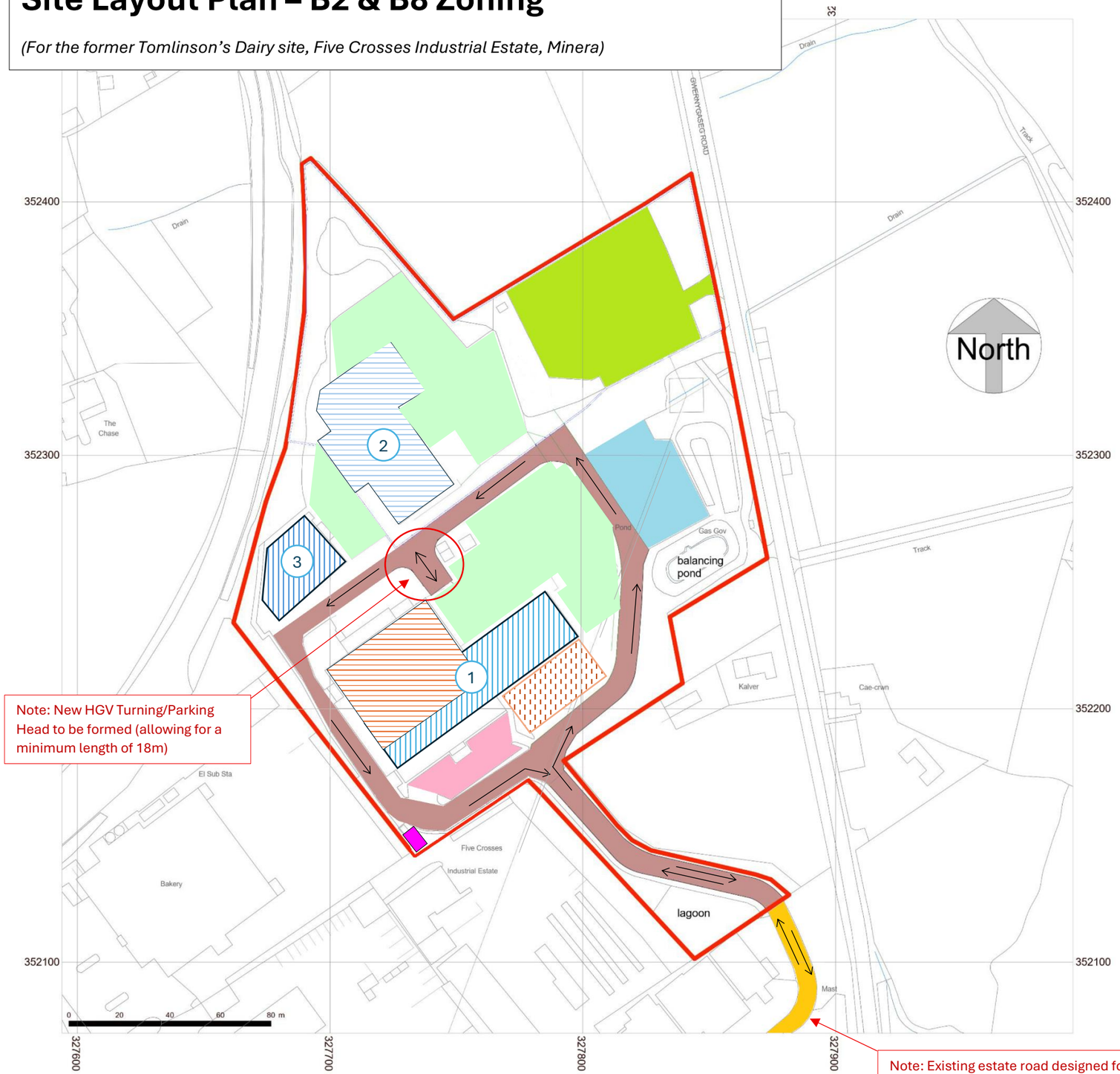
Site Layout Plan – B2 & B8 Zoning

(For the former Tomlinson's Dairy site, Five Crosses Industrial Estate, Minera)



KEY:

= Five Crosses Estate Road, linking to the A525 Ruthin Road
Primary Access Point and only access for HGV entrance & exit

= Site Road, to be used for HGV and Access & Deliveries
Pedestrian and vehicle movements segregated by existing barriers where practical

= Hard stand area for parking (up to 50 Spaces)

= Existing Parking (26 Spaces)

= Parking Area for cars & light goods vehicles (up to 100 Spaces).
No HGVs
Access to Gwernygaseg Road

= Areas to be used for external storage & racking ***(Proposed B8 Usage)***
Storage of timber and ancillary items
Storage of finished goods & treated timber
General Storage

(1) = Formerly 'Main Dairy' Building ***(Proposed B2 Usage)***

= Internal Demolition Zone within the Main Buildings (removal of mezzanine)

(2) = Former 'Bottling Plant' Building ***(Proposed B2/B8 Usage)***

(3) = Formerly 'Maintenance Sheds' Building ***(Proposed B2/B8 Usage)***

= Site Boundary

= Covered Cycle Storage & Sheffield Stands (Existing to be extended)

= Existing HGV (OGV2) Parking for 11 wagons

1 1 : 1250

CLIENT Minera Roof Trusses Ltd.	SHEET LOCATION PLAN
PROJECT Former Tomlinson's Dairy	
	Page No E 003 — REV
Scale (@ A2) 1 : 1250	Checked by Checker
Date 12/02/2025	Drawn by Author

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