



Duranta Teesside Limited Permit Variation Application

June 2026

Site Condition Report



Prepared for
Duranta Teesside Limited



REPORT SCHEDULE

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Revision History

Revision History	Date	Comments	Approved

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TABLE OF CONTENTS

1. SECTIONS 1-3 TO BE COMPLETED DURING THE PERMIT APPLICATION.....	3
2. SECTIONS 4-7 TO BE COMPLETED DURING THE LIFE OF THE PERMIT	7
3. SECTIONS 8-10 TO BE COMPLETED AT SURRENDER	8

1. Sections 1-3 to be completed during the permit application

1 Site Details	
Name of the Applicant	Duranta Teesside Limited
Activity Address	Teesside AD Power Plant, Forty Foot Road, Middlesbrough, TS2 1HG
National Grid Reference	NZ 48840 21016
Document reference and dates from Site Condition Report at permit application and surrender	A site condition report was submitted at original permit application document reference SLR Ref: 405-4387-00001/SCR, March 2014 V1.3
Document reference for site plans (including location and boundaries)	Original Site Condition Report March 2014 Drawings referenced as included with the Environmental permit Application including:- Drawing 1: Location Plan with 10km Sensitive Receptors Drawing 2: Location Plan with 5km Sensitive Receptors Drawing 3: Layout Plan including Drainage & Release points Additions Made at Permit Variation June 2026 CB225-04 25 1719-01 Site Boundary and Emissions Points Plan v2 CB2255-04a - New Area Location Plan CB2255-04b – New Area Site Layout CB2255-04c – New Area Site Drainage Arrangements

Site Aerial Photograph



Note from EA guidance document:

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; and 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:
Geology, hydrogeology and
surface waters

Original Site Condition Report March 2014

Appendix SCR1 provides three environmental site assessment reports that cover the area of the site including Phase 1 and Site Investigation reports:

- a) Oct 2005: Geoinvestigate Ltd. Desk Study & Site Investigation (SI)
- b) Feb 2011: Geoinvestigate Ltd. Phase1 Desk Study & SiteCheck Annex
- c) Jul 2012: Geoinvestigate Ltd. Site Investigation

Geology: Refer to the Phase 1 report Appx SCR 1b Section 3.1) and its Annex.

Hydrogeology: Refer to Appx SCR1a)
Section 3.2 & Appx SCR1b) Section 3.3.3.

Surface Water: Refer to Appx SCR1a)
Section 3.2 & Appx SCR1b) Section 3.3.3.

Additions Made at Permit Variation June 2026

CB2255-05 Appendix 2 – Ground Contamination Assessment Part 1-5- Enzygo Geoenvironmental Limited (relating to new area of land added into permit)

Pollution history including:
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

Original Site Condition Report March 2014

Current land use: refer to Appx SCR1a) Section 3.1; Appx SCR 1b) Section 3.3.1, & Appx SCR1c) Section 1.

Pollution Incidents & Historic land-use: refer to Appx SCR1a) Section 3.1 & Appx SCR 1b) Section 3.2.

Visual/Olfactory Evidence: Appx SCR1a) Section 5, & Appx SCR 1b) Section 4.

Damage to PP Measures: None described.

	Additions Made at Permit Variation June 2026 CB2255-05 Appendix 2 – Ground Contamination Assessment Part 1-5- Enzygo Geoenvironmental Limited (relating to new area of land added into permit)
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Original Site Condition Report March 2014 Historical Contamination: Historic Contamination: refer to Site investigations in two reports in Appx SCR1a) Section 5 & Appx SCR 1c) whole document. Additions Made at Permit Variation June 2026 CB2255-05 Appendix 2 – Ground Contamination Assessment Part 1-5- Enzygo Geoenvironmental Limited (relating to new area of land added into permit)
Baseline soil and groundwater reference data	Original Site Condition Report March 2014 See Site Investigation, borehole logs and assessment reports in: • Appx SCR1a • Appx SCR 1c) Additions Made at Permit Variation June 2026 CB2255-05 Appendix 2 – Ground Contamination Assessment Part 1-5- Enzygo Geoenvironmental Limited (relating to new area of land added into permit). Further data to be obtained once lease agreement for land is signed and site construction works can commence.
Supporting information can include: 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	Original Site Condition Report March 2014 • Source information identifying environmental setting and pollution incidents [Annex SCR1 Documents] • Historical Ordnance Survey plans [Annex to SCR1b] • Site reconnaissance [Annex SCR1 Documents] • Historical investigation / assessment / remediation / verification reports [Annex SCR1 Documents] • Baseline soil and groundwater reference data [Annex SCR1 Documents] Additions Made at Permit Variation June 2026 CB2255-05 Appendix 2 – Ground Contamination Assessment Part 1-5- Enzygo Geoenvironmental Limited (relating to new area of land added into permit)
3 Permitted Activities	
Permitted activities	Original Site Condition Report March 2014 The process is a listed activity under Schedule 1 of the Environmental Permitting regulations as follows:- <i>Waste Recovery</i> Section 5.4 Part A(1)(b)(i) for the biological treatment of waste, “Recovery or mix of recovery and disposal of non-hazardous waste with a capacity exceeding 75 tonnes per day (or 100 tonnes per day if the only waste treatment activity is anaerobic digestion) involving one

		<i>or more of the following activities, and excluding activities covered by Council Directive 91/271/EEC ... "</i> Additions Made at Permit Variation June 2026 The changes will make addition of a number of directly associated activities. There are already directly associated activities of this type at the site and the changes result in repeat activity types. The directly associated activities added are; AR5 - Emergency Flare Operation (second flare added to operations) AR6 - Gas Upgrading (second biogas upgrading unit added to operations) AR7 - Storage of chemicals - additional store of gas odorant to be introduced in the second grid entry unit added to operations. AR8 - Storage of biogas - introduction of increased biogas storage capacity in the additional gas roof store associated with the additional digester installed according to the development AR10 – Surface water collection and storage - introduction of a new surface water attenuation tank for collection and storage of surface water arising in the newly developed area.
Non-permitted undertaken on site	activities	Original Site Condition Report March 2014 No non permitted activities are proposed that are not directly associated with the listed activity. Additions Made at Permit Variation June 2026 There are no new non-permitted activities added to operations at this time.
Document references for:		Original Site Condition Report March 2014 Drawings are included with the Environmental permit Application including:- Drawing 3 Plant Layout & Release Points H1 Environmental Risk Assessment SLR Reference 405.4387.0001/H1 Mar 2014. Also see Appx SCR1b) Section 5.3 and Appx SCR1c Section 4.2 Additions Made at Permit Variation June 2026 CB225-04 25 1719-01 Site Boundary and Emissions Points Plan V2 CB2255-04a - New Area Location Plan CB2255-04b – New Area Site Layout CB2255-04c – New Area Site Drainage Arrangements CB2255-07- Environmental Risk Assessment and Appendices

Note from EA guidance document:

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 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.

2. Sections 4-7 to be completed during the life of the permit

4 Changes to the activity

Have there been any changes to the activity boundary?	Yes an additional area has been added into the permitted operations during permit variation V006 June 2026.
Have there been any changes to the permitted activities?	No but additions of new infrastructure to increase the capacity of main AD activity via introduction of a new and additional digester. Also, additions of new infrastructure to increase the capacity of already listed directly associated activities.
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	CB2255-01 List of Changes CB2255-04 25 1719-01 Site Boundary and Emissions Points Plan V2 CB2255-04a - New Area Location Plan CB2255-04b – New Area Site Layout CB2255-04c – New Area Site Drainage Arrangements CB2255-06 Non-Technical Summary CB2255-07 Environmental Risk Assessment and associated appendices CB2255-09 Technical Standards and BAT Assessment

5 Measures taken to protect the land

The new digester and associated equipment will be located in an area with concrete surfacing that benefits from secondary containment for containment of spillages. The tank will be fitted with emergency under/over pressure relief valves, and foam release valves. Off spec biogas from the new upgrading unit can be returned to store or burnt in a controlled manner in the additional flare unit that will be installed as part of the development. Surface water arising from the new area will be stored in a surface water attenuation tank and discharged into the existing surface water drainage collection system and managed subject to current surface agreed water monitoring and discharge controls.

Checklist of supporting information	CB2255-07 Environmental Risk Assessment and associated appendices CB2255-09 Technical Standards and BAT Assessment
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6 Pollution incidents that may have had an impact on land, and their remediation

None

Checklist of supporting
information**7 Soil gas and water quality monitoring (where undertaken)**

None undertaken at the current time

Checklist of supporting
information**3. Sections 8-10 to be completed at surrender****8 Decommissioning and removal of pollution risk (where undertaken)**Checklist of supporting
information**9.0 Reference data and remediation (where relevant)**

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

Checklist of supporting
information**10.0 Statement of site condition**

