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**Document Reference:** PP3439GG\_FOL\_SCR.

<b>1.0 Site details</b>	
Name of the applicant	Fine Organics Limited
Activity address	Fine Organics Seal Sands Facility Seal Sands Road Middlesbrough Cleveland TS2 1UB
National grid reference	NZ532242
Document reference and dates for Site Condition Report at permit application and surrender	PP3439GG_FOL_SCR  PP3439GG_FOL_Variation Application V007
Document references for site plans	PP3439GG_FOL_SL01514-C

## 2.0 Condition of the land

### Environmental setting:

The undeveloped land is adjacent to the current operational site boundary which is located within an industrialised area (Seal Sands Chemical Zone) with a number of chemical storage and manufacturing facilities bordering the site.

The plot is low lying, relatively flat land at an elevation just over 5m of reclaimed land from the tidal estuary of the River Tees

The site is built on reclaimed land from the tidal estuary of the River Tees. The immediate area of the site was a mudflat contained by a half-tide retaining wall which extended along the north bank of the river.

Reclamation of the Seal Sands began in the middle 1960's and the area under consideration was filled around 1966 to 1968. In-fill materials were principally salts, sands, clays (ground, laminated and boulder) and weathered marl (hydraulic silts) dredged from the river estuary which at the time was undergoing deepening of the main channel and widening of the turning circle to accommodate large oil tankers. In-fill was carried out behind a retaining wall of impervious clay.

Groundwater flow within the shallow hydraulic silts and alluvial deposits in this region are likely to be in hydraulic connection with the River Tees and Seal Sands Mudflats which may have pronounced influence on groundwater elevations and flow directions.

The unoccupied land has not been used for activity during the period since reclamation.

### Pollution history:

The undeveloped land has no occupation history and no pollution events have been recorded.

### Historic contamination:

There is no recorded historic contamination of the undeveloped land and there has been no remediation of the area.

### Baseline soil and groundwater reference data:

Baseline soil and groundwater reference data to be provide upon proposal of EPR activity of undeveloped land.

As an indication of land condition, a Phase II EDD report is available summarising that the land is relatively uncontaminated, and groundwater does not appear to be significantly contaminated.

The area under consideration has not been occupied for activity during the period since this investigation was completed.

### Supporting information

- Geosyntec Phase II EDD Report 2008
- Geosyntec SPMP 2019
- CCG Ground Investigation Report
- Envirocheck Professional Report

**3.0 Permitted activities**

Permitted activities

There are to be no permitted activities on the undeveloped land.

Non-permitted activities undertaken

There are to be no non-permitted activities on the undeveloped land.

Document references for:

- plan showing activity layout; and
- environmental risk assessment.

There are no planned activities on the undeveloped land therefore an activity layout is not available.  
There are no planned activities on the undeveloped land therefore an ERA has not been completed.

