



CASE STUDY

UNLOCKING REDEVELOPMENT POTENTIAL AT A FORMER INDUSTRIAL SITE

LOCATION: GLASGOW

CLIENT: VALLOUREC

HIGHLIGHTS

- Land Contamination Assessment
- Site Investigation & Risk Management
- Redevelopment & Due Diligence Support

THE CHALLENGE

Vallourec appointed Arthian to assess potential land contamination at its 14-hectare industrial site in Bellshill, Glasgow. As the facility moved through decommissioning, the Client required a clear understanding of the Site's environmental condition to support future sale discussions and help prospective buyers evaluate redevelopment opportunities. Arthian's assessment also addressed the Site's complex industrial legacy, including historic steelworks and railway infrastructure dating back to the late 1800s.



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THE SOLUTION

To accommodate uncertainty around the Site's future use, Arthian produced a Preliminary Contamination Risk Assessment (Phase 1) covering three potential redevelopment scenarios. This tailored approach gave the Client and prospective purchasers relevant insight into the pollutant pathways associated with each option. Arthian then designed a comprehensive, non-targeted intrusive investigation to address the identified potential pollutant linkages, comprising 25 boreholes, 93 machine-excavated trial pits, and six gas-monitoring visits over three months.

Historic land use created additional delivery challenges, including uncertainty in the location of subsurface utilities caused by incomplete drawings and buried structures that could interfere with detection equipment. Arthian worked collaboratively with the Client to identify locations where the investigation could proceed safely and confidently, maintaining momentum while managing site risk.

Arthian also appointed and managed a specialist geotechnical contractor on the Client's behalf, integrating the geochemical and geotechnical programmes into a single coordinated investigation. By combining the scope and aligning sample collection with the subcontractor's requirements, Arthian delivered valuable technical insight while reducing overall project costs.

The investigation findings initially informed a Generic Quantitative Risk Assessment (GQRA) for the most conservative scenario: residential development with home-grown produce. After several exceedances of human-health generic assessment criteria were identified, the Client commissioned Arthian to complete two further GQRAs for alternative end uses. Together, these assessments gave prospective buyers a clearer view of potential development constraints and supported more informed decisions about the Site's future.



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