

**The Scottish Marine Technology Park:
A unique environment for world-leading
innovators to co-locate and collaborate**

Marine Technology Innovation Hub

Contents

4 What is SMTP?

8 Indicative Masterplan

12 Our Vision

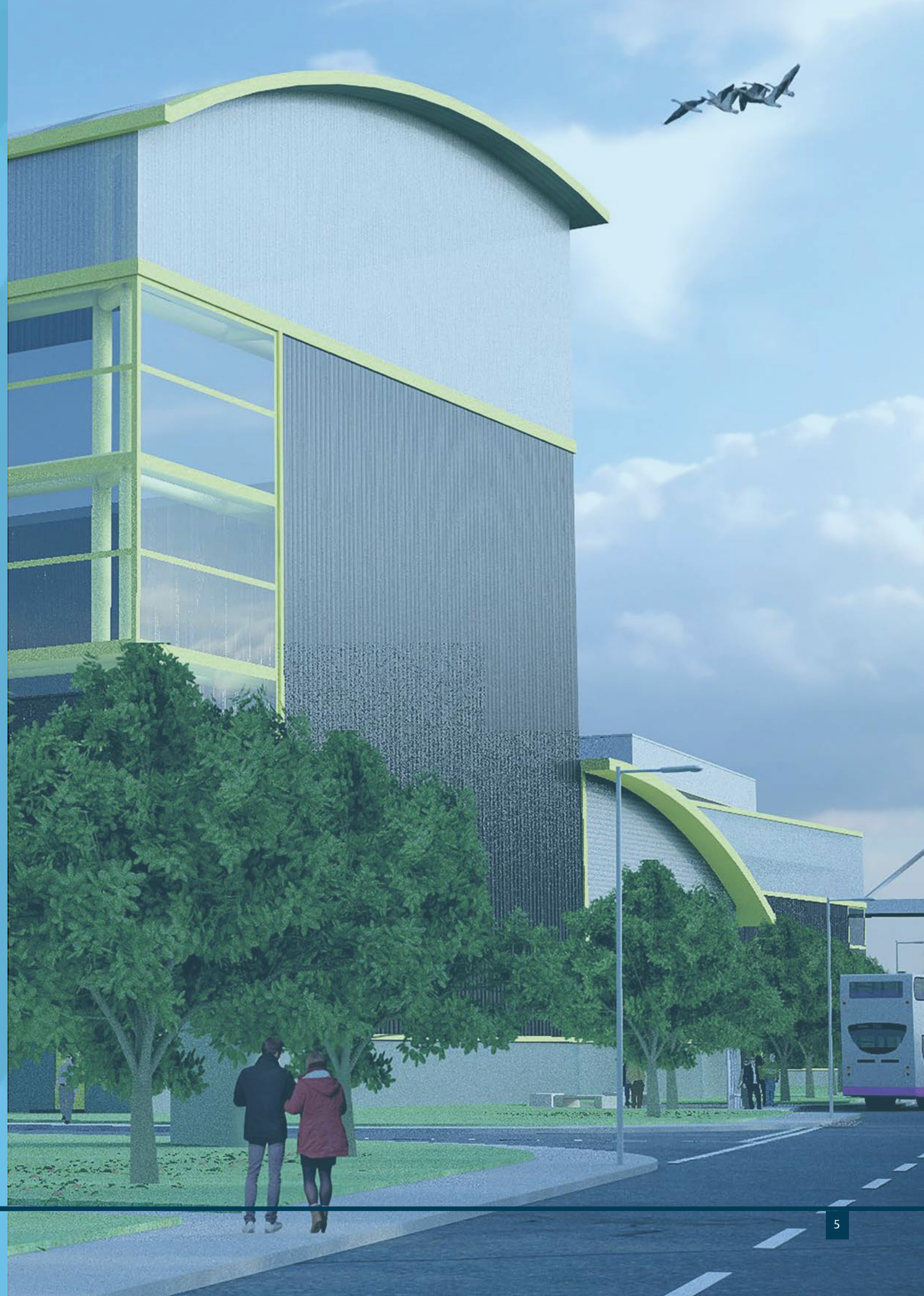
16 Outcomes and Opportunities

20 The Site History

24 A Sustainable SMTP

01

What is
SMTTP?



A self-sustaining ecosystem, with **innovation, collaboration** and **sustainability** at its heart



What is **SMTP**?

The Scottish Marine Technology Park (SMTP) will provide a unique environment for world-leading innovators in the marine industry to co-locate and create a self-sustaining eco-system designed to reinvigorate shipbuilding and renewable industries on the banks of the Clyde - and beyond.

Based on the banks of the River Clyde in Old Kilpatrick, adjacent to the Erskine Bridge and 9 miles west of Glasgow City Centre, the SMTP site consists of almost 50 acres of developable space, with direct access to the deep-water channel via a deep-water quay with a heavy ship hoist.

Located within Scotland's largest labour catchment (1.8 million population within the Glasgow city region), supplemented with steady student numbers, SMTP will utilise and develop the existing talent and skills in Scotland while simultaneously attracting new talent to the area.

With every aspect of SMTP focused on a net zero future, the park will create a sustainable environment which fosters collaboration, enabling organisations to work together to develop new ways of working where technology is harnessed to create efficiencies and drive forward the marine manufacturing industry.

The illustrative masterplan for the site demonstrates the significant and flexible development opportunities available, with the potential to develop up to 30,000 square meters of commercial floor space. The masterplan was designed with flexibility in mind; to ensure that all occupiers requirements are met, whilst remaining compliant to the overall masterplan strategy. In short, flexibility is paramount.

As enabling works get underway for this exciting development (see website for latest project updates) we would be delighted to discuss the wider development of the park with interested partners including potential funding partners, development partners and park occupiers.

Visit www.scottishmarinetechnologypark.com

02

Indicative Masterplan



Indicative Masterplan

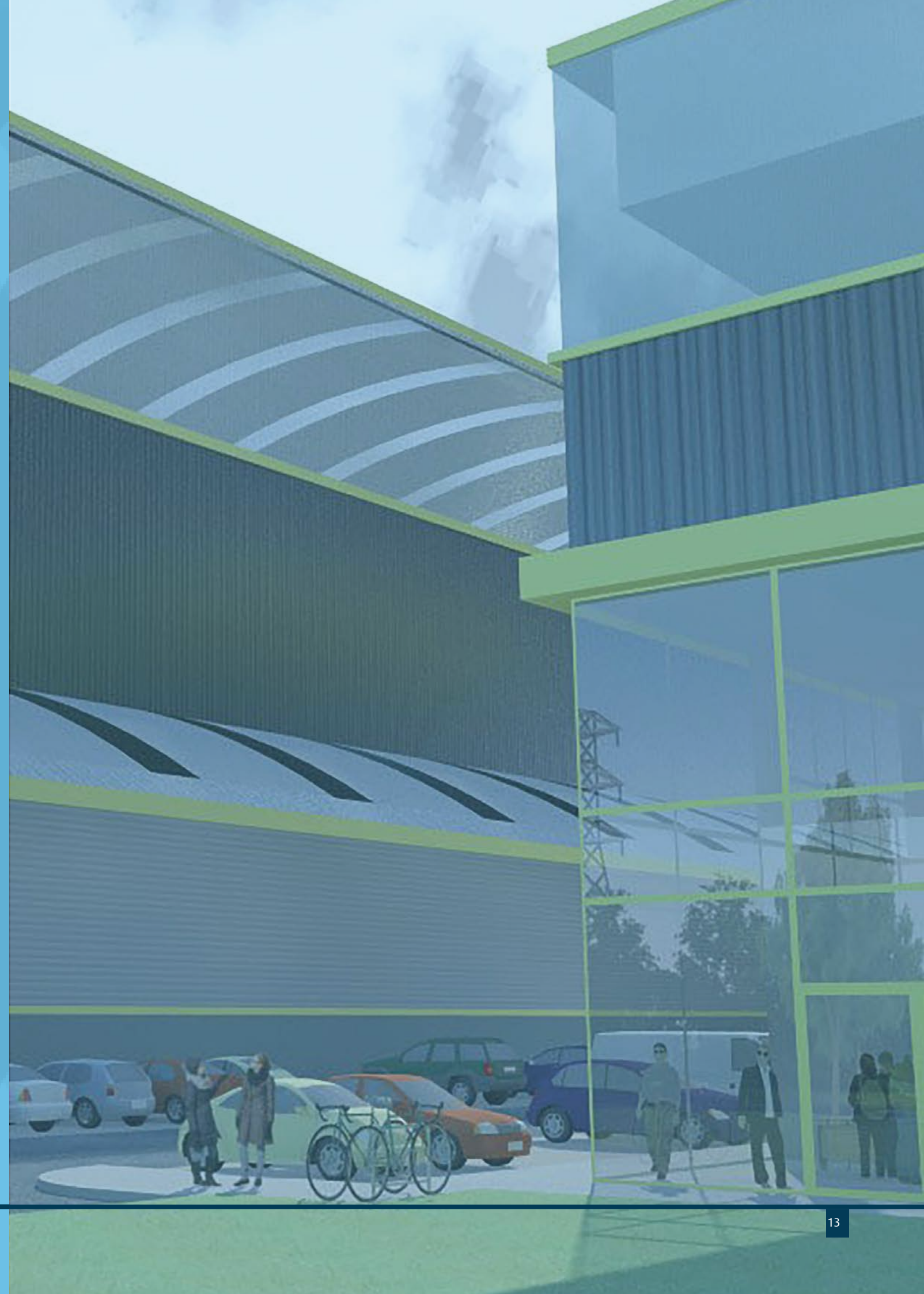


The indicative masterplan for the site demonstrates the significant and flexible development opportunities available, with the potential to develop up to 30,000 square meters of commercial floor space. The masterplan was designed with flexibility in mind; to ensure that all occupiers requirements are met, whilst remaining compliant to the overall masterplan strategy. In short, flexibility is paramount.

With almost 50 acres of developable space and with direct access to the deep-water channel via a heavy lift quay with finger jetty and a ship hoist, the SMTP will provide a unique environment for world-leading innovators to co-locate, collaborate and create a self-sustaining eco-system designed to reinvigorate shipbuilding and renewable industries on the banks of the Clyde - and beyond.

03

Our Vision





Our Vision...

The Scottish Marine Technology Park will bring together world-leading innovators in the marine industry to collaborate and further marine manufacturing in the UK and beyond. With a focus on collaboration between ambitious marine related companies and academia, SMTP aims to address current capacity issues by reinvigorating shipbuilding and renewable industries on the banks of the Clyde, creating high quality jobs in the marine manufacturing and renewable sector whilst future-proofing for future generations.

To achieve this ambitious vision, the development is being led by Malin Group in collaboration with partners, stakeholders and funders.

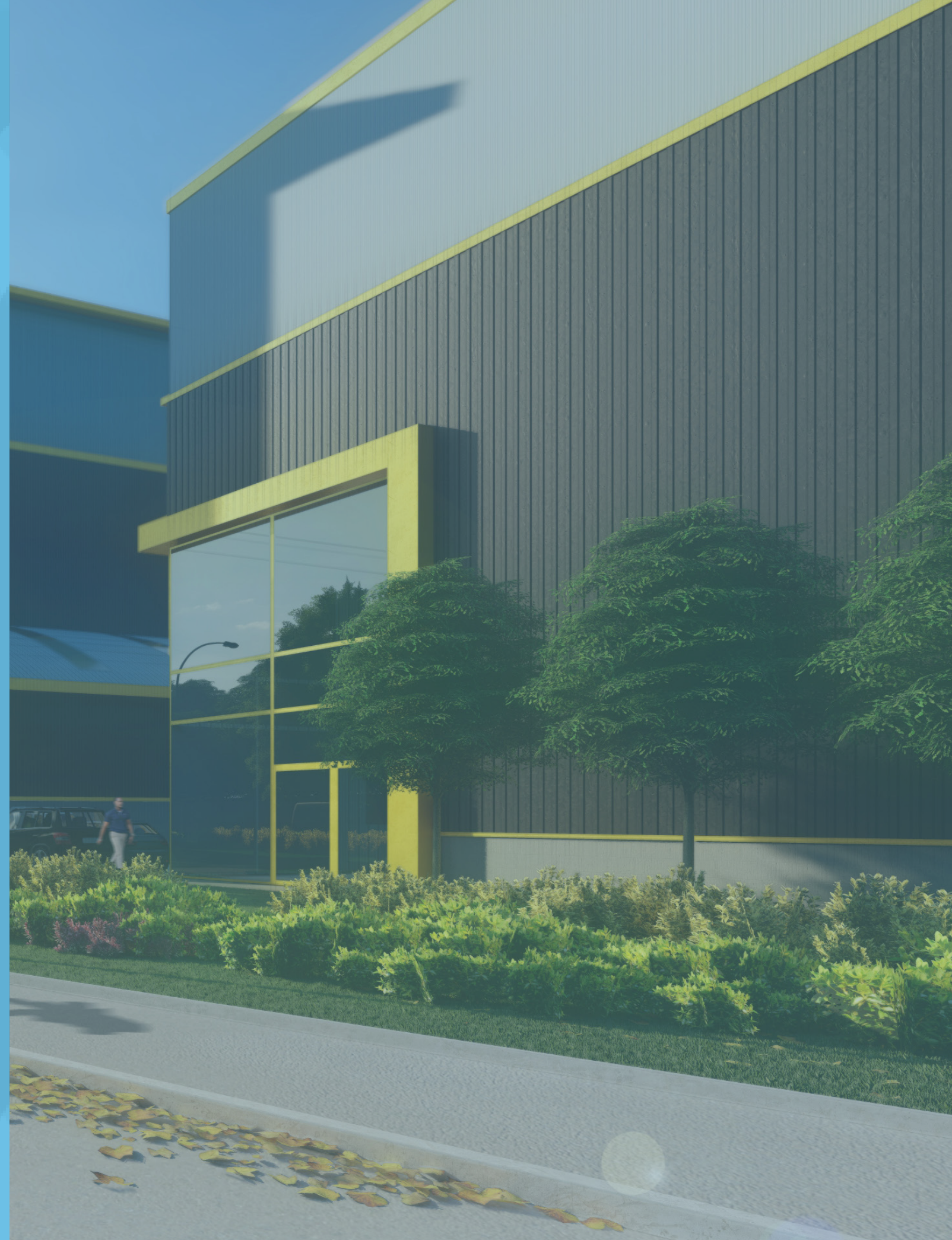
As a nation with a proud maritime reputation, Scotland has an exceptionally strong tradition of shipbuilding and marine engineering, with the river Clyde the leading shipbuilding centre of the world for many years. Gradually, over the decades, that status declined for a number of reasons. This persisted for too long and led to insufficient attention being paid to the significant opportunities which still exist – and are now more relevant than ever.

The Scottish Marine Technology Park represents a shared vision to set a new course for the Clyde and marine manufacturing more generally; whilst setting a global example for the marine sector by showcasing a more sustainable, responsible and innovative way of collaborating to use the latest research and technology to manufacture in a better way, in a cleaner, greener way, making companies more productive and more sustainable.

The SMTP represents an opportunity for funders, stakeholders, businesses and their supply chains across the marine sector, as well as the wider community, to come together to co-create a vision that will change the sector for generations to come.

04

Outcomes and Opportunities





Outcomes

The recently completed business case by O' Herlihy and Co (2024) notes that the return on any public investment to GVA over 25 years would be circa 22:1.

With every aspect of SMTP focused on a net zero future, the park will create a sustainable environment which fosters collaboration, enabling organisations to work together to develop new ways of working, where technology is harnessed to create efficiencies and drive forward the marine manufacturing industry. New and often previously unimagined roles will be accessible to local communities and future generations, whilst also attracting new organisations to the park to help create a thriving, inclusive and progressive community to work, learn and live in.

Opportunities

There are a host of ways to get involved and be part of the SMTP site. These range from the local community visiting the site, to **potential occupiers, investors and infrastructure developers**.

The exciting and wide-ranging opportunities available to the **community, occupiers, investors and developers include:**

Our vision adds value: The park will offer resources for the whole community, from new and strengthened infrastructure, services and better access to the waterfront and nature opportunities, to new jobs and training opportunities.

Engagement: We will be mindful of the local landscape, to ensure any disruption is minimised, local wildlife protected and opportunities for the local community to get involved maximised. Whilst ambitious, the vision for the SMTP is backed by a robust plan, with a wide range of stakeholders and funders supporting progress, along an established timeline of key deliverables.

Our space works: The SMTP will offer direct access to the Clyde via a custom designed, dedicated quayside. The space itself offers flexibility with room to grow and adapt; Occupiers will be part of a wider eco-system including fabricators, innovators, academia, their supply chains.

We care about our impact: every aspect of SMTP focused on a net zero future, the park will create a sustainable environment which fosters collaboration, enabling organisations to work together to develop new ways of working where technology is harnessed to create efficiencies and drive forward the marine manufacturing industry.

We are focused on the future: The park offers an opportunity to modernise the marine industry, offering an innovative space for future generation of engineers, innovators, entrepreneurs, researchers and developers – the SMTP vision is long-term.

We welcome partners: SMTP represents flexible opportunities. We welcome interest from funders, stakeholders, businesses, and their supply chains and encourage them to join us to deliver this vision that will change the sector for generations to come.

A strong vision: Whilst ambitious, the vision for the SMTP is backed by a robust plan, with a wide range of stakeholders supporting progress, along an established timeline of key deliverables.

We welcome partners: The park wishes to attract partners, to co-develop a mutually supportive infrastructure, with flexible spaces and full range of delivery models.

05

The Site History



Early Days

The SMTP site has had a very varied past, from its 19th century rural roots, with very little industry save the print works in Dalmuir and the Auchentoshan Distillery, to the creation of a shipyard in 1906 which was subsequently used to build sloops and minesweepers for the Royal Navy during World War I. During peacetime, the shipyard was used to build and repair merchant vessels, before passenger ships were built during the 1920s. Over 120 ships had been built by the time the company built their last ship in 1930 before the business ceased trading during the Great Depression. The site of the former shipyard is now occupied by Subsea7 and Logitech. As WWI finished, a Naval oil fuel depot was then created, which was used as a Ministry of Defence strategic storage facility for fuel and deep berthing facility during both WWI and WWII. Twenty above ground tanks, each storing heavy fuel oil, were located on the proposed SMTP site, with several more located in Mountblow on land to the north-east of the canal. This can be seen in the image to the right.

The site remained operational as an MOD fuel depot until the 1960s before it was closed and transferred into private ownership. The fuel tanks and oil terminal on the site were bought by French oil company Carless and used as an oil refinery. The layout of the tanks remained the same as in WWII, as shown on the image to the right. The former railway running adjacent to the site was no longer used and had been dismantled. During the late 1980s, the fuel storage tanks at the other side of the canal to the north-east of the site at Mountblow were demolished and have subsequently been replaced by housing developments. The rest of the oil refinery remained in use until 1982 before it was decommissioned in the 1990's with the demolition of most above ground structures including the oil tanks. However, the jetties (quay), storage tank bases and areas of concrete hardstanding remained.

Today

The site itself remained vacant and derelict until 2017, when Malin Group purchased the land. This bold step was informed by a series of surveys and studies which illustrated the vast potential of the site and its suitability as a marine technology park, particularly due to its location with direct quayside access.

Detailed planning consent has also been secured for phase one of the SMTP which includes a large fabrication facility, consent for a deep-water quay with a heavy ship hoist, and a remediation strategy required to develop the former oil storage site. The first phase of remediation, tackling the land contaminated due to its former use, is already underway alongside the design of a new quay to replace the dilapidated existing jetty structure; a flood compensatory storage basin has already been completed as part of this phase.

An application for planning permission in principle (PPIP) has also now been submitted to West Dunbartonshire Council, to enable the development of the industrial and commercial facilities envisaged at the SMTP. The purpose of this PPIP application is to establish the appropriateness of the proposed uses, that is, the establishment of a technology park with a focus on marine manufacturing and



And our story continues...

Leading the development of SMTP is a dedicated team of diversely skilled individuals from a diverse range of technical and sectoral backgrounds including major project delivery in both public and private sector with a demonstratable track record of successful project delivery. Our experienced team are on hand to discuss requirements with potential occupiers, investors and infrastructure developers. You can get in touch with the team at sntp@malingroup.com

06

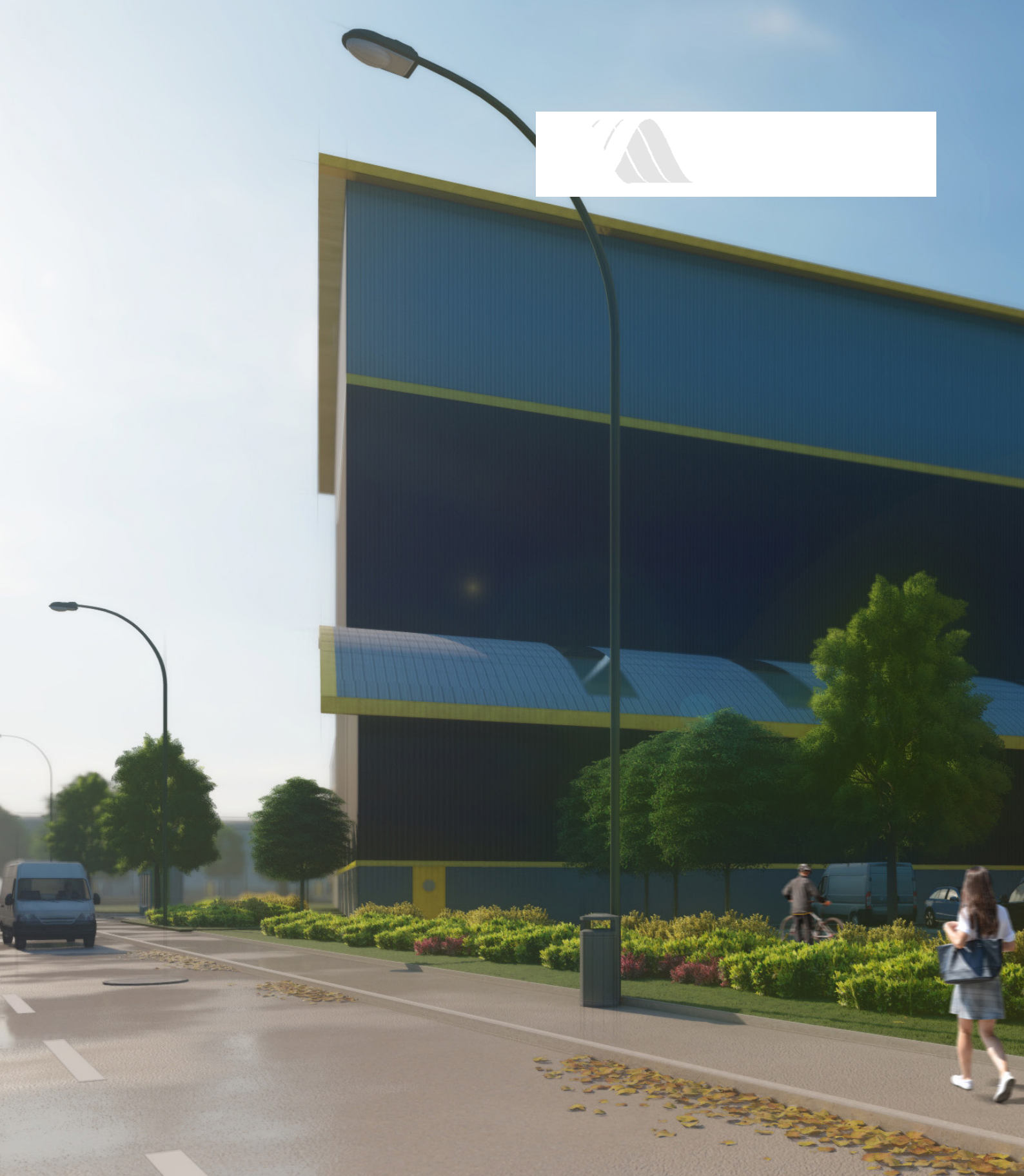
A Sustainable SMTP



As well as a thriving hub of economic activity and employment, the park also represents a coming together of likeminded organisations, each committed to the creation of an ethical, sustainable and collaborative community. From the initial development of the site, through remediation and infrastructure development, to the supplies used by occupiers at the site - SMTP will be driven by a thirst for innovative yet sustainable methods. With the COP26 event in Glasgow and the most recent COP27 event, a spotlight was shone on the importance - not only environmentally but economically - of becoming more sustainable in our practices. This is teamed with a new generation of future employees, clients and stakeholders who have grown with expectations of sustainable and ethical business as standard practice. The creation of a sustainable marine hub will create a space to encourage the required innovation in the industry.

Enhancing biodiversity is a crucial step towards preserving the delicate balance of our ecosystems and ensuring a sustainable future. Mindful of this, SMTP is looking at ways of amplifying and maintaining green space, improving and protecting the local biodiversity through encouraging the use of wild meadows over formal lawn/landscaped areas. This approach will create and enhance nature networks consistent with the existing characteristics of the site and its local, regional and national ecological context.





**SCOTTISH MARINE
TECHNOLOGY PARK**
ERSKINE FERRY ROAD
OLD KILPATRICK
WEST DUNBARTONSHIRE
GLASGOW
G60 5EU

**MALIN GROUP
HEADQUARTERS**
SOUTH ROTUNDA
PACIFIC QUAY
100 GOVAN ROAD
GLASGOW
G51 1AY

T: (+44) 0141 221 3075
E: smt@malingroup.com
W: www.scottishmarinetechologypark.com

