

Boat Ho

Ceris

Lodge

Station Cottage

Lodge

Menai Bridge Station

Achnas

Menai Bridge Caernarvon

Spring

Cae'r-flios

Treborth Farm

Treborth Hall (School)

Tros-y-cano

Brewer

Glyn-Ceris

Bryn-Ceris

Penrhos-garnedd

Maes-mawr

Capel Beulah

Bell Mount

Ty'n-y-clwt

300

PENRHOS GARNEDD





Barrier below rail bridge

From:

To:

Date: Sunday, 28 January 2024 at 11:43 GMT

Hi Mark and Sue,

Back in the mid 80s I used to transport young adults to the Gateway Club at Treborth.

I do recall seeing the lower yellow barrier closed . Whether it was locked or not I couldn't be certain.

John



Department
for Environment
Food & Rural Affairs

Government guidance on diversion or extinguishment of public rights of way that pass through private dwellings, their curtilages and gardens, farmyards and industrial or commercial premises

Date: August 2023

Version: 1.0

Please note

1. Sections 118ZA and 119ZA of the Highways Act 1980 and section 54B of the Wildlife and Countryside Act 1981 have not yet been commenced and are not in force.
2. Therefore, this guidance currently applies only where local authorities choose to consider diverting or extinguishing a right of way under s119 and s118 respectively of the Highways Act 1980.
3. Defra will inform local authorities in good time prior to commencing 118ZA and 119ZA of the Highways Act 1980 and section 54B of the Wildlife and Countryside Act 1981.

We are the Department for Environment, Food and Rural Affairs. We are responsible for improving and protecting the environment, growing the green economy, sustaining thriving rural communities and supporting our world-class food, farming and fishing industries.

We work closely with our 33 agencies and arm's length bodies on our ambition to make our air purer, our water cleaner, our land greener and our food more sustainable. Our mission is to restore and enhance the environment for the next generation, and to leave the environment in a better state than we found it.



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Extracts from Hansard 23 March 2016

As a Government Minister, Baroness Williams of Trafford made the following statements:

“The right to apply will be supplemented by guidance that will effectively act as a presumption to divert or extinguish public rights of way that pass through the gardens of family homes, working farmyards or commercial premises where privacy, safety or security are a problem.

The guidance will give authorities more scope to confirm orders made in the interests of the landowner in circumstances where a right of way may cause hardship because it goes through the garden of a family home, a working farmyard or other commercial premises.

I am happy to reaffirm the commitment made by the previous Government that we will review, within two years of implementation of the reforms package, how effective the right-to-apply provisions and the accompanying guidance have proved to be. The review will send a message to authorities that the Government are determined that the new policy should work and that if guidance does not bring about sufficient changes, we will consider the introduction of further measures.”

Introduction

1. This guidance sets out Government policy on changes to public rights of way through gardens and curtilages of private dwellings, working farmyards and other commercial premises. It sets out how local authorities should respond when considering diverting or extinguishing public rights of way under s119ZA and s118ZA of the Highways Act 1980, or when considering making a ‘modification consent order’ under section 54B of the Wildlife and Countryside Act 1981. It also applies where local authorities choose to consider diverting or extinguishing a right of way under s119 and s118 respectively of the Highways Act 1980. It should be read in conjunction with all other relevant guidance, including rights of way Circular 1/09 (or as revised) and sections 118, 119, 118ZA and 119ZA of the Highways Act 1980 and Section 54B of the Wildlife and Countryside Act 1981; the relevant web links are appended to this guidance.

Context

2. The majority of public rights of way cross privately owned land. In general, members of the public and farmers/landowners are used to the concept and see no inherent inconsistency between the fact that land may be privately owned and the presence of public routes across it for both passage from A to B, and enjoyment of the countryside and the natural environment.

3. However, the general view of both groups can change markedly in situations where public rights of way pass through contained spaces such as private gardens, farmyards or commercial premises.
4. Members of the public may not be comfortable following a path through a contained space of this type because doing so feels like infringing on the privacy of a house owner, or potentially disrupting, or being endangered by, activities within a farmyard or commercial premises. Such path alignments can deter people from exercising the public's right to use the path.
5. The less contained such a space is, the fewer the public's concerns tend to be. People are used to walking past a house along an adjacent road or pavement, and this feels acceptable because they are clearly outside its visible domain. The degree of proximity can also make a big difference. Few people are troubled by using public paths across privately owned land around a house or farm, so long as they feel they can keep a reasonable distance from it. But the more that a route over privately owned land brings people into close proximity with the associated house or operational farm buildings, the less likely they are to feel comfortable using it.
6. Even where a public path through a private garden or farmyard has existed for centuries, and perhaps even pre-dates the use of the land for these purposes, there may be one or more reasons why its presence could be problematic for the landowner:
 - a. A reasonable expectation of being able to relax in the garden or spend time with family and friends without strangers appearing in the same contained space;
 - b. Greater concerns today than in previous eras about the security of children or property in such situations;
 - c. An increased use of public rights of way for general leisure and recreational use rather than local people using them to get around the locality, particularly where rights of way are promoted by local authorities.
 - d. A concern that having a public path close to the house has a negative impact on the value of the property;
 - e. Farmyards or commercial operations putting the public potentially at risk, or being regularly disturbed, because of the limited space within which a route passes.

Guiding principles

7. This guidance applies where a public right of way passes through:
 - a. A garden or curtilage of a residential dwelling
 - b. a farmyard or
 - c. other commercial or industrial premises
8. It does not apply to gardens, dwellings or commercial premises which do not have the necessary permission for the current use of the land (most land and property will have an authorised use, either by way of existence of that use prior to the Town and Country Planning Act 1947 or, post 1947, either by way of an implemented planning permission or an authorised use as a consequence of a relevant period of use).
9. In all cases where the guidance applies, the order-making and confirming authority should weigh the interests of the owner and/or occupier against the overall impact of the proposal on the public as a whole. They should note that reducing or eliminating the impact of the current route of the right of way on the owner and/or occupier, in terms of privacy, security and safety, are important considerations to which due weight should be given. In relevant circumstances, the duty on authorities to prevent crime and anti-social behaviour under section 17 of the Crime and Disorder Act 1998 may be a consideration.
10. The order-making authority should therefore be predisposed to make, and the confirming authority will be similarly predisposed to confirm, an order if it satisfies the respective relevant legislative tests. There are different tests for extinguishment and diversion; these are set out in s.118 and s.119 (respectively) of the Highways Act 1980. The relevant web links are appended to this guidance.
11. In such circumstances, it is in the public interest that any change to remove or reduce the impacts on the property owner or occupier of the existing public right of way should, wherever possible, involve diversion or replacement of the way rather than extinguishment alone. Before making an order, authorities should consider all the options available to them and/or to the landowner, and should be open to using the combination of powers, agreements and management arrangements that best suit the circumstances, whether mentioned below or not.
12. These options include:
 - a. Diversion of the right of way onto land already owned/occupied by the owner/occupier.
 - b. Diversion of the right of way onto other land –
 - i. either by agreement with that landowner, or

- ii. where agreement is not forthcoming, using powers under s119 (5) to require the owner or occupier to underwrite compensation payable to a third party.
- c. Concurrent extinguishment of the right of way and creation of an alternative route under s118 and s25 and/or s26 Highways Act 1980 –
 - i. on land already owned/occupied by the owner/occupier, or
 - ii. on other land by agreement with that owner/occupier, or
 - iii. using the power under s26 to create a route across other land, bearing in mind the provisions of s28 of the Act.
- d. Extinguishment of the right of way where other existing rights of way (including carriageways) would meet the need of the public for access
- e. Extinguishment of the right of way where an existing path is not needed for public use. (For the purposes of section 118, in order to be not needed for public use, a public right of way does not necessarily have to be unused. In assessing non-use, authorities should disregard any temporary circumstances that prevent or diminish the use of the way, such as obstructions).

13. Authorities should also consider:

- a. The potential for improving a path so diverted or replaced (for example, by replacing stiles with gates).
- b. Where a route is to be extinguished, the scope for the owner/occupier to defray the cost of improving an existing alternative route or of creating an alternative route

Conclusion

14. In determining an application to which this guidance applies, it is for the authority to consider the case on all its merits taking into account all the statutory requirements and available guidance. In making its decision as to whether the existing path should be diverted or extinguished, an authority should consider in particular the impact of the existing path on the property owner and/or occupier against the benefit that having the right of way through the land brings to the public, taking account of this guidance.

Appendix

Links to legislation referred to in the guidance

Highways Act 1980

Section 25: <https://www.legislation.gov.uk/ukpga/1980/66/section/25>

Section 26: <https://www.legislation.gov.uk/ukpga/1980/66/section/26>

Section28: <https://www.legislation.gov.uk/ukpga/1980/66/section/28>

Section118: <https://www.legislation.gov.uk/ukpga/1980/66/section/118>

Section 118ZA: [not yet commenced]

<https://www.legislation.gov.uk/ukpga/1980/66/section/118ZA>

Section 119: <https://www.legislation.gov.uk/ukpga/1980/66/section/119>

Section 119ZA: [not yet commenced]

<https://www.legislation.gov.uk/ukpga/1980/66/section/119ZA>

Wildlife and Countryside Act 1981

Section 54B: [not yet commenced, see Schedule 7 of the Deregulation Act 2015]

<https://www.legislation.gov.uk/ukpga/2015/20/schedule/7/enacted>

Town and Country Planning Act 1947

<https://www.legislation.gov.uk/ukpga/1947/51/enacted>

Crime and Disorder Act 1998

Section 17: <https://www.legislation.gov.uk/ukpga/1998/37/section/17>

Extracts from the community impact assessment

2. The school's wider community relationship in terms of support and attendance at concerts, fairs and fund raising ventures:

Observations from the school: "Very poor."

Observation:

The observations from the school also explain why there is no Parents' Association or Friends of the School. But it is also possible that the more specialised nature of the provision, which deals with pupils with challenging behaviour mean, that very few social activities are held.

Community Effect Conclusion: Neutral

3. Members of the community visiting the school on a regular basis to assist with the educational/ex-curricular experience:

Observations from the school: "None".

Observation:

Due to the challenging nature of the teaching atmosphere it is very unlikely that the school would consider inviting the community to help with the teaching experience. The 'very poor' relationship between the wider community and the school also counteracts this.

Community Effect Conclusion: Neutral

<p>12. Effects of relocating Ysgol Coed Menai pupils who live in Gwynedd to PRU Llanwnda on community use of the Welsh language between (and among) children and other members of the community:</p>	
<p>Observations from the school: "The contact between Coed Menai and the community is minimal or non existent, therefore no effect."</p>	

<p>15. Effect of closing Ysgol Coed Menai on the ability of parents/carers/taxis to pick up pupils from school when the pupils are taking part in after school activities such as clubs, extra lessons and sports:</p>	
<p>Observations from the school: "Taxi service transports every individual from the door as a rule."</p>	

<p>23. Effects that relocating the special educational needs provision from Ysgol Coed Menai to PRU</p>	
<p>Llanwnda will have on the geographical community at Coed Menai /Penrhosgarnedd /Bangor and Llanwnda:</p>	
<p>Observations from the school: "Closing Coed Menai will have minimal effect – if any – on the Penrhosgarnedd / Bangor area since all the pupils travel into the area on a daily basis and do not leave the school site. The small amount of community contact made is work that could be carried on after closure, activities such as the gardening scheme with the University or the community use made of the school football pitch by the Penrhos football club."</p>	
<p>The new unit will have little effect on the community at Llanwnda. Pupils will be visible outside the building and some individuals might be seen walking from the site. There will be no economic benefit for anyone apart from the site owner."</p>	
<p>Observation:</p> <p>Due to the nature of the current education provision there is no presumption that relocation would have any effect on the geographical community of either site.</p>	<p>Recommendations:</p> <p>No recommendations.</p>
<p>Community Effect Conclusion: Neutral</p>	

Table of differences between original user evidence forms and written statements

Almost every written interview statement contains key differences to the original user evidence forms.

UEF Number	Name	Validity of Written Interview Statement
3	Mari Lois Jones	Year of Use Changed Route changed Use of bikes Route to Sports Track Use of Penrhosgarnedd FC
15	Rhodri Lleweln	Year of use Changed Family member has submitted another form (Gwawr Parry Llewelyn)
16	Gwawr Parry Llewelyn	Year of use Changed Family member has submitted another form (Rhodri Lleweln)
23	Modlen Lynch	Year of use Changed Football training and swimming No clear route
24	Menna Williams	Route changed No signs in original No claim
43	Anne Jones	Route Changed Use of bike No claim
46	Ieuan Ellis	Year of use changed Had been challenged No right of way signs No mention of using football pitches No claim
51	William Jones	Year of use changed Route changed Visit Penrhos FC No through road signs Used to work at school
62	Richard Evan Jones	Route changed / Original route stopped at bridge Changed name from Robert to Richard
78	Erin Mai Owen	Lived next door to school for 2 years No claim
80	G Goulding	Year of use changed Route Changed Friend worked at school No claim
97	Eleri Owen	Year of use changed Route changed Has been challenged
108	Sioned Elin Jones	Year of use changed Route changed

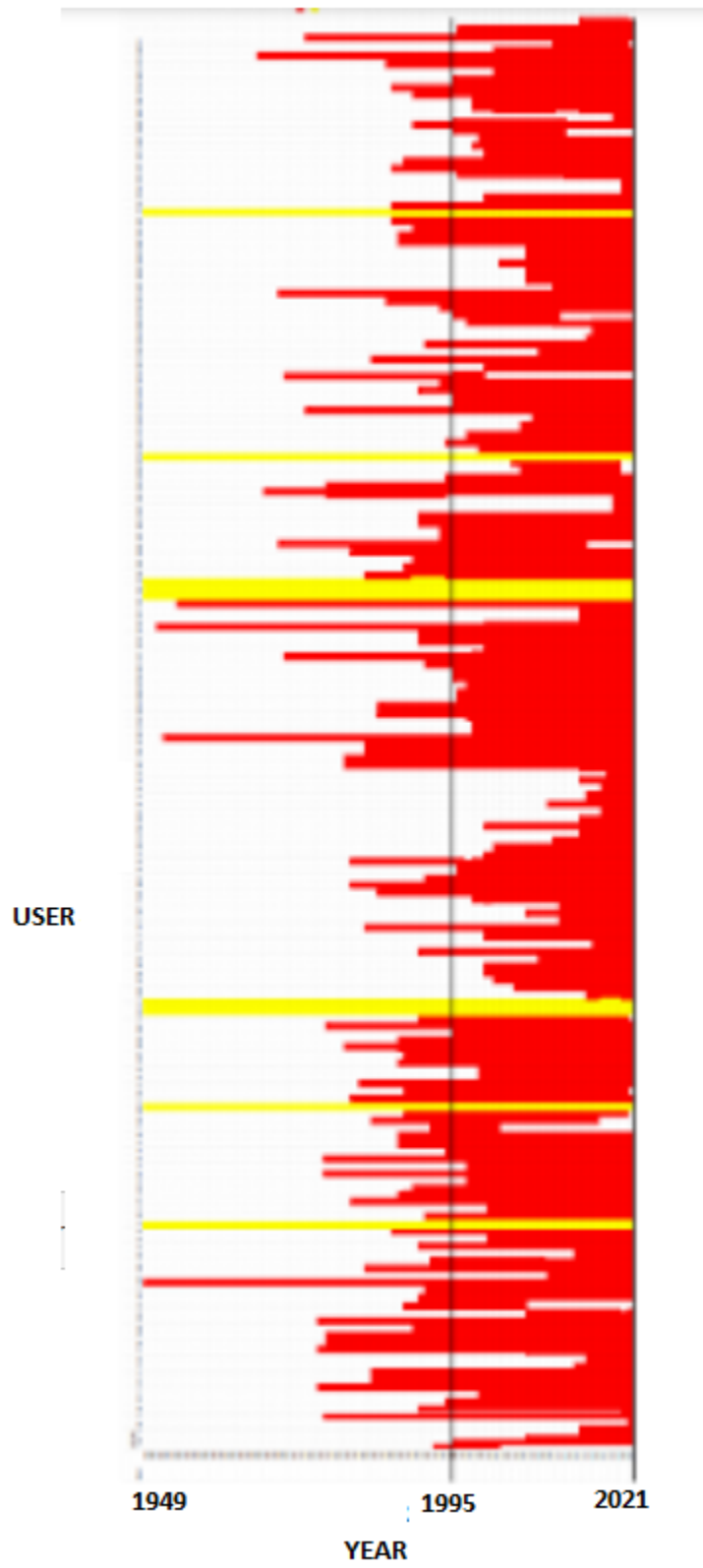
		Drives car on route Swimming and Penrhos FC
110	Alison Hughes	Year of use changed Route changed Used to be a police officer for the school
113	Richard Roberts	Year of use changed Route changed No claim on original UEF
118	Kieth Jones	Year of use changed Route changed Used to drive through the route
130	Richard Williams	Year of use changed Route changed
136	Margaret Jones	Year of use changed Route changed No claim on original UEF
148	Daniel Harris	Year of use changed Route changed No claim on original UEF No mention of cycling
149	R. J. Phillips	Year of use changed Route changed Access to work
151	Deiniol Tegid	Year of use changed Route changed
152	Dorothy Macphail	Route Changed No claim on original UEF Different Challenge
170	Natalie Ellis	Has seen signs
183	Malcom Rogers	Route not included Bridleway claimed
188	Sarah Tudor Owen	Route changed Claimed bridleway as well Came through on bikes There for football
194	Branwen Thomas	Year of use changed
198	Thomas Gribben	Year of use Changed Route changed No claim on original UEF
N/A	Andrew Joyce	Did not submit a UEF. (Was included because Menna Baines asked the council)



Date: 20 August 1984

Location: Swellies, The; Pentir Community; Gwynedd - Gwynedd; Wales

Time period of alleged use





Treborth Hall- Landowner Consultation - Signage and Mawddach Crescent case

From:

To: catrindavies@gwynedd.llyw.cymru

Date: Friday, 2 February 2024 at 12:16 GMT

Good afternoon Catrin Davies,

We hope you are well.

We refer to your email dated 11 August 2022 in which you stated:

“Regarding the ‘No Through Road’ sign and that I am unsure who mentioned this during of conversation, I believe what was trying to be portrayed was this sign can be viewed as a sign which refers to vehicle use and not necessarily walkers”.

We feel it is important to bring the recent Mawddach Crescent order decision to your attention as below:

Planning & Environment Decisions Wales

Decision by Janine Townsley LLB (Hons) an Inspector appointed by the Welsh Ministers

Date: 05/10/2023 Reference : ROW/3244272.

We are bringing the decision made by the Inspector to your attention to emphasise that based on the actions and intentions of the landowners with regard to signage, there is no legal argument for a public footpath through the front of the former school/Treborth Hall.

As you are likely to be aware, the Inspector decided not to confirm the order made by Gwynedd County Council (GCC). This order was made against the recommendation of GCC’s own Head of Environment Department.

In his report the Head of Environment for GCC recommended that the application be rejected on the grounds that the owners of the land had taken sufficient action to indicate their non intention to dedicate a public right of way.

GCC ignored the recommendation of their Head of Environment and resolved to approve the application to add the public footpath to the Council's Definitive Map and Statement on the following grounds with regard to signage:

- That the signs for that period, from the evidence submitted, were not sufficiently (legally) effective to prevent the assumption that the highway had been dedicated under section 31 (1) Highways Act 1980, and
- Specifically that the sign 'Private Road' seen on the photographs in the report referred to vehicles only, and it was not intended to prevent walkers from using the plot.

In the legal background of this report the Head of Environment cites the Godmanchester case with regard to the meaning of “intention”:

“The House of Lords (as it was then called) held in R (on the application of Godmanchester Town Council v Secretary of State for Environment, Food, and Rural Affairs and Cambridgeshire CC [2007] UKHL 28 (“Godmanchester”) that upon the true construction of section 31 (1) “intention” meant what the relevant audience, namely the users of the way, would reasonably have understood the landlord’s intention to be.”

He also quoted Section 31(3) of the Highways Act 1980:

“Where the owner of the land over which any such way as aforesaid passes:-

- (a) Has erected in such manner as to be visible to persons using the way a notice inconsistent with the dedication of the way as a highway; and
- (b) Has maintained the notice after the 1st January 1934, or any later date on which it was erected, the notice, in the absence of proof of a contrary intention, is sufficient evidence to negative the intention to dedicate the way as a highway”

After looking into the Inspector’s order decision, there is a similarity between the Mawddach Crescent case and that of the former school/Treborth Hall, in relation to the interpretation of all signs and what the intention of the landowner was when the signs were erected.

As you should be aware, during the period 1950 to 2012 the former school had the minimum following signs in place which are still in situ:

Treborth Road Entrance:

- “Access to School and Treborth Farm only”
- “Access to School and Treborth farm and Leisure Ltd only”
- 3 x “No through Road” signs
- “No Entry To the Athletics Track”

Botanic Garden Entrance:

- Yellow Barrier with “No Entry Sign”
- “Access to School and Treborth Farm only”
- “No Through Road” Sign

The former school also historically had the minimum following signs in place from 1950 on their gates on the Treborth Road entrance:

- “Private”
- “NO UNAUTHORISED PERSON ALLOWED BY ORDER OF THE CAERNARVONSHIRE EDUCATION AUTHORITY”

All signs installed by GCC along the access lanes serve as a warning to all road users. Therefore, all signs along the route are for all traffic including pedestrians. These signs do not relate to motor vehicles only. These were erected with the clear intention to inform the public that the lane was not a public thoroughfare. This signage has been erected to show that the County Council Education Authority has never intended to dedicate the front of the school to members of the public at large.

Additional signage has been erected by ourselves in 2014 to reinforce this intention of non dedication.

In the Mawddach Crescent case the Inspector refused to confirm the order despite GCC claiming that the signs referred to vehicles only and that the signs were not intended to prevent walkers from using the route.

In our case, we believe those alleged users with no legitimate reason to visit the school, have walked onto the former school/Treborth Hall grounds stating that they have not seen any signs, the signs were for vehicles only or they did so in defiance of the signs along the route. Our signs are clearly visible and it is impossible not to see any signs. This also brings into question the validity of the user evidence forms.

However with regard to the interpretation of signs we wish to bring your attention to point 79 of the Inspector’s decision which states a similarity:

“It is clear from the user evidence that those who walked to the front of the houses did so either believing that the signs did not prevent them walking to the front of the Crescent or they did so in defiance of the signs. We consider this, together with the different wording of the signs already referred to in this decision, means the presence of the signs would not have been sufficient to amount to a calling into question in the terms of the statutory test **but, in terms of assessing the actions and intentions of the landowners, I consider that in this case, the three signs indicated contrary intent.** “

In our case, it is clear that the actions by the landowners were to erect numerous signs and their intention was to prevent public access in front of the former school/Hall. A reasonable person would have reasonably understood the landowners' intention.

The signs erected by the Council were with the intention of preventing public access to the front of the former school/Treborth Hall. All pedestrians were warned of the former school ahead. There is clear landowner evidence of the presence of signs dating back to the 1950s. The signs indicate a non intention to dedicate the way as a public highway on land to the front of Treborth Hall.

In accordance with section 31(3) Highways Act 1980 we believe the signage in place along the proposed route is “inconsistent with the dedication of the way as a highway”. In any event, in terms of assessing the actions and intentions of the landowners, we consider that in our case “the signs indicated contrary intent”. This is in line with the decision made by the Inspector in the Mawddach Crescent case.

In accordance with current statute, case law and the Inspector's decision, the signage in place along the route is sufficient to show non intention to dedicate. There is no intention by the landowners to dedicate the land in front of the former school/Hall to the public. Therefore, we would be grateful if you could take the above into consideration.

It is our firm opinion that the application for the Definitive Map Modification Order should be rejected.

Could you please confirm this email will be added to our evidence submitted.

Kind regards,

Mark and Susan Margetson

ETED AS AND WHEN INFORMATION BECOMES AVAILABLE)

(9) OBJECTIONS

UBLIC PATH ORDER

of Way, No

DECISIONS

DIVERSION/CLOSURE

S AND/OR AGENTS

(13) REMARKS

(14) CORRESPONDENCE
FILE NO

(THIS SIDE ONLY TO BE COMPLETED BY PARISH COUNCIL
AT TIME OF FIRST SURVEY)

(1) PARISH NO. OF PATH:- 12
Treborth Tube.

(2) CONCISE DESCRIPTION OF PATH (TO INCLUDE WIDTH, NATURE OF SURFACE, MEANS OF ACCESS, OBSTRUCTIONS, ETC.)

FROM:- Brynceeris

TO:- Menai Straits

DESCRIPTION:- THE PATH IS A Public Carriage or Cart Road or Green (unmetalled) Lane mainly used as a footpath IT STARTS AT off the County Road (Penrhos-Caerffos) at Bryn Ceris and entering the County Council Trunk Road T.R. 81 by Glyn Ceris, then off the main road and proceeding along the road to Treborth Farm and through the Farm Yard on to the Treborth Tube road and under the Railway Bridge and then over a stile to the field alongside of the Britannia Tubular Bridge right down to the shore of the Menai Straits.

Condition:- Good, although there is no trace of the path from Treborth Uchar to Treborth today it must have been ploughed but there are kissing gates at each end.

(3) NAME OF PARISH	(4) NO. OF PATH	(5) KIND OF PATH	(6) Shown on 6 Ord. Sht. No	(7) DATE OF WALKING SURVEY & BY WHOM MADE
PENTIR	12	C.R.F.		1st May, 1951. H.P. Jones W.R. Davies 1988-6
PENTIR	11	C.R.F.		24th April, 1951. D.S. Davies W.R. Davies 763-2
PENTIR	10	F.P.		23rd April, 1951. D.S. Davies W.R. Davies 274-1
PENTIR	9	C.R.F.		23rd April, 1951. D.S. Davies W.R. Davies 912-2

P.T.O.

(THIS SIDE TO BE COMPLETED AS AND WHEN INFORMATION BECOMES AVAILABLE)

(8) LIMITATIONS OR CONDITIONS AFFECTING PUBLIC RIGHT OF WAY		(9) OBJECTIONS	
<p>On the gates at the main road entrance to Treborth Farm there are two Notices. One marked 'Private' and the other NO UNAUTHORISED PERSONS ALLOWED BY ORDER OF THE CAERNARVONSHIRE EDUCATION AUTHORITY but according to Public Testimony there has always been a right of way.</p>		<p>Objection made by:- (i) Mr. P. Williams, Glyn, Glyn, Treborth. (ii) Mr. J. Jones, Treborth Farm, Treborth. (iii) The British Transport Commission - This objection was later withdrawn.</p>	
(10) PATH CREATED BY:-			
<p>(a) USAGE (b) EXPRESS DEDICATION (c) AGREEMENT (d) PUBLIC PATH ORDER (e) ENCLOSURE AWARD (f) ANY OTHER MEANS (Delete Headings not applicable)</p>		<p>Local Hearing held at Bangor on 6th March 1956.</p>	
<p>DETAILS OF CREATION OF PATH Although the Parish Council can only record expenditure on the section from the Tubular Bridge to the Straits, the whole length of this footpath has always been regarded as a public right of way, and no objection raised to the memory of those living today.</p>		<p>(a) DECISIONS That the path be not deleted from the Draft Map. (b) That the portion of the path from Bangor Leric to Glyn Leric should remain on the Draft Map but the route should be amended by marking it slightly south of the existing line.</p> <p>DIVERSION/CLOSURE</p>	
(11) REPAIRS		(12) INTERESTED OWNERS AND/OR AGENTS	
DATE	FILE NO.		(13) REMARKS
			(14) CORRESPONDENCE FILE NO.

(THIS SIDE ONLY TO BE COMPLETED AT THE TIME OF THE HEARING)

(2) CONCISE DESCRIPTION

FROM:-

TO:-

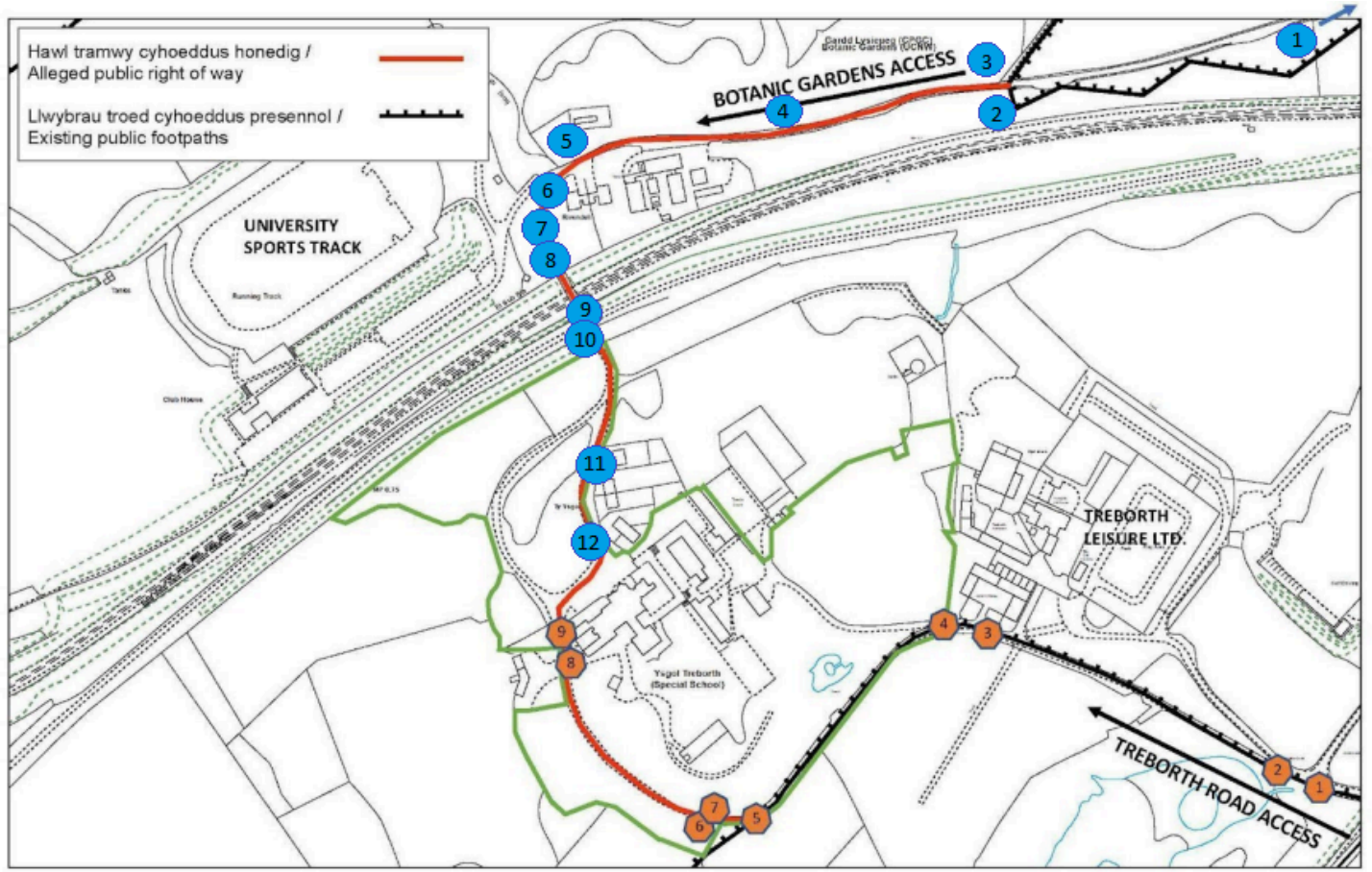
DESCRIPTION:- THE PATH IS A Road or Footpath mainly used for

The section from

Condition:- Good

(3) NAME OF PARISH

Map, Table and Photographs of Signs, Gates and Barrier at Treborth Hall



MAP KEY

- Green Line - Property Boundary
- Black Line - Existing Public Footpath
- Red Line - Proposed Public Footpath
- Orange Numbered Symbols - Treborth Road Access Direction
- Blue Numbered Symbols - Botanic Gardens Access Direction

TABLE

Number on Map	Type	Description	In situ prior to our ownership in 2014	Situated on our property
TREBORTH ROAD ENTRANCE				
1	Sign	No-through road sign stating "Access to School and Treborth Farm only".	Yes Please note, Treborth Farm is also known as Treborth Hall Farm and is owned by Treborth Leisure Ltd.	No - Council owned
2	Signs	1) No-through road sign 2) 'Access to School and Treborth Farm and Leisure Ltd Only'. 3) 'No entry to Athletics Track'	Yes	No - Council owned
3	Sign	No-through road sign	Yes	No - Council owned
4	Gates and Signs	1) Treborth Road access gate to the front of Treborth Hall (left-hand gate) . With the following signs: A. Private Grounds No-Through Access B. Please Shut the Gate C. CCTV in operation D. Dogs Loose 2) Treborth Road access gate to the rear of Treborth Hall (right-hand gate) . With the following signs: A. Private No Public Right of Way B. CCTV in operation C. Dogs Loose	1) Yes (gate installed c.2011) All signs added in 2014 on purchase. 2) Yes All signs were added in 2018 when the Riding for the Disabled closed. Before 2018 an RDA sign and a private riding school sign was in situ.	Yes
5	Sign	Red kissing gate and Public footpath arrow signs directing the public over the field to Treborth Uchaf or to Treborth Road, diverting the public away from the Hall/former School.	Yes	Yes
6	Sign	Sign stating - 'Private no public access or right of way'	No - Sign added in 2014 on purchase	Yes
7	Signs	Signs stating: 1) 'No Thoroughfare' 2) 'Private Grounds No Through Access'	No - Signs added in 2014 on purchase	Yes
8	Gates and Signs	1) Side gate access to the rear of Treborth Hall (right-hand gate) . With the following signs: A. 'Danger Dogs Loose' B. 'Private Property keep out' 2) Side gate access to the courtyard of Treborth Hall (left-hand gate) . With the following signs: A. 'CCTV in operation' B. 'Polite notice, No Parking, Please Keep Clear'	1) Yes All signs added in 2014 on purchase. 2) Yes All signs added in 2014 on purchase.	Yes
9	Gate and Signs	1) Gate with sign stating 'Private no Public Right of Way' 2) Sign on ground stating 'Private Grounds no through Access' 3) Sign on telegraph pole stating 'No thoroughfare'	No, but gate posts were present on purchase providing evidence of a previous gate. Gate reinstated on purchase. All signs added in 2014 on purchase.	Yes

BOTANIC GARDENS ENTRANCE

1	Gate	Gate to entrance of the University Botanic Gardens	Yes - We were provided with a key and this was locked at night	No - University Botanical Gardens owned.
2	Sign	Wales Coastal Path Sign	Yes	No - University Botanical Gardens owned.
3	Sign	<p>TBG Signpost 1 (Facing towards Menai Strait)</p> <ol style="list-style-type: none"> 1. To the Menai Bridge 2. Paxton's Cascade 3. Wales Coastal Path <p>TBG Signpost 1 (Facing towards TBG Buildings)</p> <ol style="list-style-type: none"> 4. Glasshouses 5. Rivendell Offices 6. Toilets 	Yes	No - University Botanical Gardens owned.
4	Sign	<p>TBG Signpost 2 (Facing towards Menai Strait)</p> <ol style="list-style-type: none"> 1. Wildlife and Dipping ponds 2. Butterfly border <p>TBG Signpost 2 (Facing towards TBG Buildings)</p> <ol style="list-style-type: none"> 3. Rivendell Offices 4. Toilets <p>TBG Signpost 2 (Facing towards Glasshouses)</p> <ol style="list-style-type: none"> 5. Glasshouses 	Yes	No - University Botanical Gardens owned.
5	Sign	<p>TBG Signpost 3 (Facing towards TBG buildings)</p> <ol style="list-style-type: none"> 1. Glasshouses 2. Toilets <p>TBG Signpost 2 (Facing towards Menai Strait)</p> <ol style="list-style-type: none"> 3. Bog garden 4. Bamboo collection 	Yes	No - University Botanical Gardens owned.
6	Sign	No-through road sign stating "Access to School and Treborth Farm only"	Yes	No - University Botanical Gardens owned.
7	Sign	Sign stating 'No Exit from Sports Ground via this Route'	No - Sign was added c.2018 by the University	No - University Botanical Gardens owned.
8	Barrier	Lockable yellow barrier with a central 'no entry sign'	Yes - We were provided with a key and this was locked prior and on the day of completion.	No - University Botanical Gardens owned.

9	Sign	On tree stating 'No Thoroughfare'	No - Signs added in 2014 on purchase.	Yes
10	Sign	On tree stating 'Private No Public Access or Right of Way'	No - Sign added in 2014 on purchase.	Yes
11	Signs	Signs on fence stating: 1) 'Private Grounds No Through Access' 2) 'No Thoroughfare'	No - Signs added March 2021	No (on son's property)
12	Signs	Signs stating: 1) 'Private No Public Access or Right of Way' 2) 'No Access, Exit gate locked'	No - Signs added in 2014 on purchase.	Yes

PHOTOGRAPHS
TREBORTH ROAD ENTRANCE

Photograph - 1 (On existing Public Footpath)
No-through road sign stating "Access to School and Treborth Farm only"



Photograph - 2 (On existing Public Footpath)
No-through road, 'Access to School and Treborth Farm and Leisure Ltd Only' and 'No entry to Athletics Track' signs



Photograph - 3 (On existing Public Footpath)
No-through road sign



Photograph - 4
Both Gates



Photograph - 4(1) (On existing Public Footpath)

Treborth Road access gate 1 to front of Treborth Hall (left-hand gate) with the following signs: Private Grounds No-Through Access, Please Shut the Gate, CCTV in operation and Dogs Loose.



Photograph - 4(2) (Not on existing Public Footpath)

Treborth Road Access gate 2 to the rear of Treborth Hall (right-hand gate). With the following signs: Private No Public Right of Way, CCTV in operation and Danger Dogs Loose.



Photograph - 5 (On Public Footpath)

Red kissing gate and two footpath arrow signs. One directs the public over the field and the other to Treborth Road. Both arrow signs divert the public from the Hall / School. There is no arrow sign pointing towards the Hall.



Photograph - 6 (Not on existing Public Footpath)

Sign stating - 'Private no public access or right of way'



Photograph - 7 (Not on existing Public Footpath)

Signs stating: 'No Thoroughfare' and 'Private Grounds No Through Access'



Photograph - 8 (Not on existing Public Footpath)

Side gate access to the rear of Treborth Hall (right-hand gate). With the following signs: 'Danger Dogs Loose' and 'Private Property keep out'

Side gate access to the courtyard of Treborth Hall (left-hand gate). With the following signs: 'CCTV in operation' and 'Polite notice, No Parking, Please Keep Clear'



Photograph - 9 (Not on existing Public Footpath)

Gate with sign stating 'Private no Public Right of Way', Sign on ground stating 'Private Grounds no through Access' and Sign on telegraph pole stating 'No thoroughfare'



TREBORTH BOTANIC GARDEN (TBG) ENTRANCE

Photograph - 1 (On existing Coast Path)
Gate to the entrance of the TBG



Photograph 2 (On existing Coast Path)
Wales Coastal Path sign



Photograph 3 (on existing Coast Path)
Coastal path sign TBG signpost 1



There are six arrows on this signpost:

TBG Signpost 1 (Facing towards Menai Strait) directs members of the public to:

1. To the Menai Bridge
2. Paxton's Cascade
3. Wales Coastal Path

TBG Signpost 1 (Facing towards TBG Buildings) directs members of the public to:

4. Glasshouses
5. Rivendell Offices
6. Toilets

Photograph 4 (on TBG - not a public highway)
Coastal path sign TBG signpost 2



There are 5 arrows on this signpost:

TBG Signpost 2 (Facing towards Menai Strait) directs members of the public to:

1. Wildlife and Dipping ponds
2. Butterfly border

TBG Signpost 2 (Facing towards TBG Buildings) directs members of the public to:

3. Rivendell Offices
4. Toilets

TBG Signpost 2 (Facing opposite Glasshouses) directs members of the public to:

5. Glasshouses

Photograph 5 (on TBG - not a public highway)
Coastal path sign TBG signpost 3



There are 4 arrows on this signpost:

TBG Signpost 3 (Facing towards Menai Strait) directs members of the public to:

1. Bog garden
2. Bamboo collection

TBG Signpost 3 (Facing towards TBG Buildings) directs members of the public to:

3. Glasshouses
4. Toilets

Photograph - 6 (Not on existing Public Footpath)

No-through road sign and sign stating "Access to School and Treborth Farm only"



Photograph - 7 (Not on existing Public Footpath)

Sign stating 'No Exit from Sports Ground via this Route'

