

Report to: PLANNING AND ORDERS COMMITTEE
Date: 6 SEPTEMBER 2023
Subject: CYNGOR SIR YNYS MÔN/ISLE OF ANGLESEY COUNTY COUNCIL
TRAFFIC REGULATION ORDER
Portfolio Holder: COUNCILLOR DAFYDD RHYS THOMAS
Lead Officer: GETHIN GILFORD
Contact Officer: ALUN ROBERTS

Nature and reasoning for report:

To report details of the objections received following advertising of a proposed Traffic Regulation Order for Bryngwran and Rhostrehwfa.

To provide a resolution regarding how the Authority should proceed with the Traffic Regulation Order in view of the objections received to the proposal for Rhostrehwfa. No objections were received to the proposal for the village of Bryngwran.

A. INTRODUCTION / BACKGROUND / ISSUES

- 1.0 The Traffic Regulation Order was proposed in response to comments received by the Highways Authority regarding obstructive parking, traffic congestion and road safety issues in Rhostrehwfa. The Highways Authority were in agreement with the complaints received in that parked vehicles along the B4422 and into Tŷ Gwyn Estate are detrimental to road safety by causing visibility problems, and problems of an obstructive nature for other road users.

Various roads in Rhostrehwfa were included in the proposed Order and are summarised as follows –

B4422

Proposed provision of double yellow lines to facilitate the free flow of traffic and in response to concerns of obstructive parking near to the junction with Tŷ Gwyn Estate and the entrance for Tafarn Y Rhos public house.

Tŷ Gwyn Estate

Proposed introduction of double yellow lines on both sides along a section of this road in response to concerns raised regarding obstructive parking on the junction of the narrow estate road.

A copy of the Notice of Proposal and plans detailing the proposed restrictions are attached in Appendix 1.

- 1.1 In the initial consultation stage no objections were received to the proposed Order.
1.2 The Emergency Services did not object to the proposal.

1.3 At the formal advertising stage two objections were received to the proposed Order. A redacted copy of the written objections is attached with this report. The objections were broadly based on the following grounds –

1.4

a) That the proposed introduction of double yellow lines would have a detrimental effect on Tafarn Y Rhos public house, and Gerlyn, the adjoining residential property trading adjacent the B4422. Both properties are owned by Frederic Robinson Ltd, one of the objectors. It was commented that although the business operator does offer private off street parking for its customers, the number is limited to 16/17 vehicles on the main car park, and use of the overflow car park at the rear. At peak times the lack of private off street parking within the curtilage of the premises requires customers to park off site.

2.0 Current Situation

2.1 The objectors detailed in 1.3 are not satisfied that the provisions within the Order are acceptable.

2.2 Two objections were received to the Order which related to the proposed introduction of double yellow lines along a section of the B4422.

Concerns had previously been raised with the County Council regarding parking on a section of the B4422. It was reported that the number and length of vehicles parked in a row on a section of the road caused traffic flow and road safety concerns.

2.4 The following Statutory Consultees were contacted –

- a) North Wales Police
- b) North Wales Fire and Rescue Service
- c) Ambulance Service
- d) The Road Haulage Association
- e) The Freight Transport Association
- f) Local Elected Members
- g) Llangristiolus Community Council

2.5 The purpose of introducing a No Waiting at Any Time restriction on this section of the B4422 was to address road safety concerns in respect of dangerous and obstructive parking. The introduction of a No Waiting at Any Time restriction as proposed would improve visibility of road users exiting Ty Gwyn Estate on to the B4422. In addition, the restriction in preventing parking on the carriageway, would facilitate the movement of traffic along the B4422, a Class 2 Highway.

In his submission, one of the objectors acknowledges that vehicles in connection with his business do park on the carriageway when there is insufficient space within the curtilage of the property.

As part of the process of considering the objections received, taking into account the objector's comments the Authority reviewed the proposal for the B4422 and Ty Gwyn Estate. During this review, a reduction in length of the current No Waiting at Any Time restriction was considered. A reduction in the length of the current No Waiting at Any Time proposal would allow for parked vehicles for a section between the junction for Ty Gwyn Estate and Tafarn Y Rhos. It was concluded that this proposal would not sufficiently improve the current situation as it would not allow for the free flow of traffic along the B4422.

The proposed restriction must also be considered in the context of the primary purpose and function of a public highway being to provide a safe and convenient passage for all users from motor vehicles to pedestrians. In the context of the B4422, its use as the provision of a convenient parking area associated with a business establishment is not consistent with this purpose, and the Highway Authority don't view this as a plausible ground for objection.

Having concluded the review process, the Highway Authority is of the opinion that the only resolution is the introduction of double yellow lines as detailed in the proposed Order and as shown on the submitted plan.

B. CONSIDERATIONS

- 3.0 The proposed Order was considered to be essential in the interest of road safety and to facilitate the safe and free flowing movement of traffic.
- 3.1 It will be for the Committee to determine if they feel that the objection received is justified or not.

C. IMPLICATIONS AND IMPACTS

- 4.0 The proposed order will amend and create additional parking restrictions in numerous locations in Bryngwran and Rhostrehwfa. With consideration to the objections received to the proposed installation of double yellow lines along a section of the B4422, the potential effect of loss of parking on the adjacent business operator should be balanced against the creation of a safer and a freer flowing route for vehicular traffic.

D. RECOMMENDATION

- 5.0 That the Committee approves the proposal in accordance with the advertised Order and plans if it is satisfied that there is no alternative solution to the traffic flow and

obstructive parking issues and resolves for the Authority to proceed and confirm the Traffic Regulation Order and Plan.

Name of report author: Daniel Jones

Job Title: Assistant Engineer Traffic and Parking

Date: 19 June 2023

Appendices

1. Notice of Proposal as advertised and plan.
2. Copies of objection received at the advertising stage.
3. Photograph received by the Authority showing the parking issue along Tan y Bryn Road.

Appendix 1

Notice of Proposal as advertised and plan

RHYBUDD O FWRIAD

GORCHYMYN CYNGOR SIR YNYS MÔN/ISLE OF ANGLESEY COUNTY COUNCIL (AMRYW LEOLIADAU BRYNGWRAN A RHOSTREHWFA) (DIM AROS AR UNRHYW ADEG) 202X

RHODDIR RHYBUDD TRWY HYN fod Cyngor Sir Ynys Môn/Isle of Anglesey County Council yn bwriadu gwneud Gorchymyn o dan 1, 2 a 4 o'r Ddeddf Rheoli Traffig y Ffyrdd 1984.

Pan ddaw'r Gorchymyn i rym ei effaith fydd darparu gwaharddiad aros fel y cyfeirir atynt yn yr Atodlen isod. Bydd eithriadau dan y Gorchymyn.

Mae'n bosib i'r cyhoedd archwilio copi o'r Gorchymyn drafft, y Map a'r Datganiad o Resymau'r Cyngor dros wneud y Gorchymyn yn Swyddfa'r Cyngor, Llangefni neu yn llyfrgelloedd Llangefni, Rhosneigr a Caergybi drwy apwyntiad yn unig. Neu bydd copi o'r Gorchymyn drafft, Map a'r Datganiad o Resymau'r Cyngor ar gael ar wefan y Cyngor www.ynysmon.gov.uk/gorchymynion-cyfreithiol neu fe ddanfoniir copi caled o'r Gorchymyn a'r Map drwy'r post ar gais ac am ddim os cysylltwch â smjcs@ynysmon.gov.uk neu 01248 752591 (yn ystod oriau swyddfa arferol).

Os dymunwch wrthwynebu'r Gorchymyn arfaethedig anfonwch eich gwrthwynebiad mewn ysgrifen gan gynnwys eich rhesymau dros wneud hynny i'r isod erbyn 24ain Chwefror 2023.

Bydd rhain ar gael i'w harchwilio gan y cyhoedd.

Atodlen

DIM AROS AR UNRHYW ADEG

1. BRYNGWRAN

A5 Stryd Fawr

Yr Ochr Ogleddol

O bwynt 25 metr i'r de ddwyrain o'r gyffordd â Lôn Ffarm am bellter o 134 metr i gyfeiriad y de ddwyrain.

Ochr Ddeheuol

a) O bwynt 21 metr i'r de ddwyrain o'r gyffordd â Stryd Salem am bellter o 17 metr i gyfeiriad y de ddwyrain.

b) O bwynt 35 metr i'r de ddwyrain o'r gyffordd â Lôn Ffarm am bellter o 44 metr i gyfeiriad y de ddwyrain.

2. RHOSTREHWFA

2.1 B4422

Yr Ochr Ogleddol

O bwynt 14 metr i'r gogledd ddwyrain o'r gyffordd ag Ystad Tŷ Gwyn am bellter o 101 metr i gyfeiriad y de orllewin.

2.2 Stad Tŷ Gwyn

Ar y ddwy ochr o'r gyffordd gyda'r B4422 am bellter o 9 metr i gyfeiriad gogledd orllewinol.

NOTICE OF PROPOSAL

CYNGOR SIR YNYS MÔN/ISLE OF ANGLESEY COUNTY COUNCIL (VARIOUS LOCATIONS BRYNGWRAN AND RHOSTREHWFA) (NO WAITING AT ANY TIME) ORDER 202X

NOTICE IS HEREBY GIVEN that Cyngor Sir Ynys Môn/Isle of Anglesey County Council proposes to make an Order under 1, 2 and 4 of the Road Traffic Regulation Act 1984.

The effect of the Order will provide for the prohibition of waiting as referred to in the Schedule hereto. Exceptions are provided in the Order.

It is possible to inspect a copy of the draft Order, Order Map and Statement of the Council's reasons for making the Order at the Council Offices, Llangefni or at Llangefni, Rhosneigr and Holyhead libraries by appointment only. Alternatively, a copy of the draft Order, Order Map and Statement of Reasons is available on the Council's website www.anglesey.gov.uk/legal-orders or a hard copy of the Order and Order Map will be sent in the post free of charge on request if you contact smjcs@ynysmon.gov.uk or 01248 752591 (during normal office hours).

If you wish to object to the proposed Order you should send your objection in writing specifying the ground thereof to the undersigned at the address specified by the 24th February 2023.

These will be available for public inspection.

Schedule

NO WAITING AT ANY TIME

1. BRYNGWRAN

A5 High Street

North Side

From a point 25 meters south east of the junction with Lôn Ffarm for distance of 134 meters in a south easterly direction.

South Side

a) From a point 21 meters south east of the junction with Salem Street for a distance of 17 meters in a south easterly direction.

b) From a point 35 meters south east of the junction with Lôn Ffarm for distance of 44 meters in a south easterly direction.

2. RHOSTREHWFA

2.1 B4422

North Side

From a point 14 meters north east of the junction with Tŷ Gwyn Estate for a distance of 101 meters in a south westerly direction.

2.2 Tŷ Gwyn Estate

On both sides from the junction with the B4422 for a distance of 9 meters in a north westerly direction.

Dyddiedig 01/02/2023 Dated

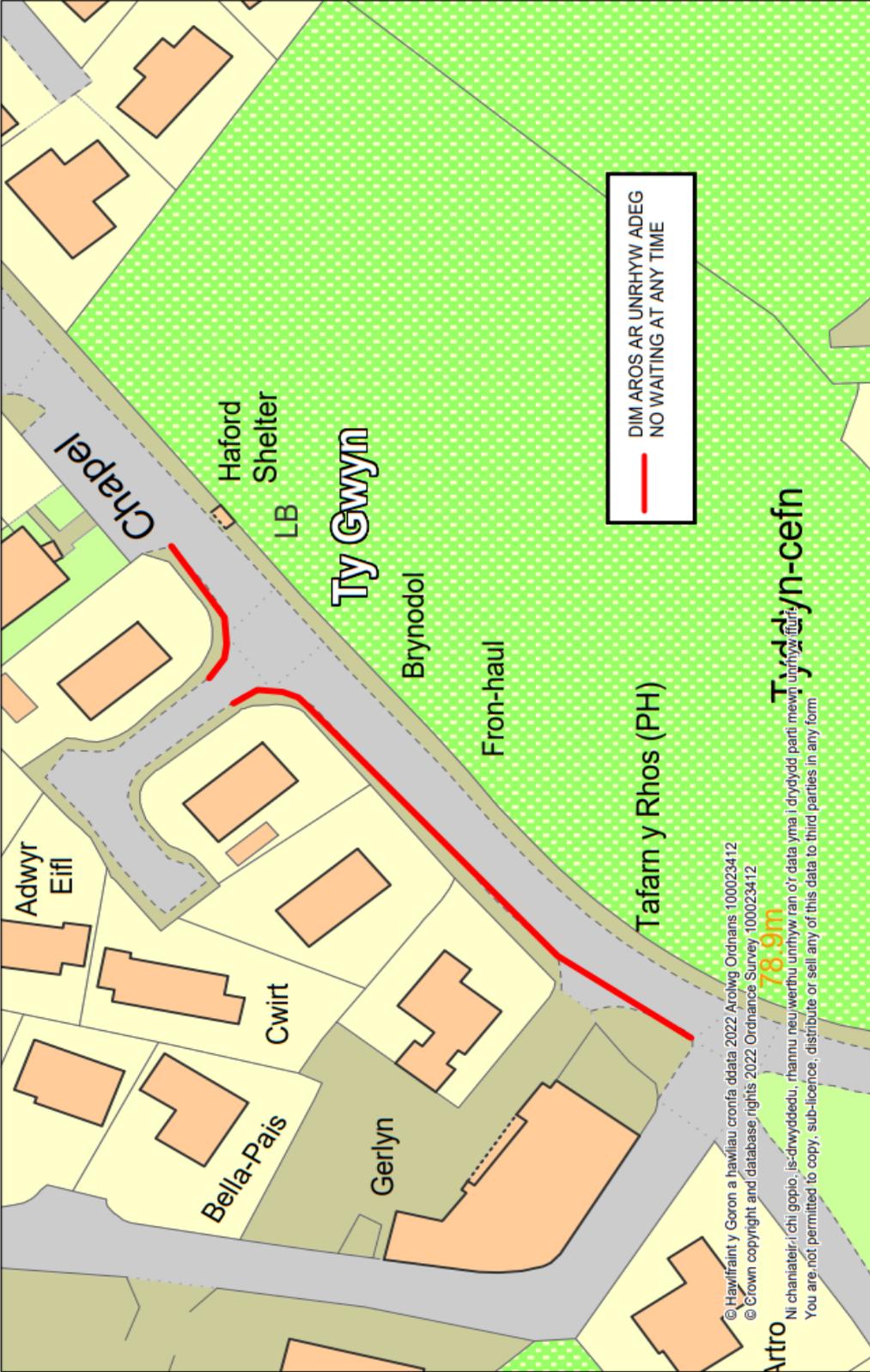
Anwyddwyd  Signed
Robyn W Jones
Rheolwr Gwasanaethau Cyfreithiol / Legal Services Manager
Swyddfeydd y Cyngor / Council Offices
Llangefni, Ynys Môn LL77 7TW

Am fwy o fanylion ynghyd â'r uchod ffoniwch Adran y Rheolwr Gyfarwyddwr, Adain Gyfreithiol, Llangefni, 752591, rhif cyf HT-024551-SMJ

Croeso i chi ddelio gyda'r Cyngor yn Gymraeg neu'n Saesneg. Cewch yr un safon o wasanaeth yn ddwy iaith.

For further information regarding the above, please telephone the Managing Director's Department, Legal Section, Llangefni 752591 ref HT-024551-SMJ

You are welcome to deal with the Council in Welsh or English. You will receive the same standard of service in both languages.



— DIM AROS AR UNRHYW ADEG
NO WAITING AT ANY TIME

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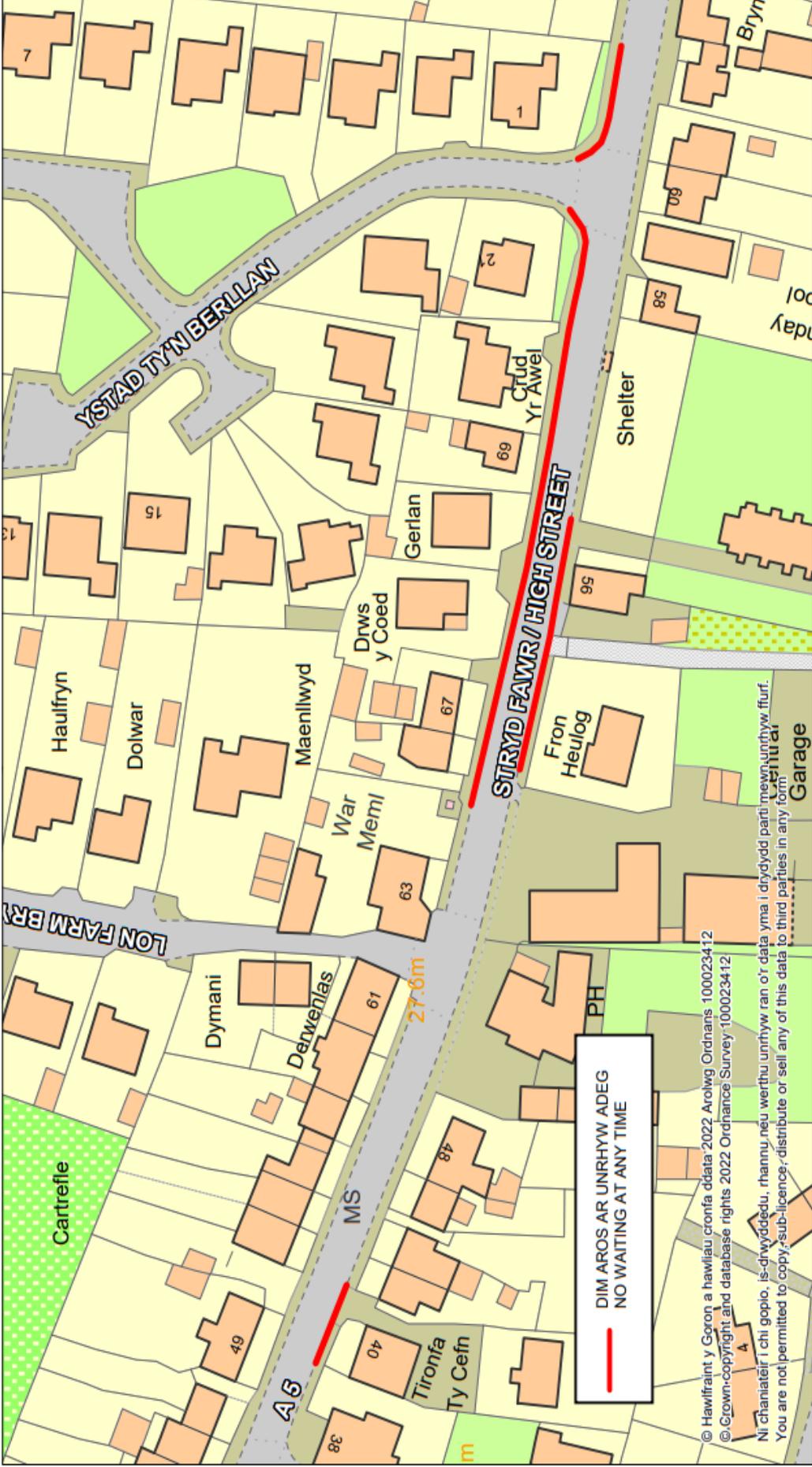
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CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfa'r Sir
LLANGEFNI
Ynys Môn - Anglesey
LL77 7TW

GORCHYMYN TRAFFIC ARFAETHEDIG/
PROPOSED TRAFFIC ORDER
B4422 RHOSTREHWFA





CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL

GORCHYMYN TRAFFIC ARFAETHEDIG /
PROPOSED TRAFFIC ORDER
A5 BRYNGWRAN

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
 Swyddfa'r Sir
 LLANGEFNI
 Ynys Môn - Anglesey
 LL77 7TW

Appendix 2

Copy of the objection received at the advertising stage

Good morning .

Having been made aware of a plan to install double yellow lines from the Tafarn Y Rhos.

I object to this decision on the grounds of the impact it will have upon my our business. We have 11 b&b rooms plus the pub restaurant with very limited parking space.

We have 17 spaces on the main carpark and the use of the overflow carpark at the rear.

The placement of double yellow lines will have a severe impact upon our business, no accidents have happened in the 5 years of us being at the Tafarn Y Rhos plus for the short

Length of time cars do park on the road there has never been an issue. There is ample room for cars buses and lorry's to pass safely.

I believe the decision for these lines is based upon residents struggling to get in and out of the near by cul de sac.

We have a steady flow of traffic in and out of the car park at Tafarn Y Rhos with no issues at all. The estate in question may have one or two cars every three hours

The decision to place these double yellow lines from the Tafarn Y Rhos will effectively impact our customers therefore impacting the business, meaning

The loss of jobs. We employ 40 staff with 10 staff being on duty at any one time.

If this decision to put yellow lines from the Tafarn Y Rhos goes ahead it would most probably create the loss of most of our staff

.

I would also like to say I live next door to the Tafarn Y Rhos and have not communication from the highways to tell us of the proposal to place double yellow lines outside my place of residence.

Regards



Sent from [Mail](#) for Windows

Dear Mr Roberts,

Further to our conversation earlier this morning I confirm Frederic Robinson own the Tafarn y Rhos public house and Gerlyn the adjoining residential property and would like to raise a formal objection to the proposal to install double yellow lines along part of the B4422.

Our Company were disappointed to have received no prior notice of the proposed Traffic Order to implement a no stopping area along the B4422 nor have we been invited to engage with the Council or neighbours over this proposal prior to this consultation. We are also not aware of any incidents that may have arisen on this stretch of highway to result in such a proposal.

The Tafarn y Rhos is a long standing business which employs in excess of 40 local people under the control of our current licensee. As you are aware the hospitality business has suffered greatly over the past three years due to the pandemic and now faces further issues with the cost-of-living crisis.

The Tafarn y Rhos is a drive too destination and thus car parking is crucial to its continued survival as a profitable business. The property does have an onsite car park which provides 16 car parking spaces which in busy times requires customers to park off site. As most customers, many of whom are elderly, drive to the property it is essential car parking is available near to the property.

Trade at the Tafarn y Rhos also relies heavily on the occupancy of the hotel accommodation. The property has 11 bedrooms which are used by holiday makers visiting Anglesey, wedding guests attending weddings at Hen Blas and contractors working on the island. Due to limited transport on the island the vast majority of these customers will have travelled to Anglesey by car and therefore require a space to park their car.

If the proposed Traffic Order is implemented the lack of nearby on street parking will have a negative affect on the trade at the Tafarn y Rhos. The neighbouring roads to the south and south west of the Tafarn y Rhos both already have double yellow lines on them which further restricts any nearby parking

There are no Council car parks in Rhostrehwfa. There are 8 Council car parks in Llangefni the nearest of which is 3 miles away, 7 of these car parks are pay and display. None of these car parks provide a viable parking option for the Tafarn y Rhos business or neighbouring residential properties.

The stretch of B4422 along which the yellow lines are proposed is a straight stretch of road with clear visibility from both directions and for drivers turning right onto it from Std Ty Gwn and Stad Swn y Gwynt.

Retention of staff within the hospitality industry, especially in rural areas where provision of public transport is limited, is a major problem for businesses especially those where the staff are working anti-social hours. An employer will have a duty of care to ensure their staff can easily and safely access parking near to their place of work especially when they are leaving their place of work late at night. If this proposal is introduced lone female members

of staff may face having to walk some distance to their car at night which is unacceptable. Restricted parking options for staff will without doubt affect the retention and recruitment at this business which may well have a negative effect on employment .

The property adjoining Gerlyn is let independently of the business and contributes to the rental housing stock for local people. The lack of car parking for its residents may also affect our ability to easily let the property to a local person who is working as they are likely to have a car and this a requirement for a place to park it.

Customers who arrive at the Tafarn y Rhos and who are unable to park their car within close proximity of the property will without doubt either park in the residential side streets of Bryn Hwfa and Llys y Rhos or decide to drive on to another hostelry where they can safely park. Parking in either of the nearby residential side streets will only create an issue within these where there is likely to be more pedestrians including children seeking to cross the roads.

A restriction on the availability of on street car parking along the B4422 will have a negative effect on the trade of the Tafarn y Rhos in terms of numbers of customers and staff retention for the reasons cited above.

We would also bring to your attention the negative affects yellow lines would have on Cana Chapel. Vast numbers of cars drive the Chapel when a funeral is held there and other services. The chapel has limited parking in front which accommodates the hearse only.

We do not consider the impacts on the business have been considered by the Council and do not agree the introduction of double yellow lines in the proposed location is warranted given there have been no road traffic collisions or incidents along this stretch of road.

We would welcome the Council reviewing this proposal and considering alternative measures, if they are required to deal with highway issues in this location and to show support to local businesses and local employment which is so very important economically to the wider community and island.

I would be grateful if you could confirm receipt of this objection and confirm what the process is with regard to this Traffic Order being further considered.

Yours sincerely,

[Redacted signature block]



Visit [Robinsons Brewery Website](#) for a full range of our award winning brilliant beers or sign up for our monthly [newsletter](#).