV
- Site operation in line with agreed security principles
- Out of hours contact

Supporting the community

We want to make a positive difference through our work for local communities, the environment and the wider world.

The Conrad Energy Community Fund provides support for events, charities, schools, and group activities that are local to our sites across the UK.

We received nine applications for funds from various organisations. A panel reviewed the applications and carefully considered, before deciding to award funds to the following projects:

- **1st Eye Scout Group** - Box Trailer to transport our equipment to the camps and outside activities.
- **Beyond the Wall** – Community group supporting adults with disabilities, to aid with the running and upkeep and maintenance of the project.
- **Mellis Primary School** – Vegetable garden for the children.



Forests for our Future

Making a Difference

Berkshire
Buckinghamshire
Oxfordshire



Keeping updated

There are various ways that the community can keep updated throughout construction.

- Visit our website page for project information and updates
www.conradenergy.co.uk/yaxley
- Register for regular email updates on our website

Contact us

For any comments or questions throughout construction you can reach us at **yaxley@conradenergy.co.uk**

In emergencies, you can contact the Site Manager Joe Walker on 07368 241020.

Thank you