Minera Roof Trusses
Units 1-3 Five Crosses Industrial Estate,
Minera,
Wrexham
LL11 3RD

Wednesday, 15 October 2025

FAO: Highways Development Control, Wrexham County Borough Council

Re: Planning Application – Former Tomlinson's Dairy, Five Crosses Industrial Estate, Minera
Ref: P/2025/0690

Response to Highways Consultation – Construction Traffic Management Plan (CTMP)

Dear Dafydd,

Further to your consultation response dated 08/10/2025, we would like to thank the Local Highway Authority for its comments regarding the above planning application and for the opportunity to provide clarification on the nature of works proposed.

Scope of Works
The proposed development does not involve any new building construction. All existing structures on the site will be retained. Works are limited to:

- The strip-out and making-safe of utilities, lasting approximately 5–6 weeks and undertaken by a small team.
- The removal of an internal mezzanine floor (approximately 30,000 sq. ft) within the main dairy building. This stage will take approximately 6 weeks, with a workforce of approximately 10 personnel.
- A final refit and reinstallation of services and plant, lasting approximately 5–6 weeks. This will include the installation of external timber storage racking systems and associated landscaping works to meet planning requirements.

The total works period is estimated at 16–18 weeks, after which the site will be fully operational.

Traffic Management and Access Arrangements

All construction and demolition traffic will use the main Five Crosses Industrial Estate access road from the A525 Ruthin Road, entering via the site's existing main gates. This access was designed for heavy goods vehicles and is fully adequate for the limited traffic anticipated.

- **Vehicle Movements:** The number of HGV movements during the works will be very low. Plant and machinery will be delivered to site at the start of the demolition phase and remain on site until completion, resulting in only two significant HGV movements (delivery and removal).

- **Waste Removal:** Demolition waste will either be re-used on site where possible. instances where this cannot achieved, it will be managed via skips collected intermittently (anticipated 2–3 collections per week during the mezzanine removal stage).

- **Temporary Access:** A short-term, temporary access link will be created between the applicant's existing manufacturing site and the new premises. This will be used solely for internal transfer of plant and materials, not for general construction traffic.

- **Rear Access:** The secondary access from Gwernygaseg Road will not be used by large vehicles at any stage. Consistent with the previous planning agreement for Tomlinson's Dairy, it will remain restricted to cars and light commercial vehicles only.

All contractor and delivery parking will take place within the site boundary. There will be no construction-related parking or storage on the public highway or estate road.

CTMP Requirement and Proportionate Approach

We note the Highways comment that a Construction Traffic Management Plan (CTMP) *may* be required as a condition of approval. In accordance with Welsh Government guidance on planning conditions (Circular WGC 016/2014), conditions should be necessary, relevant and proportionate to the development's likely impacts.

Given the limited and short-term nature of the proposed works, we respectfully suggest that a concise CTMP condition, to be discharged prior to commencement, would be the most appropriate approach rather than requiring a full CTMP at this stage.

Should the Local Highway Authority wish to include such a condition, Minera Roof Trusses is happy to comply.

A proportionate CTMP will be prepared and will include:

- A scaled site plan showing contractor parking, delivery/unloading areas, material storage zones, and internal circulation routes.
- Confirmation that all traffic will use the A525 → Five Crosses Estate access.
- Details of HGV timing and management to avoid estate congestion.
- Contact details for the on-site Construction Manager.

This plan will ensure all construction-related activity is safely managed within the existing site without impact on the surrounding road network.

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Conclusion

In summary, the construction works associated with this Change of Use are modest, temporary, and fully contained within an established industrial estate designed for HGV traffic. There will be no requirement for highway alteration or off-site works.

We therefore request that any CTMP requirement is secured through a planning condition, to be discharged prior to commencement of the strip-out phase, rather than as a pre-determination submission. This will ensure proportionate compliance while allowing the project to proceed efficiently.

We trust this provides the necessary clarification, but please do not hesitate to contact us should you require any further information or wish to discuss specific requirements for the CTMP plan.

Yours Sincerely,



John Small
Director

Minera Roof Trusses Ltd
Tŷ Eco MMC Ltd.