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

Thursday, 30 October 2025

FAO: Mathew Philips, Head of Service Planning Development & Dafydd Thomas, Senior Planning Officer – Development Management
Re: Planning Application – Former Tomlinson's Dairy, Five Crosses Industrial Estate, Minera
Ref: P/2025/0690
Proposal: Change of Use from "Dairy Only" to B2 (General Industrial) and B8 (Storage & Distribution)

Response to WCBC Planning Memo Regarding Noise: Noise Statement (Desktop Assessment)

1. Introduction

This statement has been prepared on behalf of **Minera Roof Trusses (MRT)** to provide a proportionate assessment of potential noise impacts associated with the proposed change of use of the former **Tomlinson's Dairy** site. It responds to the request from Wrexham County Borough Council (WCBC) Public Protection for a noise assessment in accordance with **Technical Advice Note (TAN) 11: Noise**.

Given the nature of the proposed operations, the industrial setting, and the historic use of the site, this statement demonstrates that the development will not generate any unacceptable noise impact on nearby sensitive receptors, and that a full acoustic survey is not warranted in this instance.

2. Site Context and Existing Environment

The site lies within the **Five Crosses Industrial Estate** in Minera, an established employment area served by the A525 Ruthin Road. Surrounding land uses are predominantly industrial, with a small number of residential properties to the east and northeast located approximately **40m to 200m** from the site boundary.

The site was previously occupied by **Tomlinson's Dairy**, which operated 24 hours a day, 7 days a week. Historic planning and environmental records show that this operation involved substantial external plant and equipment, including **three large chillers and compressors** situated outside the main buildings, alongside tanker movements and regular HGV deliveries. Noise mitigation fencing exceeding 3m in height was installed by Tomlinson's along the eastern boundary to reduce impacts on nearby dwellings.

Since the closure of the dairy, the site has remained vacant. The **baseline sound environment** is therefore influenced by other estate users and passing traffic along the A525 and internal estate road network.

3. Proposed Operations

The proposed occupiers, **Minera Roof Trusses** and its sister company **Ty Eco**, are both established timber engineering and manufacturing businesses operating from an adjacent site within the same industrial estate.
The development will enable the consolidation and expansion of these existing operations. Key operational features are as follows:

- **All fabrication and cutting of timber will take place within enclosed factory buildings**, which are modern steel-framed units with insulated cladding.
- **No external compressors, extract fans, or high-noise mechanical plant** will be installed externally.
- **External activity** will be limited to the use of **forklifts and HGVs** for loading and unloading timber within the existing hardstanding yards.
- **Roller shutter doors** to the north elevation will be opened during loading operations but otherwise kept closed to conserve heat and minimise sound breakout.
- **Normal working hours** will be 08:00–17:00 Monday to Friday, with occasional out-of-hours loading or deliveries where necessary to meet logistical requirements.

4. Relationship to Sensitive Receptors

The nearest residential property lies **approximately 40m east** of the site boundary (61m from the nearest factory building). Two further dwellings are located to the southeast, at **approximately 100m and 200m distance**, and another property lies approximately **80m northeast**, screened by existing mature foliage.
Importantly:

- The closest dwellings are already **screened by the existing 3m+ acoustic barrier fence** installed by Tomlinson's, which remains in place and effective.
- The proposed operations are materially **quieter than the previous dairy use**, as no external chillers, compressors, or 24-hour process noise will occur.

5. Relevant Policy and Guidance

This assessment has been prepared with reference to:

- **Planning Policy Wales (Edition 11)** – which seeks to prevent new development from creating adverse noise impacts, while ensuring decisions are proportionate to the scale and nature of development.
- **Technical Advice Note (TAN) 11: Noise (1997)** – which establishes the need to consider the compatibility of noise-generating uses with their surroundings and advocates mitigation where necessary.
- **BS 4142:2014+A1:2019** – the British Standard for assessing industrial and commercial sound.

TAN 11 and PPW11 both emphasise that assessment requirements should be **proportionate** to the potential impact, taking into account existing background sound levels and the character of the locality.

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6. Assessment and Discussion

- The proposed B2/B8 operations are of the **same nature and scale** as those already conducted by MRT immediately adjacent to the site.
- MRT has operated in this location for **nearly 50 years without a single recorded noise complaint**, confirming that comparable activity is acceptable within the local context.
- By contrast, the former dairy operations were substantially more intensive and continuous. The removal of those noise sources represents a **net reduction in ambient sound levels** across the site.
- All significant noise sources (saws, presses, machinery) will remain **inside insulated factory buildings**. The only external sources will be **occasional forklift movements** and **HGV manoeuvres**, which are typical for an industrial estate setting.

Given these factors, the proposal will not materially alter the established noise climate of the area. No adverse impacts are anticipated at nearby residential receptors, and the development is fully compatible with its industrial surroundings.

6. Mitigation and Management Measures

Although no specific mitigation is required, MRT will implement the following good practice measures to maintain low noise levels:

- Keep roller shutter doors closed when not actively loading/unloading.
- Restrict noisy operations to normal daytime hours wherever practicable.
- Maintain and retain the existing acoustic boundary fencing installed by Tomlinson's Dairy.
- Continue regular maintenance of machinery and vehicles to minimise noise output.

These measures ensure continued compliance with the intent of TAN 11 and BS 4142.

7. Conclusion

Based on the information provided and the site's operational history, the proposed change of use will **not give rise to any adverse noise impact**.
The development:

- Represents a significant reduction in noise potential compared to the lawful fallback (Tomlinson's Dairy) use.
- Is consistent with the long-established industrial character of the area.
- Is supported by a 50-year history of neighbouring operations with no noise complaints.

In accordance with **Planning Policy Wales (Edition 11)** and **TAN 11**, this statement concludes that the proposed development is **acceptable in noise terms**, and that a full acoustic survey is not necessary for determination.

Prepared by:
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on behalf of: Minera Roof Trusses Ltd & Tŷ Eco MMC Ltd.
October 2025

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