In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr John Small

Reference P/2025/0690

Decision Date 02/03/2026

Town and Country Planning Act, 1990

Location of Application

TOMLINSONS DAIRY, FIVE CROSSES INDUSTRIAL ESTATE, MINERA, WREXHAM, LL11 3RD

Description of Application

NEWID DEFNYDD ADEILAD O 'GYNNYRCH LLAETH YN UNIG' I DDEFNYDD CYMYSG DOSBARTH B2 (DIWYDIANNOL CYFFREDINOL) A B8 (STORIO A DOSBARTHU)

CHANGE OF USE OF BUILDING FROM 'DAIRY ONLY' TO MIXED USE CLASS B2 (GENERAL INDUSTRIAL) AND B8 (STORAGE AND DISTRIBUTION)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

E4 - Employment Development (of Unannotated Land) within Settlements
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
PS1 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	02/03/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr John Small

Reference P/2025/0690

Decision Date 02/03/2026

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location Plan (12.02.25).
   - 349-MSA-ZZ-00-DR-A-20-140 Revision P01 Proposed Ground Floor GA Plan - Full Layout (05.06.25).
   - 349-MSA-ZZ-00-DR-A-20-140 Revision P01 Proposed First Floor GA Plan - Full Layout (05.06.25).
   - 349-MSA-ZZ-00-DR-A-20-100 Revision P03 Ground Floor Demolition Plan Sheet 1 and Sheet 2 (09.04.25)
   - Site Layout Plan (Supporting Plan A, Revision v4) (09.02.2025).
   - Construction Traffic Management Plan (12.02.2025).
   - Green Infrastructure Statement (September 2025).
   - Response 2 to Highways Consultation Memo (Dated 24.11.2025).
   - Scheme of Biodiversity Enhancements - Plan (2 September 2025).

3. The development shall be carried out in strict accordance with the findings and recommendations contained within document "Scheme of Biodiversity Enhancements (April 2025)". The mitigation, management and net gain measures hereby approved shall be fully implemented in full within 12 months of occupation of the site.

4. Prior to the first use of the any part of the site for the purposes hereby permitted, a noise management and mitigation scheme shall be implemented in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter only be used in strict accordance with the noise management scheme and all noise mitigation measures shall be retained for the lifetime of the development.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr John Small

Reference P/2025/0690

Decision Date 02/03/2026

5. Prior to the first use of any part of the site for the purposes hereby permitted, measures shall be put in place to prevent vehicular access from the access onto Gwernygaseg Road and the adjoining car park showing in green and referred to as 'Parking Area for Cars & light goods vehicles (up to 100 Spaces) No HGVs Access to Gwerynygaseg Road' on drawing 'Site Layout Plan (Supporting Plan A, Revision v4) (09.02.2025)' to any other part of the site subject to this permission in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The measures put in place shall thereafter be permanently retained.

6. Prior to first use of the development hereby permitted the vehicular access on Gwernygaseg Road shall provide visibility splays of 2.4 metres x 120 metres (to the north and to the south) . Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. In order to achieve this vegetation to the access on Gwernygaseg Road shall be cut back and maintained thereafter.

7. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

8. Prior to the first use of the site for the purposes hereby permitted, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be used in accordance with the approved Car Park Management Plan.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr John Small

Reference P/2025/0690

Decision Date 02/03/2026

9. Prior to the first use of the site for the purposes hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport. The Travel Plan shall thereafter be implemented as approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Local Unitary Plan.

8. To ensure adequate off-street parking is provided and maintained within the site in the interests of highway safety and in accordance with policies GDP1 and T8.

9. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Highways Development Control Standard Advisory Note In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:

- No surface water from the applicants site should be allowed to drain onto the public highway,
- The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.

- No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales Trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system. A Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the process for applying for a Discharge Consent is independent of the planning process and an application for consent may be refused even though planning permission may have already been granted.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e., a drain which extends beyond the connecting property boundary) or via a new sewer (i.e., serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The planning permission hereby granted does not extend any rights to carry out any works permissions required by the Water industries Act 1991. Any alterations

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant Mr John Small

Reference P/2025/0690

Decision Date 02/03/2026

to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council