

SELOXIUM

Site Conditions Report

(From **SITE CONDITION REPORT TEMPLATE**. For full details, see *H5 SCR guide for applicants v2.0 4* August 2008)

Document Name	:	Site Condition Report
Document Number	:	SLXDOC-04-EA-B2-5b
Revision	:	2.0
Issue Date	:	28/07/2024
Revision Date	:	18/09/2024
Classification	:	Confidential

Seloxium Limited

First Floor, Building 9400, Alec Issigonis Way, Arc Oxford, Oxford, Oxfordshire, OX4 2HN

1 Site Details	
Name of the applicant	Seloxium Ltd
Activity address	Pod 8, Innovation Accelerator, Wilton Centre, Wilton Site, Redcar, England, TS10 4RF TS Cleanrooms, Innovation Accelerator, Wilton Centre, Wilton Site, Redcar, England, TS10 4RF See Figure 1-1.
National grid reference	NZ 58278 20704

Document reference and dates for site condition Report at permit application and surrender	N/A
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Document references for site plans (including location and boundaries)	SLXDOC-04-EA-B2-5b-2
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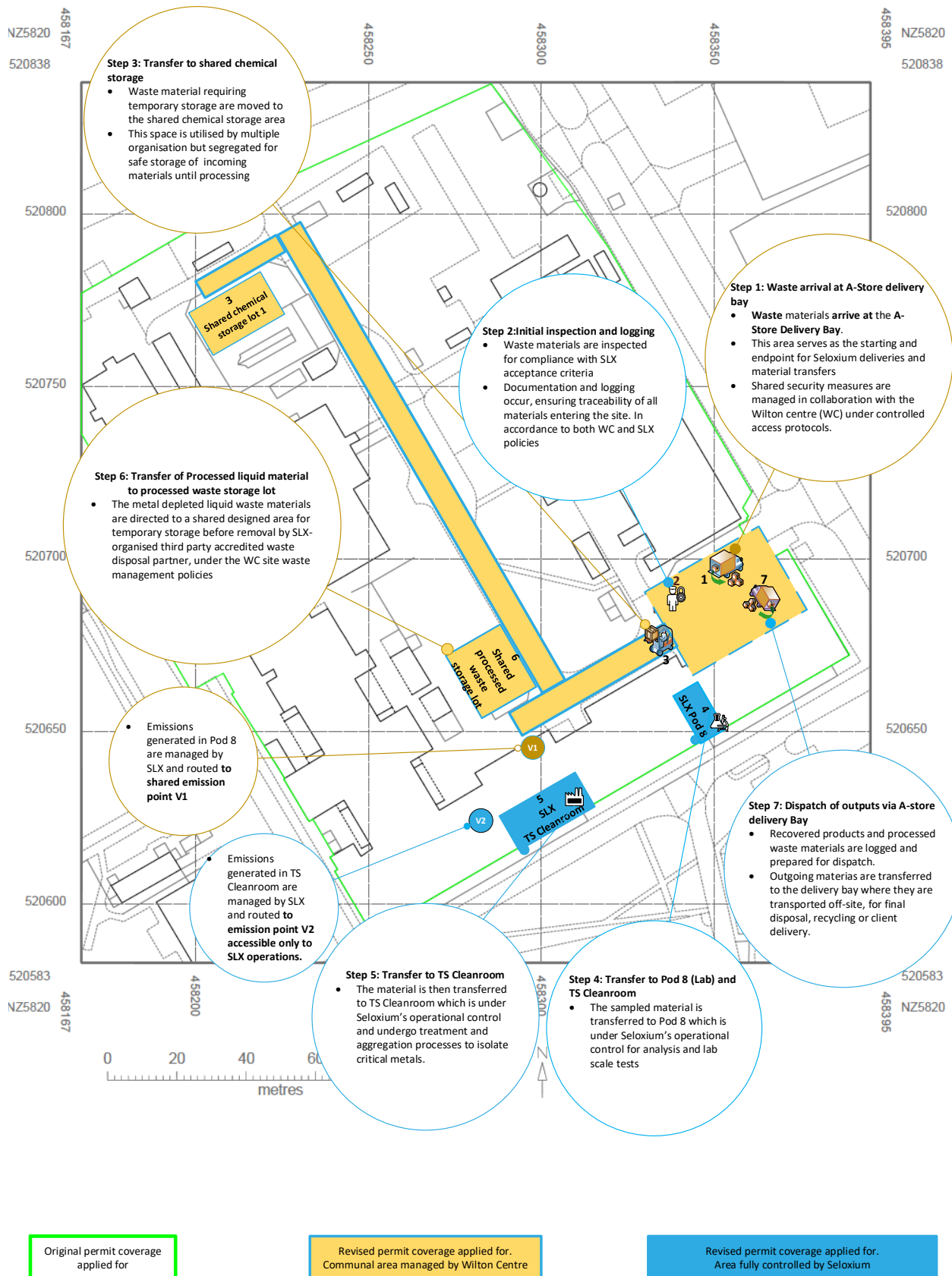


Figure 1-1: Revised site plan showing original coverage applied for (in green) and new permit coverage

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form, then you should submit the additional plan or plans with this site condition report.

2 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	Seloxium Ltd is a tenant of the Innovation Accelerator, Wilton Centre. All operations will take place within the established infrastructure and, as identified in the SLXDOC-04-EA-B2-6 Environmental Risk Assessment, no emissions to land or water will occur. As such, it is not felt that a site conditions report is required.
Pollution history including: <ul style="list-style-type: none"> • Pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures 	Unknown as the site has had multiple occupants. All operations will occur inside the Innovation Accelerator building in a controlled environment as per all previous tenants.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) Baseline soil and groundwater reference data	None.
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3 Permitted Activities	
Permitted activities	None. Only permitted activities will be as per this application.
Non-permitted activities undertaken	
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	SLXDOC-04-EA-B2-6 Environmental Risk Assessment.

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater, we may need to request further information from you or even refuse your permit application.

4 Changes to the Activities	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	No
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	N/a

5 Measures taken to protect land	
N/a	
Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures Records of maintenance, repair and replacement of pollution prevention measures

6 Pollution incidents that may have had an impact on land, and their remediation

None

Checklist of supporting information

N/A

7 Soil gas and water quality monitoring (where undertaken)

N/a

Checklist of supporting information

N/a

8 Decommissioning and removal of pollution risk

N/a

Checklist of supporting information

N/a

9 Reference data and remediation (where relevant)

N/a

Checklist of supporting information

N/a

10 Statement of Site Conditions

Only permitted activities will be as per this application

No Pollution incidents that may have an impact on land have occurred.