

**Route A – B**

Name	Status	Comments
James Margetson	5 Ty Ysgol, Coed Menai	Mr James Margetson has produced a report in response to the landowners consultation which can be viewed in Appendix 8.
Mark & Susan Margetson	Owners of Treborth Hall (former school)	Mr & Mrs Margetson have produced a report in response to the landowner consultation which can be viewed in Appendix 9.
Thomas Gribben	3 Ty Ysgol	<ul style="list-style-type: none"> <li>• Mr Gribben has also produced a user witness statement and can be seen in Appendix 4.</li> <li>• The landowner response describes that the present owners of Treborth Hall have been restricting access for pedestrians and vehicles.</li> <li>• Mr Gribben states that his neighbours Brian and Rowena have been residents next to the claimed route for 35 years, since 1989.</li> <li>• A Google maps photograph has been submitted showing no obstructions on the main access lane.</li> <li>• Another Google maps streetview showing no gate present on the main access lane next to Treborth Mews.</li> <li>• A photograph produced showing a signs stating 'No Access Exit Gates Locked' and 'Private-No Public Access or Right of Way'.</li> <li>• An additional Google maps street view photograph showing a speed hump and two pole either side as the lane leans into the parking in front of Treborth Hall.</li> <li>• Mr Gribben forwarded a email containing a statement by Stephanie Boore, which states, that she rents land around the old school for keeping her horses and that she had been regularly riding her horse past the old school to join to the coastal path. Ms Boore was stopped on the 14/04/24 by James Margetson who has come from Treborth Hall and told her that she could not pass through as it wasn't in her lease agreement. Ms Boore understands that he has a right in her agreement that is from the gateway near the courtyard, and can use either lane as access.</li> <li>• A photograph was submitted showing a galvanised field gate tied with rope adjacent to Treborth Hall.</li> <li>• Included in the response is a statement by Mary Axford, who ran the Riding For the Disabled Association between August 1981 until March 2018. Ms Axford states that there were no obstructions on the route and they had unhindered access.</li> <li>• A police log was produced to stating that there was difficulty opening the gate and was called to the police as it was obstructing access up to the lane.</li> </ul>

		<ul style="list-style-type: none"> <li>• In addition, there is a statement by Wilson's campsite.</li> <li>• Mr Gribben states that now there are gates on the route, sometimes locked or tied shut. In addition to gates there are numerous signs stating no access.</li> <li>• A statement has been produced by Mr Braud, an DPD delivery driver in the area for 8 years. It states that the gates have been installed following the purchase of Treborth Hall and there is now a gate present next to the Hall.</li> <li>• Mr Gribben has included a statement by John P Ernest, who shared they're experience of walking the route over the years as they owned a house near Treborth. They were informed that there was an established route on the lane to Treborth Hall to the Botanical Gardens.</li> <li>• The response included another statement of an ASDA delivery driver called Mr Stow, who also expresses the difficulties of access.</li> <li>• In Mr Gribben's response he has included a set of five images, four of which are Google maps street view images which show the access lane leading into Treborth school being clear of gates.</li> <li>• One Google street view image that Mr Gribben has produced is from June 2011, there are no gates present.</li> <li>• Mr Gribben has provided a statement of evidence by Mathew Wills, Director of Treborth Leisure Limited which included the golf driving range. This testimony states that no restrictions have been present on the lane since their operations began in 1998.</li> <li>• A second statement of evidence provided by Mr Gribben is of Jane Boor. Jane Boor's testimony states that she has been involved with Treborth Leisure Limited since 1998. Between the years 2015 – 2023, Ms Boor was a director for the company. According to Ms Boor there was no gates or obstructions on the road.</li> <li>• A statement by Mr Gethyn Owen, Penrhosgarnedd FC was forwarded by Mr Gribben. This states since the sale of the Hall, they only have a right of way to the club house. Gates were placed in 2019 and are regualy closed.</li> <li>• Mr Gribben states there were never obstruction since at least 2003 when he came to Bangor.</li> <li>• Mr Gribben states that a gate was placed adjacent to Treborth Mews (on the existing public right of way) in 2014 by Christy Security. He also states that when he moved to his home in August 2015, there was no gate adjacent to Treborth Hall neither was fencing around the gate. There was only fencing around Treborth Hall building itself and not on the lane as residents needed access down the lane.</li> <li>• Alock was placed on the gate next to Treborth Mews and a lock on the yellow barrier on the railway bridge. Mr Gribben believes that the barrier on the railway line was placed in the 1990s for the purpose of restricting vehicles. This barrier did not affect pedestrian use according to Mr Gribben.</li> </ul>
--	--	---

		<ul style="list-style-type: none"> <li>• Mr Gribben confirms that there was a gate next to Treborth Hall for a few short months in around February 2015, then it was removed. It was then reinstated around May/June 2022.</li> <li>• Mr Gribben has produced a picture dates 30<sup>th</sup> of October 2023 showing a metal gate next to Treborth Hall.</li> <li>• Mr Gribben has received a statement by Trystan Williams, the son of will parry Williams, who was headmaster from 1973 to 1995. Mr Gribben says that the statement confirms that there were never any limitations on pedestrian access, and the path opposite the houses was meant for cars to be able to drive through freely when there were buses or children outside the school building. According to Mr Gribben this statement shows, free pedestrians access from 1973 to 2014, which is 41 years.</li> </ul> <p>Mr Gribben has also produced supporting additional witnesses by –</p> <ul style="list-style-type: none"> <li>• Tudur Anwyl Williams</li> <li>• Mary Anford</li> <li>• Rowena Thomas</li> <li>• Sion Owen Jones</li> <li>• Trystan Williams</li> <li>• Steph Boore</li> <li>• Andreas Huws</li> <li>• Brian Mollyneux</li> <li>• Caroline Royal</li> <li>• Lennard Jones</li> <li>• John Grisdale</li> <li>• Jane Boore</li> <li>• Nigel Brown</li> <li>• Gareth Vaughan Owen</li> <li>• Mr T Gribben (his own statement)</li> </ul>
Mr John Grisdale	Previous Head Master -	<ul style="list-style-type: none"> <li>• Mr Grisdale acknowledges that the public has been walking through the car park in front of the school as it was a path that was easier to use than the track leading behind the trees. Despite this, when Mr Grisdale encountered people walking past he would direct them to use the path that was behind the trees and away from the school and staff houses.</li> <li>• The statement explains the history of the residential school and that it contained children with a range of special education &amp; social needs. Due to this, there was a close community</li> </ul>

		<p>formed between Penrhosgarnedd, Treborth and Bangor and the school had aimed to make life as normal as possible for the children. With this said, Mr Grisdale explain the school would open every opportunity to engage with the community.</p> <ul style="list-style-type: none"> <li>• Over time, the school needs changed as did other schools over Gwynedd, Anglesey and Conwy. During the 90's, the school adapted to Coed Menai School, which offered pupils the option of residential in the week and also day school for pupils.</li> <li>• Mr Grisdale explains that there was a local swimming club that would use the school pool and Penrhosgarnedd football club would also use the school fields for training and games. The pupils of the school also set up their own firewood business and would attract customers up to the school. Mr Grisdale underlines the importance of the community to the school.</li> <li>• A letter dated the 11<sup>th</sup> of June, 1999 by Mr Grisdale regarding a National Cycle route through the school grounds can be seen in Appendix 13. In Mr Grisdales response when questioned relating this letter, in summary Mr Grisdale states that building fences was too big a task and costly, and that this was never undertaken. The main reason for putting fences in was to ensure pupils didn't wonder away from the school grounds.</li> <li>• The only obstacle placed on the claimed route was the yellow barrier on the railway bridge and this was for the purpose of stopping cars driving through.</li> <li>• Mr Grisdale confirms that they never stopped anyone walking through and neither did they place any signs up. The only sign placed by Gwynedd's Authority was a sign noting the location of the school.</li> <li>• Mr Grisdale was asked if he recalled the signs that said "Private" and "No Unauthorised Person Allowed by the Order of the Caernarvonshire Education Authority". He confirmed that he had never seen these signs. Mr Grisdale did note that Caernarvonshire Education Authority was changed to Gwynedd in 1974.</li> <li>• A photograph produced by Mr Gribben showing a sign with a symbol and says 'Access to School and Treborth Farm Only' and he believes this proves rights of access over the decades.</li> <li>• A video was produced by Mr Gribben showing a person being challenged for using the route.</li> </ul>
Ms Rowena Thomas	2 Ty Ysgol	<ul style="list-style-type: none"> <li>• Ms Thomas states that she has lived in the above address since 1989 and in this time, Ms Thomas does not recall any obstructions or gates until the school was sold.</li> <li>• The statement continues to explain that a temporary gate was installed by a security company which they had been given keys for. This gate is located by Treborth Mews.</li> <li>• Ms Thomas confirms she didn't manage the yellow barrier, however, believes that the new owners of Treborth Hall took over the management of this barrier.</li> </ul>

Mr Brian Molyneaux	2 Ty Ysgol	<ul style="list-style-type: none"> <li>• Mr Molyneux states that he is a resident of the above address for 25 years and during this time has never observed any barriers present before Treborth Hall school was sold.</li> <li>• A year after the school closed the security company were taking care of the buildings and installed a temporary gate by Treborth Farm and they were given a key. The security company also put security fencing around the school building. Mr Mollyneux explained that the building has been broken into and this is why it was secured by fencing and a gate on the lane.</li> <li>• The statement also states a security company installed a temporary gate that was closed between 10.30/11pm and 6am. The gates were removed sometime later, approximately, 12 -18 months after.</li> <li>• Mr Mollyneux recalls that, from 1995, there were no gates at the school until 2015. There was a barrier at the far side of the railway bridge.</li> <li>• After the school was sold, the security fencing around the school stayed in place, however, the fencing did not come onto the roadway.</li> <li>• Shortly after the school was sold, the new owners gave Mr Mollyneux a key for the barrier on the railway bridge. Around this time, the new owners also put a gate adjacent to Treborth Hall, and Mr Molleyneux states that he was asked by the new owners to keep it closed and would also have a chain on it, however, this gate was not locked.</li> <li>• To Mr Mollyneux recollection, the gate adjacent to Treborth Hall appeared in early 2015 and was in situ for a short time and was then reinstalled in mid 2022. At this time, some fencing was put around the gate.</li> </ul>
Network Rail	Disused rail track under bridge.	<ul style="list-style-type: none"> <li>• Lucy Anderson, Liability Negotiations Manager – Wales &amp; Western presented comments on behalf on Network Rail.</li> <li>• According to Network Rail's records the railway bridge was constructed in 1868 by a private individual and in agreement with Network Rail. This bridge was built so that the individual could have continued access between both parts of his land when the railway was built.</li> <li>• As part of this agreement, the individual would be responsible for the maintenance of bridge.</li> <li>• In 1949, Mr Davies the owner of the Estate, sold the southern grounds which contained Treborth Hall to the Caernarvonshire County Council. The maintenance of the bridge was then transferred to the Caernarvonshire County Council, now known as Gwynedd Council.</li> <li>• In Network Rail's records the bridge was not public in status, however, Ms Anderson explains it is not unreasonable to assume that the general public have been allowed access over this structure, albeit as 'invitees' of the landowner.</li> </ul>
James Hutchinson	Ty Ysgol, Coed Menai	<ul style="list-style-type: none"> <li>• Mr Hutchinson states that he and his family have lived at 4 Ty Ysgol, Coed Menai since the properties were sold from the Council.</li> </ul>

		<ul style="list-style-type: none"> <li>• In his statement, he refers to the gates being locked constantly and when he leaves the gates are locked behind him within minutes by the Margetson family. The locking of the gates has caused issues with delivery divers as the Margetsons claim that they are not permitted.</li> </ul>
Mr Leonard Jones	Treborth Lodge / Gate House	<ul style="list-style-type: none"> <li>• Mr Jones has lived at the Gate House (also known as the Lodge) since around 1946/1948, when it was the entrance to the Davies estate. At this time Mr Jones was 8 years old and the Gate House was still owned by the Davies Family.</li> <li>• Mr Jones is statement says that his step father was employed as a gardner for the estate.</li> <li>• During this time the estate was a private estate and the owners wouldn't have allowed people to walk through. The only footpath that could be used was the footpath leading to Treborth Uchaf. .</li> <li>• There used to be gates on the large pillars next to the Gate House but these were removed around the time when the playing fields were made, approximately 1960s. The gates were left on the grass for a while until someone took them away. Mr Jones does not remember if these gates were locked.</li> <li>• According to Mr Jones, the estate was not open to the public until the 1950s. This is when the estate was sold off in pieces. During this time, the university bought the gardens.</li> <li>• The school opened in 1950, when Mr Jones was around 12 years old.</li> <li>• According to Mr Jones, he used to walk past the school with no problems and the headmaster, Will Parry Williams didn't seem to mind this.</li> <li>• Mr Jones also says that on occasions, when he was a boy, his mother would send him on the bike on the claimed route down to Treborth Farm to get fresh milk.</li> <li>• The statement says before the 1960's people then didn't walk very much. From the 1960's onwards, the claimed route grew in popularity and people would be using it in all hours of the day. It is now regarded as a popular route.</li> <li>• The yellow barrier by the railway bridge was installed by the university around the 1960s and was installed to stop cars from driving on the lane down to Treborth Road. The barrier was occasionally open and sometimes it could be locked. There was room for people to walk to the side of the barrier.</li> <li>• Mr Jones does not recall any school staff members challenging him for walking the claimed route. The only person who had challenged Mr Jones is the current owner of Treborth Hall.</li> <li>• When Mr Jones was working, he did not have much time for walking the route only on occassionns. He would make a circuit, starting from my the Lodge, past the school and follow the Treborth Road to the Antelope Inn.</li> <li>• His statement notes that he has been walking the alleged public right of way for almost 80 years.</li> </ul>

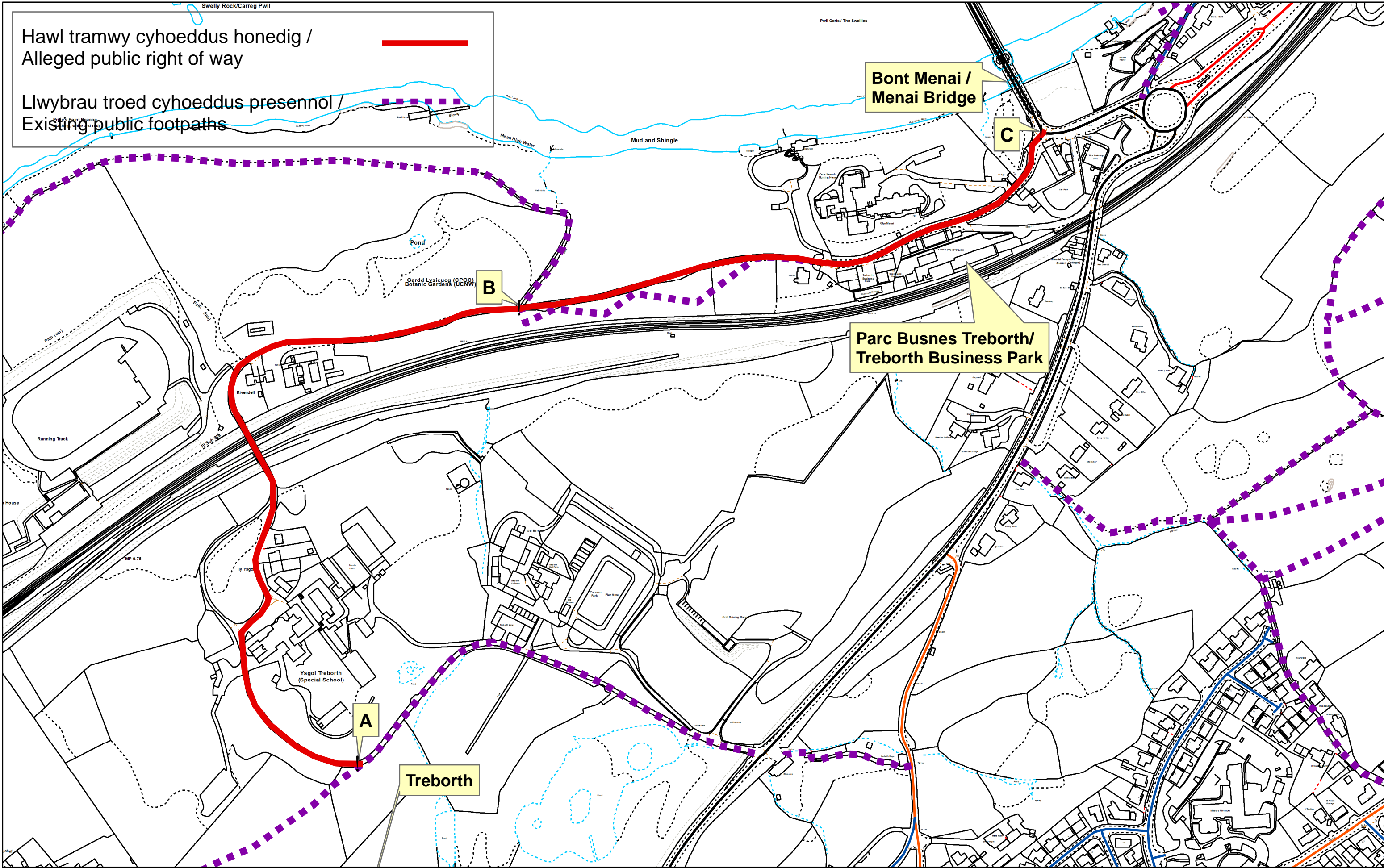
		<ul style="list-style-type: none"> <li>• The first obstruction was noticed in 2019, when gates and signs were placed on the route; Two gates have been in situ since 2022</li> <li>• I have been challenged for walking the route in 2022 by the owners of Treborth Hall.</li> <li>• Mr Jones recalls walking on the route when the Treborth school was open as he would visit his nearby friends.</li> <li>• References are also made to Penrhosgaredd Football Club and the Riding for the Disabled Association and how the area was welcoming and a part of the community.</li> <li>• Mr Jones states that that the former school and the Treborth Botnaical Gardens held numerous social events.</li> <li>• His statement supports the alleged public right of way and hopes that the community feel will be once more restored.</li> </ul>
Bangor University	Owners of Treborth Botanical Gardens	<ul style="list-style-type: none"> <li>• The University is aware of the public using the acclaimed route. Many of our visitors, neighbours, staff, students, contractors, and volunteers have used this route for years either as a circular walk or for access to/from the A487.</li> <li>• No action has been taken by the University to prevent or deter the public from walking the route that runs through University land.</li> <li>• The University has not challenged the public, locked the gates, or made any other effort to deny a public right of way.</li> <li>• The Botanical Garden has been in possession of the University since 1960 and since then the gardens and woodlands would have been open to the public.</li> <li>• The University has explained there is a gate that remains present at the entrance to the gardens and they have no records of when this gate was installed. The University state that the gate is not locked but is closed at night at 11pm and then reopened at 6am. Prior to 2017, the gate was locked at 11pm at night by security. Despite that the gate being locked during the night, there is a space for users to pass in the gap to the left. The gate is for restricting vehicle access and not pedestrians.</li> <li>• Weather updates started to appear on the University website in 2018 and the University claims that there have been no notices of the sort prior to 2018, which stated that the gardens were closed.</li> <li>• According to the University, any member of the public that wanted to pass through the garden via the coast path or main road to another destination could do so. The stewards that were on the ticket gates managed any access queries.</li> <li>• There are signs present that indicate that access is restricted; however, the University has clarified that these signs are only for restricting vehicles and not users by foot.</li> <li>• The signs relating to vehicle access were acted upon at the request of a neighbouring property where a volume of traffic was crossing private land.</li> </ul>

		<ul style="list-style-type: none"> <li>• The University clarified that they have erected signage to prevent vehicle access and included two photos with this statement. These signs were erected to ensure no vehicular traffic passed over the railway bridge.</li> <li>• They don't have any documented records to confirm when the university first realised that people were using the claimed route through the Botanical Garden and over the railway bridge. Current members of staff can recall people walking that way e.g. with their dogs, but cannot be specific about dates.</li> <li>• There are some members of staff who have been working for the University for an excess of 25 years and some can recall coming and going from the university land via Treborth Hall as far back as 1992.</li> <li>• A current member of staff recalls University security accessing and/or exiting university land with the security van via the road through Treborth Hall as far back as 1992.</li> <li>• Notices of high winds were displayed outside the glasshouses.</li> <li>• Safety signage was installed on the main gate displaying high wind warning for visitors.</li> <li>• The only locked gates were referred to as the access gate near the Lodge. The gate has not been locked due to adverse weather.</li> <li>• Since its establishment in 1960, the Botanic Garden outside grounds and woodland have always been accessible to the public.</li> <li>• The Botanic Garden is closed to vehicles from 11pm. Pedestrians can access 24 hours a day.</li> <li>• Bangor University attached a conveyance from 1960.</li> <li>• The athletics track opened in 1966. The university confirmed that people could get to the field where the athletics track is before it was developed as an athletics track. The athletics track is a managed site open 0700-2200. Signage advertises that site is only to be used after making a booking.</li> </ul>
Education Department	Cyngor Gwynedd	<ul style="list-style-type: none"> <li>• A collection of 34 PDF files containing historical documents ranging from, Deed Releases, documents relating the development of the National Cycle Route, Background Packet of Ysgol Coed Menai, and other documents. These were given to the Rights of Way Unit to view and was not a part of any written statement. These files are available upon request.</li> </ul>
<b>Route B - C</b>		
Andreas Huws	Previous headmaster	<ul style="list-style-type: none"> <li>• Mr Huws stated that the public has used (walking and vehicles) the route A – B – C without any kind of challenges for over 20 years and more, until recently.</li> <li>• According to Mr Huws, there was no dispute or objection to this exercise for years, until recently.</li> </ul>



		<ul style="list-style-type: none"> <li>• The path in question received regular and practical use by nearby residents, walkers, Penrhosgarnedd Football Club, users of Bangor University resources etc.</li> <li>• Mr. Huws said that obstacles such as a locked gate, signs (e.g. 'patrolling guard dogs') can now be seen on the path said Mr Huws. A half-century tradition with daily (&amp; social) practices has been negatively affected due to the barriers (i.e. It negatively affects the standard of living of local residents). It deprives the wider society of being able to enjoy walking paths where the right to do so was considered to be natural, with a strong social consensus to support this.</li> </ul>
Education Department	Cyngor Gwynedd	<ul style="list-style-type: none"> <li>• A response from Gwern Ap Rhisiarts, Head of the Education Department, states that, from his experience working at the school, he is unsure whether people have been starting the route from as far as point C. However, he recalls that school children would occasionally walk towards Bont Borthewthwy as this would be a route they would use to avoid the traffic.</li> </ul>
James Margetson		<ul style="list-style-type: none"> <li>• Mr James Margetson has produced a report in response to the landowner consultation which can be viewed in Appendix 10.</li> </ul>
Mark and Susan Margetson		<ul style="list-style-type: none"> <li>• Mr &amp; Mrs Margetson have produced a letter to state their objections. This letter can be viewed in Appendix 11.</li> </ul>
Estates Department	Cyngor Gwynedd	<ul style="list-style-type: none"> <li>• The Estates Department are not aware of any actions taken to restrict public access between points B and C.</li> </ul>
Bangor University	Owners of Treborth Botanical Gardens	<ul style="list-style-type: none"> <li>• A response from the University states that they have taken no action to prevent and/or deter the public from walking the route that runs from B to C on the map, on land which is owned by the University.</li> </ul>
Thomas Gribben	3 Ty Ysgol Treborth	<ul style="list-style-type: none"> <li>• Mr Gribben believes that there has always been public access on the the road through the Treborth Business Park and states that people working at the business park would need access to get to their units. This would be necessary for them to operate.</li> <li>• Mr Gribben has also spoken to Mr Lennard Jones, who states that there has never been obstructions or limitations through Treborth Business Park. Mr Jones has lived adjacent to the Treborth Business Park since 1946.</li> <li>• In correspondence between Mr Gribben and Nigel Brown, Mr Brown states that the driveway leading from the end of the Suspension Bridge to Treborth Lodge has been freely open to pedestrian and vehicular access since at least 1973 when he first used it to visit Treborth Botanic Garden and subsequently throughout his time as Curator, 1976-2015.</li> <li>• In correspondence between Mr Gribben and Mr J B Webster, Mr Webster states Websters have been trading at treborth industrial estate since 1998. In that time, there has always been a right of way for our customers to come and go as freely as they like. Customers</li> </ul>

		don't just come to them, but also to go to the botanical gardens, the sports facilities and to access to coastal path
--	--	---



**Treborth, Bangor, LL57 2RX. Cyf. Grid / Grid Ref - SH5570**

