Planning Statement

Former Tomlinson's Dairy, Five Crosses Industrial Estate, Minera, Wrexham

Planning Application for Change of Use from 'Dairy Only' to B2/B8 Usage

1. Introduction

This statement has been prepared by **Minera Roof Trusses** in support of a full planning application for the Change of Use of the former Tomlinson's Dairy site at Five Crosses Industrial Estate, Minera. The proposal seeks consent for a change of use from its existing restricted designation of *Dairy Only* to flexible **B2 (General Industrial)** and **B8 (Storage and Distribution)** use.

The purpose of this statement is to set out the planning justification for the proposal, demonstrate compliance with relevant national and local planning policy and provide reassurance that the development will not give rise to unacceptable impacts. Supporting technical enclosures submitted with this application include:

- **Transport Statement**;
- **Green Infrastructure Statement**;
- **Scheme of Biodiversity Enhancements**.

2. Site and Applicant Background

The application site comprises the former Tomlinson's Dairy, covering approximately **9.2 acres**, within the Five Crosses Industrial Estate. The site contains a series of substantial industrial buildings and hardstand storage/parking areas. It has been vacant for over five years following the closure of the dairy operation. Historically, Tomlinson's operated on a 24/7 basis with around 350 staff and was by far the most significant traffic generator on the estate road.

The site is now proposed to be occupied jointly by **Minera Roof Trusses**, a long-established local SME operating for nearly 50 years from an adjacent unit within the same industrial estate and its sister company **Tŷ Eco MMC**, a new timber frame manufacturing business. This move will consolidate operations, secure a sustainable future for both businesses, and safeguard & create local employment opportunities.

3. Proposed Development

The application seeks a change of use to allow the site to be occupied for B2 and B8 purposes. The proposals include:

- Light industrial activity (roof truss manufacture and timber frame panel production);
- Storage and distribution operations.

No significant new built development is proposed. All operational activity will remain within the existing buildings or designated external areas.

4. Planning Policy Context

The proposals accord with the key provisions of national and local policy, including:

- **Planning Policy Wales (Edition 11)** – promoting the re-use of previously developed land, supporting local economies, and requiring biodiversity net benefit;
- **TAN 18 (Transport)** – ensuring development makes sustainable use of existing infrastructure;
- **TAN 5 (Nature Conservation and Planning)** – requiring biodiversity to be considered as part of all new development;
- **Environment (Wales) Act 2016, Section 6 Duty** – placing responsibility on decision makers to seek biodiversity enhancement;
- **Wrexham LDP2** – designating the site within employment land, where B2 and B8 uses are fully compatible with policy.

5. Transport and Highways

A Transport Statement has been prepared and submitted with this application. Key findings include:

- A 2014 independent traffic survey (undertaken prior to the Tomlinson's bottling plant extension) recorded Tomlinson's Dairy generating 2,522 movements in a single week, equating to over 130,000 movements annually – around 78% of total estate traffic;
- Minera Roof Trusses generated just 576 weekly movements (5.8% of total);
- Even with modest growth, Minera Roof Trusses' projected traffic remains well below historic dairy levels.

Accordingly, the proposals will not result in intensification of use compared to the lawful fallback dairy use. No off-site highway works or upgrades are required. The proposals are fully compliant with **TAN 18** and local policy.

6. Drainage and Utilities

Under Tomlinson's, the site employed around 350 people and was heavily water-dependent as a dairy. By contrast, Minera Roof Trusses and Ty Eco will together initially employ around 40 staff, rising to a maximum of approximately 60, in the medium term. Use of water and the foul drainage system will therefore be significantly reduced compared to the former dairy use.

The existing drainage and SuDS infrastructure, including two attenuation ponds, is more than adequate to serve the proposed B2/B8 use. Enhancements to these features form part of the submitted biodiversity scheme.

7. Amenity and Noise

Tomlinson's operated continuously on a 24/7 basis with significant external plant, including three large external chillers, which generated historic noise complaints. Noise mitigation measures such as bunds and acoustic fencing were installed.

By contrast, Minera Roof Trusses and Ty Eco will not be a 24/7 operation. While there may occasionally be activity outside standard weekday hours (for example loading wagons for deliveries), day-to-day operations will be of a significantly lower intensity than the former dairy use.

Importantly, all manufacturing equipment will be housed within the factory buildings, unlike Tomlinson's externally mounted chillers, meaning noise emissions will be far more contained.

Minera Roof Trusses has operated locally for almost 50 years without a single noise complaint. The proposed use therefore represents a substantial improvement in amenity terms.

8. Green Infrastructure and Biodiversity

The site already benefits from green infrastructure, including landscaped bunds, hedgerows and two attenuation ponds. The accompanying Green Infrastructure Statement & Scheme of Biodiversity Enhancements set out a package of measures, including:

- New native tree planting and wildflower meadows;
- Bird, bat, and insect boxes;
- Hedgehog and small mammal habitats;
- Enhanced pond planting.

Together these measures will deliver a measurable biodiversity net gain, consistent with **PPW11**, **TAN 5**, and the **Environment (Wales) Act 2016**.

9. Economic Considerations

Minera Roof Trusses and Ty Eco are **local Welsh SMEs**, employing local staff and supporting the local supply chain. This investment will safeguard existing jobs and create new opportunities, supporting the local economy in line with **PPW11's emphasis on building strong and resilient communities**.

The re-use of the vacant former dairy also represents sustainable development through the re-purposing of an existing industrial site.

10. Overage Clause Resolution

While not directly a planning matter, it is noted that an agreement has been reached with Wrexham County Borough Council to remove the Overage Clause which applied to the site under the 2009 planning permission.

The Overage would have been triggered by this application. In consideration of its removal, Minera Roof Trusses will take ownership of the estate access road (title CYM450366).

This agreement ensures that the site is fully viable for redevelopment and that there are no outstanding constraints to delivery.

11. Conclusion

This application seeks consent for the re-use of the former Tomlinson's Dairy site for B2 and B8 employment purposes.

The proposals:

- Re-use a long-vacant brownfield site;
- Deliver significant reductions in traffic, noise, and drainage demand compared to the lawful fallback dairy use;
- Enhance biodiversity through a clear and deliverable scheme;
- Support local economic growth by enabling Welsh SMEs to consolidate and expand operations;
- Are fully compliant with national and local planning policy.

For these reasons, the application is considered sound, policy compliant and should be supported.

Prepared by: John Small

On behalf of: Minera Roof Trusses

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