



CASE STUDY

MANAGING ENVIRONMENTAL RISK TO UNLOCK INDUSTRIAL REDEVELOPMENT

CLIENT: CONFIDENTIAL

LOCATION: UK

HIGHLIGHTS

- Intrusive Site Investigation
- Contaminated Land Risk Assessment
- Environmental Due Diligence & Regulatory Support

THE CHALLENGE

The client required a robust understanding of ground conditions and potential environmental liabilities to support the redevelopment of an operational industrial site. With future design and consenting activities dependent on a clear assessment of land contamination risks, there was a need to establish whether historic and ongoing site activities had created any constraints to development.

Particular consideration was required for potential contaminant linkages affecting soils, groundwater and controlled waters, alongside ensuring the assessment met current regulatory guidance and provided confidence to both project stakeholders and future regulatory discussions.



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THE SOLUTION

Arthian delivered a targeted intrusive site investigation in accordance with BS 10175 and the Environment Agency's Land Contamination Risk Management (LCRM) guidance. The programme included borehole installation, soil and groundwater sampling, laboratory analysis and the development of a detailed Conceptual Site Model (CSM) to assess potential contaminant linkages across the site.

Where elevated concentrations of contaminants were identified, Arthian undertook a detailed controlled waters risk assessment, supported by Remedial Targets Methodology (RTM) modelling, to gain a scientifically robust understanding of potential environmental impacts. The findings were used to evaluate risks to groundwater and surface water receptors, while also informing future site design considerations and regulatory engagement.

The assessment confirmed that the site was suitable for its proposed commercial end use, with no unacceptable risks identified provided standard construction and health and safety measures were implemented. Arthian's recommendations provided a clear and pragmatic route forward, including advice on environmental risk management and any future monitoring requirements.

THE OUTCOME

Arthian provided the project team with a clear, evidence-based understanding of the site's environmental condition and any associated development constraints. The assessment demonstrated that risks to groundwater were low and manageable, while potential impacts to surface waters were limited and only identified under highly conservative assessment scenarios.

By combining targeted site investigation, quantitative risk assessment and practical environmental advice, Arthian enabled the client to progress redevelopment plans with confidence, supporting efficient project delivery while effectively managing environmental and regulatory risk.



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