

Cyngor Tref Llanelli - Llanelli Town Council

Yr Hen Ficerdy,
Sgwâr Neuadd y Dref,
LLANELLI,
Sir Gaerfyrddin,
SA15 3DD.



The Old Vicarage,
Town Hall Square,
LLANELLI,
Carmarthenshire,
SA15 3DD.

Arfon Davies, Clerc y Dref/Town Clerk

Ffôn/Tel: (01554) 774352

Ebost/Email: enquiries@llanellitowncouncil.gov.uk

Gwefan/Website: www.llanellitowncouncil.gov.uk

Eich Cyf
Your Ref:

Fy Nghyf
My Ref: TC/PD.80/ALJ

Dyddiad
Date: 02/09/26

TO: MEMBERS OF THE PLANNING, LICENSING AND CONSULTATION COMMITTEE

Dear Councillor,

In accordance with the provisions of Schedule 12 of the Local Government Act 1972 and Section 47 of the Local Government and Elections (Wales) Act 2021 you are hereby summoned to attend the meeting of the **PLANNING, LICENSING AND CONSULTATION COMMITTEE** of LLANELLI TOWN COUNCIL to be held **REMOTELY** and at **THE OLD VICARAGE, TOWN HALL SQUARE, LLANELLI** on **MONDAY, 7th SEPTEMBER 2026 AT 6.00 P.M.**

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Arfon Davies'.

Town Clerk

AGENDA

1. To receive apologies for absence

2. To receive members' declarations of interest

Pro-forma to be circulated and completed as appropriate.

3. Town and Country Planning Act Applications

To receive report on planning applications referred from Carmarthenshire County Council.

(copy herewith).

4. Licensing Act 2003 – Notification of Application for Premises Licence

- (1) To consider the update from Carmarthenshire County Council in relation to the application for a Premises Licence from Rra Retail, 110 Long Row, Llanelli, SA15 3AX, Minute No. 14.1 of the Committee Meeting held on the 6th July 2026 refers.

(copy herewith).

5. Consultation

- (1) **Carmarthenshire County Council** – Consultation on the proposal to relocate the raised plateau on Copperworks Road, Llanelli, adjacent to No. 5 Copperworks Road.
(copy herewith).

6. Matters for Information

- (1) **Carmarthenshire County Council** – Notification of the Emergency Road Closure of Prendergast Street, Llanelli from Wednesday 15th July 2026 to Monday 20th July 2026.
- (2) **Carmarthenshire County Council** – Notification of the Temporary Road Closure of the B4304, Machynys, Llanelli on Monday, 10th August 2026, for a period of 5 nights.
- (3) **Carmarthenshire County Council** – Notification of the Emergency Road Closure of Mansel Street Llanelli SA15 1BT on 16/07/26 for a period of 5 days.
- (4) **Carmarthenshire County Council** – Notification of the Temporary Road Closure of Queen Victoria Road, Llanelli from 12/08/26 – 21/08/26 between the hours of 09:00 and 17:00 hours Excluding Weekends.
- (5) **Carmarthenshire County Council** - Notification of the Temporary Road Closure of the rear of Annesley Street and Lloyd Street from 24th August 2026, for a period of 5 days.
- (6) **Carmarthenshire County Council** – Consultation for proposed measures for Station Road.
- (7) **Carmarthenshire County Council** – Notification of a Temporary Obstruction taking place on Highfield Terrace, Llanelli on Tuesday, 15th September 2026 for a period of 3 days
- (8) **Carmarthenshire County Council** – Notification of an emergency road closure of Gelli Onn and Hall Street on 27th August 2026 from 19:00 to 21:00.

(copies having been circulated previously by email)

MEMBERS: Councillors N.J. Pearce (Chair), M.D. Cranham, J.P., D.Ll. Darkin, S. Evans, L. Fenris, J.E. Jones J.P., A. Lochrie, AS.J. McPherson, J.G. Prosser, S.L. Rees (Leader of the Council), A.C. Williams, J.R. Williams.

EX-OFFICIO MEMBER: Councillor. B.A.L. Roberts (Town Mayor), T. Davies (Deputy Town Mayor).

c.c. Lewis Partnership Ltd., Consultant Architects.

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Arfon Davies, *Clerc y Dref/Town Clerk*

Ffôn/Tel: (01554) 774352

Ebost/Email: enquiries@llanellitowncouncil.gov.uk
Gwefan/Website: www.llanellitowncouncil.gov.uk

Eich Cyf
Your Ref:

Fy Nghyf
My Ref: TC/PD.80/ALB

Dyddiad
Date: 02/09/26

AT: AELODAU'R PWYLLGOR CYNLLUNIO, TRWYDDEDU AC YMGYNGHORI

Annwyl Gynghorydd,

Yn unol â darpariaethau Atodlen 12 Deddf Llywodraeth Leol 1972 a Adran 47 o Ddeddf Llywodraeth Leol ac Etholiadau (Cymru) 2021, fe'ch gelwir chwi drwy hyn i gyfarfod **PWYLLGOR CYNLLUNIO, TRWYDDEDU AC YMGYNGHORI CYNGOR TREF LLANELLI** a gynhelir **O BELL** ac yn **YR HEN FICERDY, SGWÂR NEUADD Y DREF, LLANELLI, DDYDD LLUN, 7^{FED} MEDI 2026** **AM 6.00 O'R GLOCH.**

Yn gywir,

Clerc y Dref

AGENDA

1. I dderbyn ymddiheuriadau am absenoldeb

2. I dderbyn datganiadau buddiant yr aelodau

Pro-forma i'w gylchredeg a'i gwblhau fel sy'n briodol.

3. Ceisiadau Cynllunio Deddf Tref a Gwlad

I dderbyn adroddiad ar geisiadau cynllunio a dderbyniwyd oddi wrth Gyngor Sir Gaerfyrddin.

(copi'n amgaeedig).

4. Deddf Trwyddedu 2003 – Hysbysiad o Gais am Drwydded Safle

(1) I ystyried y diweddariad gan Gyngor Sir Gaerfyrddin mewn perthynas â'r cais am Drwydded Safle gan Rra Retail, 110 Long Row, Llanelli, SA15 3AX, gweler Cofnod Rhif 14.1 o Gyfarfod y Pwyllgor a gynhaliwyd ar 6^{ed} Gorffennaf 2026.

(copi'n amgaeedig).

5. Ymgynghoriad

- (1) **Cyngor Sir Caerfyrddin** – Ymgynghoriad ar y cynnig i adleoli'r llwyfandir uchel ar Heol y Gwaith Copr, Llanelli, gerllaw Rhif 5 Heol y Gwaith Copr.

(copïau'n amgaeedig).

6. Materion er gwybodaeth

- (1) **Cyngor Sir Caerfyrddin** – Hysbysiad o Gau Ffordd Argyfwng Stryd Prendergast, Llanelli o ddydd Mercher 15^{fed} Gorffennaf 2026 i ddydd Llun 20^{ain} Gorffennaf 2026.
- (2) **Cyngor Sir Caerfyrddin** – Hysbysiad o Gau Ffordd Dros Dro'r B4304, Machynys, Llanelli ddydd Llun, 10^{fed} Awst 2026, am gyfnod o 5 noson.
- (3) **Cyngor Sir Caerfyrddin** – Hysbysiad o Gau Ffordd Argyfwng Stryd Mansel Llanelli SA15 1BT ar 16/07/26 am gyfnod o 5 diwrnod.
- (4) **Cyngor Sir Caerfyrddin** – Hysbysiad o Gau Ffordd Dros Dro Heol y Frenhines Victoria, Llanelli o 12/08/26 – 21/08/26 rhwng 09:00 a 17:00 o'r gloch, ac eithrio Penwythnosau.
- (5) **Cyngor Sir Caerfyrddin** - Hysbysiad o Gau Ffordd Dros Dro yng nghefn Stryd Annesley a Stryd Lloyd o 24^{ain} Awst 2026, am gyfnod o 5 diwrnod.
- (6) **Cyngor Sir Caerfyrddin** – Ymgynghoriad ar fesurau arfaethedig ar gyfer Heol yr Orsaf.
- (7) **Cyngor Sir Caerfyrddin** - Hysbysiad o Rhwystr Dros Dro sy'n digwydd ar Highfield Terrace, Llanelli ddydd Mawrth, 15^{fed} Medi 2026 am gyfnod o 3 diwrnod.
- (8) **Cyngor Sir Caerfyrddin** - Hysbysiad o gau ffordd frys yn Gelli Onn a Stryd y Neuadd ar 27^{ain} Awst 2026 o 19:00 i 21:00.

(copïau wedi eu dosbarthu eisoes drwy e-bost).

AELODAU: Cynghorwyr N.J. Pearce (Cadeirydd), M.D. Cranham, Y.H., D.Ll. Darkin, S. Evans, L. Fenris, J.E. Jones Y.H., A. Lochrie, A.S.J. McPherson, J.G. Prosser, S.L. Rees (Arweinydd y Cyngor), A.C. Williams, J.R. Williams.

AELOD EX-OFFICIO: Cyngorydd B.A.L. Roberts (Maer y Dref), T. Davies (Dirprwy Maer y Dref).

Copi: Partneriaeth Lewis Cyf., Penseiri Ymgynghorol.

AGENDA ITEM 3

Llanelli Town Council

Planning, Licensing and Consultation Committee

Planning application – Basis for objection

Below is a list of Specific Carmarthenshire County Council Planning Policies under the current Local Development Plan. Planning applications will be permitted where they accord with the policies. These are often quoted as a basis for planning application objections. If members wish to raise an objection to a planning application you should note which of the policies the proposal is not in accordance with:

Concern – Proposed development is ‘too big’

Policy GP1 - Sustainability and High Quality Design

- GP1 a.** It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- GP1 b.** It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;
- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy GP6 Extensions

- GP6 a.** The scale of the proposed extension is subordinate and compatible to the size, type and character of the existing development and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;

Concern – Homes of Multiple Occupancy

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy H3 Conversion or Subdivision of Existing Dwellings - Proposals for the conversion or sub-division of appropriate dwellings into flats or dwellings of multiple occupation, will be permitted provided that:

- H3 a.** It would not result in an over-intensification of use;
- H3 b.** Suitable parking provision is available, or made available;
- H3 c.** The architectural quality, character and appearance of the building is, where applicable, safeguarded and its setting not unacceptably harmed.

Concern – Noise

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy EP2 Pollution

- EP2 c.** Ensure that light and noise pollution are where appropriate minimised

Concern – Not in keeping with other properties / local area

Policy GP1 - Sustainability and High Quality Design

- GP1 a.** It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- GP1 c.** Utilises materials appropriate to the area within which it is located;
- GP1 f.** It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
- GP1 i.** It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;

Policy GP6 Extensions

- GP6 b.** The external appearance of the proposed extension in terms of design is subordinate, and the materials should complement that of the existing development;
- GP6 c.** There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment;

Policy H4 Replacement Dwellings

- H4 c.** The design and materials of the replacement dwelling are appropriate to the character and appearance of the area;
- H4 f.** There are no adverse effects on nature conservation interests, the setting or integrity of the historic environment and the landscape/ townscape;

Concern – Highway and Traffic

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- GP1 h.** An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;
- GP1 l.** It has regard for the safe, effective and efficient use of the transportation network;
- GP1 m.** It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;

Policy GP6 Extensions

- GP6 a.** The scale of the proposed extension is subordinate and compatible to the size, type and character of the existing development and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;

Policy H4 Replacement Dwellings

- H4 e.** There are no adverse effects on access, parking or utility services, or on local amenity;

Concern – Blocks light of adjacent properties

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;

Policy GP6 Extensions

- GP6 d.** The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;

Concern – Possible Criminal Activity

Policy GP1 - Sustainability and High Quality Design

- GP1 d.** It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- GP1 g.** It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);

Concern – Water or other types of pollution

Policy GP1 - Sustainability and High Quality Design

- GP1 j.** It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- GP1 k.** It has regard to the generation, treatment and disposal of waste.

Policy GP6 Extensions

- GP6 d.** The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension;

Policy EP1 Water Quality And Resources

Proposals for development will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality.

Watercourses will be safeguarded through biodiversity/ecological buffer zones/corridors to protect aspects such as riparian habitats and species; water quality and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on the nature conservation, fisheries, public access or water related recreation use of the rivers in the County.

Proposals will wherever possible be required to make efficient use of water resources.

Policy EP2 Pollution - Proposals for development should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate that they:

- EP2 a.** Do not conflict with National Air Quality Strategy objectives, or adversely affect to a significant extent, designated Air Quality Management Areas (permitted developments may be conditioned to abide by best practice);
- EP2 b.** Do not cause a deterioration in water quality;
- EP2 c.** Ensure that light and noise pollution are where appropriate minimised;
- EP2 d.** Ensure that risks arising from contaminated land are addressed through an appropriate land investigation and assessment of risk and land remediation to ensure its suitability for the proposed use.

Policy EP3 Sustainable Drainage – Proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated.

Ref No. and Name and Address of Applicant (1)	Proposed Development (2)	Observations (3)
PL/11060 The Goods Shed, Marsh Street, Llanelli, SA15 1BG PL/11151 26 Cowell Street, Llanelli, SA15 1UW PL/11190 2B Great Western Terrace, Llanelli, SA15 2ND PL/11247 13 & 15, Lliedi Crescent, Llanelli, SA15 3SD PL/11216 3 Tunnel Road, Llanelli, SA15 1LE	The provision of floor mounted solar panels and associated palisade fencing to match existing External alterations to a listed building for bank closure Single Storey side extension comprising a bathroom/wetroom Proposed two storey residential block comprising 4 no. 2 person flats and associated drainage and external works Demolition of existing single storey lean to kitchen, and replace with new three storey rear extension	The panels will be situated to the east of the existing buildings on an area of hardstanding near to the Community Garden. There will be 40 No. panels. Timber palisade fencing will be erected to match the existing. This is an existing Grade 2 Listed Building (Halifax Building Society). The works involve the removal of existing signage and the ATM. There will be a mix of glazing and stonework used to cover the 'gaps' formed by the removal of the signage and ATM. The extension will consist of a wet room with a pitched roof. It will be accessed off the existing Kitchen. External materials are not indicated on the drawings. Lewis Partnership Ltd The existing single storey consists of a Kitchen and Bathroom. The new extension will be three storeys with accommodation as follows. Lower ground floor – Snug and access to rear Garden. Ground floor – Kitchen / Dining area. First floor – Bedroom and Toilet. The extension will have a pitched roof. No materials are indicated on the drawings.

PL/11157

Coedcae Comprehensive School,
Trostre Road, Llanelli, SA15
1LJ

Construct a DDA compliant concrete ramp in order to provide level access to the upper playing fields and tennis court to the wheelchair bound pupils attending the school. The proposed location of the ramp is in a part of the grounds that is not currently being used by the school

The ramp is located in the eastern end of the School grounds. The ramp is quite extensive due to the difference in levels. The application forms state that the ramp will be constructed using, concrete, bricks, steel hand railings, palisade fencing / gates, and appropriate landscaping.

AGENDA ITEM 4

Deddf Trwyddedu 2003 / Licensing Act 2003

Hysbysiad o Gais am Drwydded / Notification of Licence Application

Mae'r cais canlynol wedi dod i law'r Awdurdod Trwyddedu:-

The Licensing Authority has received the following application:-

Y Math o Gais:- **Cais am Drwydded Safle,**

Application Type:- **Application For Premise Licence,**

Enw a Chyfeiriad y Safle:- **Rra Retail, 110 Long Row, Llanelli, Carmarthenshire, SA15 3AX**

Premise Name And Address:- **Rra Retail, 110 Long Row, Llanelli, Carmarthenshire, SA15 3AX**

Manylion y Cais:- **Cais am:
Cyflenwi Alcohol: Dydd Llun i Ddydd Sul 06:00 - 23:00**

Details of the application:**Application for:
Sale of Alcohol: Monday to Sunday 06:00 - 23:00**

Y dyddiad y mae'r Cyfnod Ymgynghori'n dechrau:- **13/06/2026**

Consultation period begins:- **13/06/2026**

Rhaid i unrhyw sylwadau ar y cais hwn gael eu cyflwyno o fewn **28 diwrnod** ar ôl y dyddiad uchod sef dyddiad dechrau'r cyfnod ymgynghori.

Any representations regarding this application must be submitted within **28 days** of the above consultation start date.

Os oes angen rhagor o wybodaeth arnoch am y cais hwn, cysylltwch â'r adain drwyddedu.

If you require any further information regarding this application please contact the licensing section.

Yr Adain Drwyddedu

Adran Cymunedau, Cyngor Sir Caerfyrddin, 3 Heol Spilman, Caerfyrddin, Sir Gaerfyrddin, SA31 1LE

Licensing Section

Department for Communities, Carmarthenshire County Council, 3 Spilman Street, Carmarthen, Carmarthenshire, SA31 1LE

Rhif Ffôn: 01267 228801 / 01267 228787

Rhifau Estyniad: 2801 / 2787

E-bost : SCHLicensing@sirgar.gov.uk

Tel No. 01267 228801 / 01267 228787

Extensions 2801 / 2787

e-mail :SCHLicensing@carmarthenshire.gov.uk

From:

Sent: 24 August 2026 09:03

To: Arfon Davies <arfond@Llanellitowncouncil.gov.uk>

Subject: RE: Hysbysiad o Gais am Drwydded / Notification of Application for a Licence: RRA Retail, 110 Long Row, Llanelli

Hi Arfon

It went to committee on the 6th August. It was granted by the committee, with reduced hours of 07:00-21:00, and conditions requested by Dyfed Powys Police.

They still have to get planning permission, so a planning application will be submitted as well.

Regards

Kirsten

Kirsten Smith

Swyddog Trwyddedu | Licensing Officer

Cymunedau Iach a Diogelu'r Cyhoedd | Healthy Communities and Public Protection

Adran Addysg a Hamdden | Department for Education and Leisure

AGENDA ITEM 5

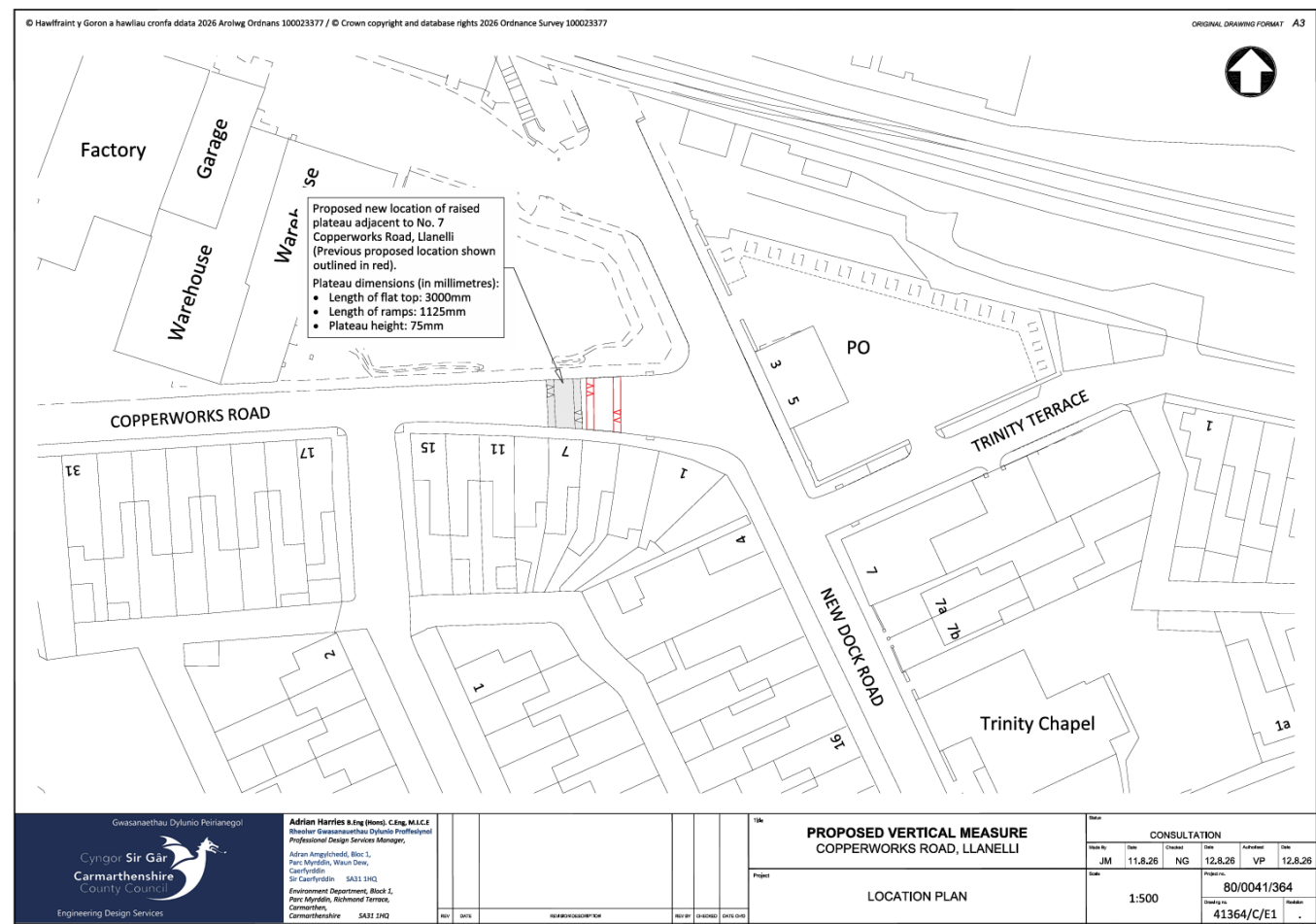
RE: STATUTORY CONSULTATION – Proposed Vertical Measure: Copperworks Road, Llanelli

Following comments received from the Transport for Wales Accessibility Panel, it is proposed to relocate the raised plateau on Copperworks Road, Llanelli, which was previously advertised adjacent to No. 5 Copperworks Road.

We would welcome any comments or questions you may have regarding the revised proposal, as outlined in the attached plan. To ensure that your views are taken into consideration, we kindly request that any feedback is submitted by **Monday 14 September 2026**.

Should you require any further information, please do not hesitate to contact us.

Kind regards,
Jonathan



AGENDA ITEM 6

From: Gemma R Pugh

Sent: 16 July 2026 13:25

To:

Subject: Emergency road closure Prendergast Street, Llanelli (One.Network: 151413866)

Dear Sir/Madam/Councillors,

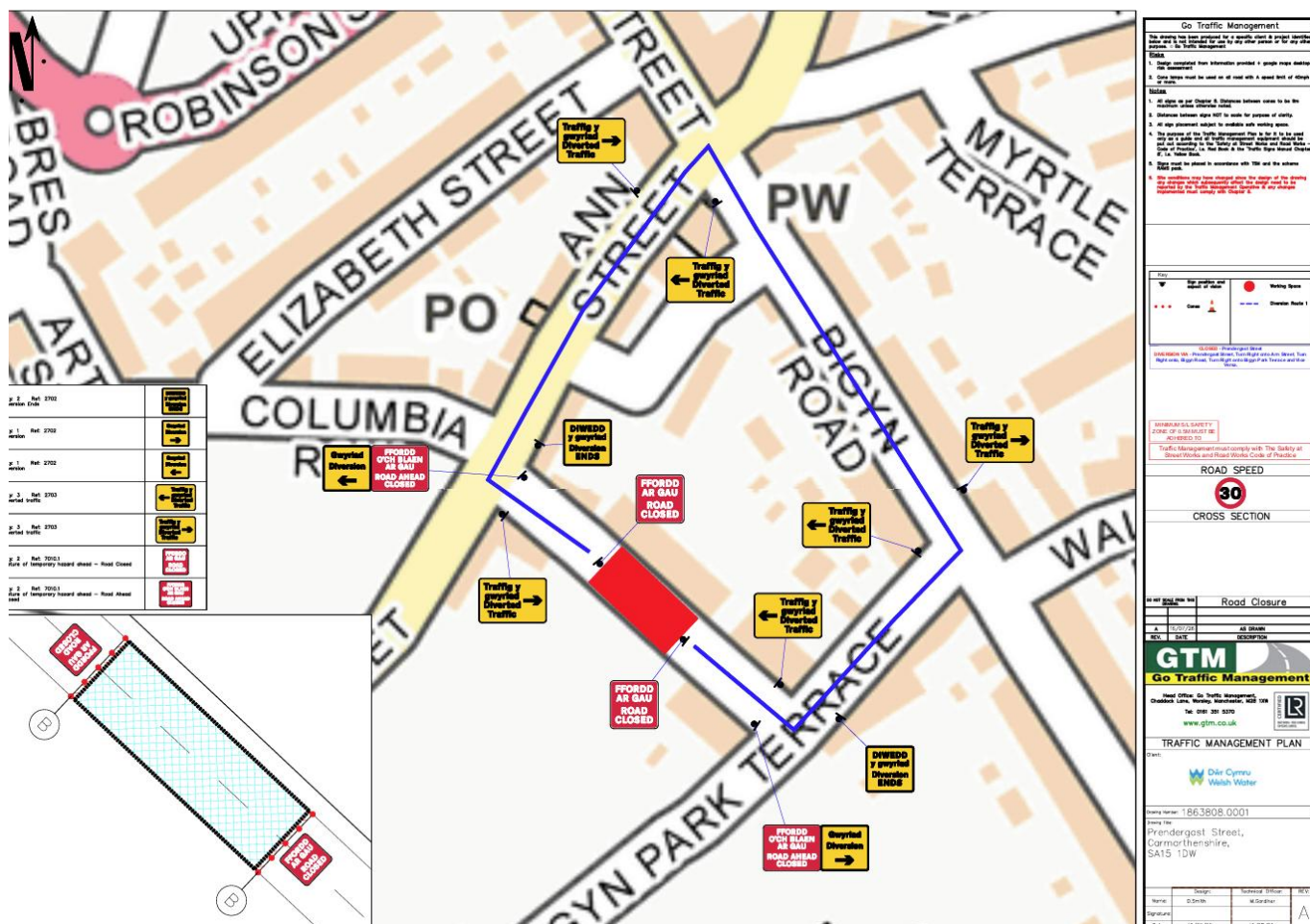
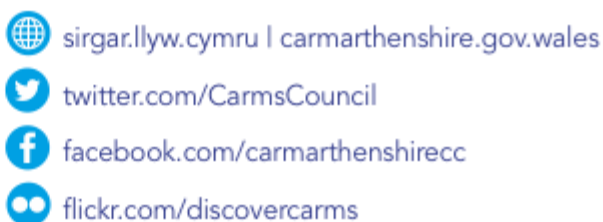
I write to inform you that an Emergency Road Closure will take place from Wednesday 15th July 2026 to Monday 20th July 2026.

I enclose a copy of the Public Notice and alternative route.

I apologise for any inconvenience this may cause.

Gemma R Pugh

Assistant Technician Traffic Management/Technegydd Cynorthwyol Rheoli Traffig
Place, Infrastructure & Economic Development Department/ Adran Lle, Seilwaith a Datblygu
Economaidd



Subject: Cau Ffordd Dros Dro B4304 Machynys, Llanelli - Temporary Road Closure B4304 Machynys, Llanelli -

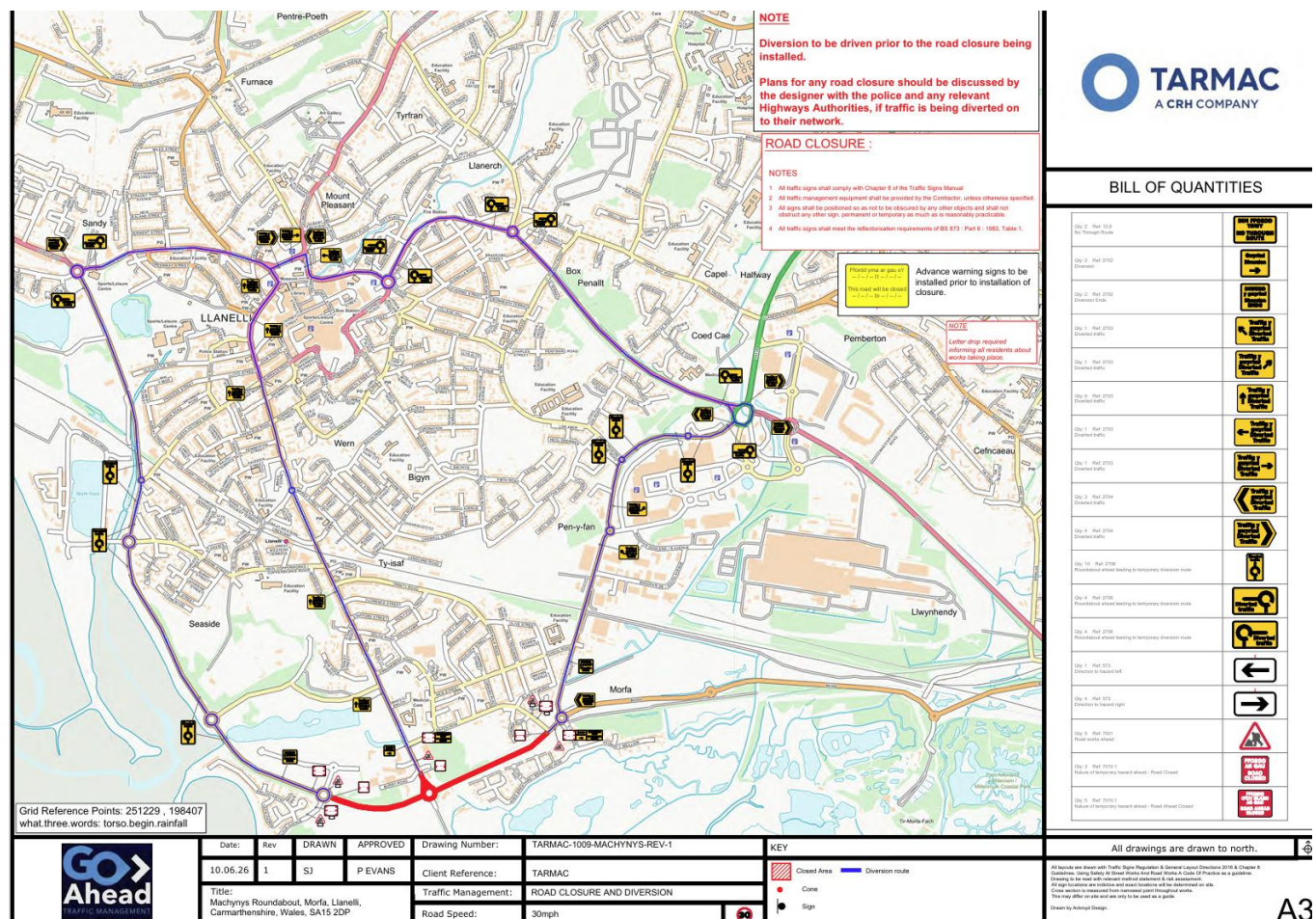
I would be grateful to receive any views you may have.

Contact Details: Carmarthenshire County Council
Email: CEContactcentre@carmarthenshire.gov.uk
Contact Telephone: 01267 234567

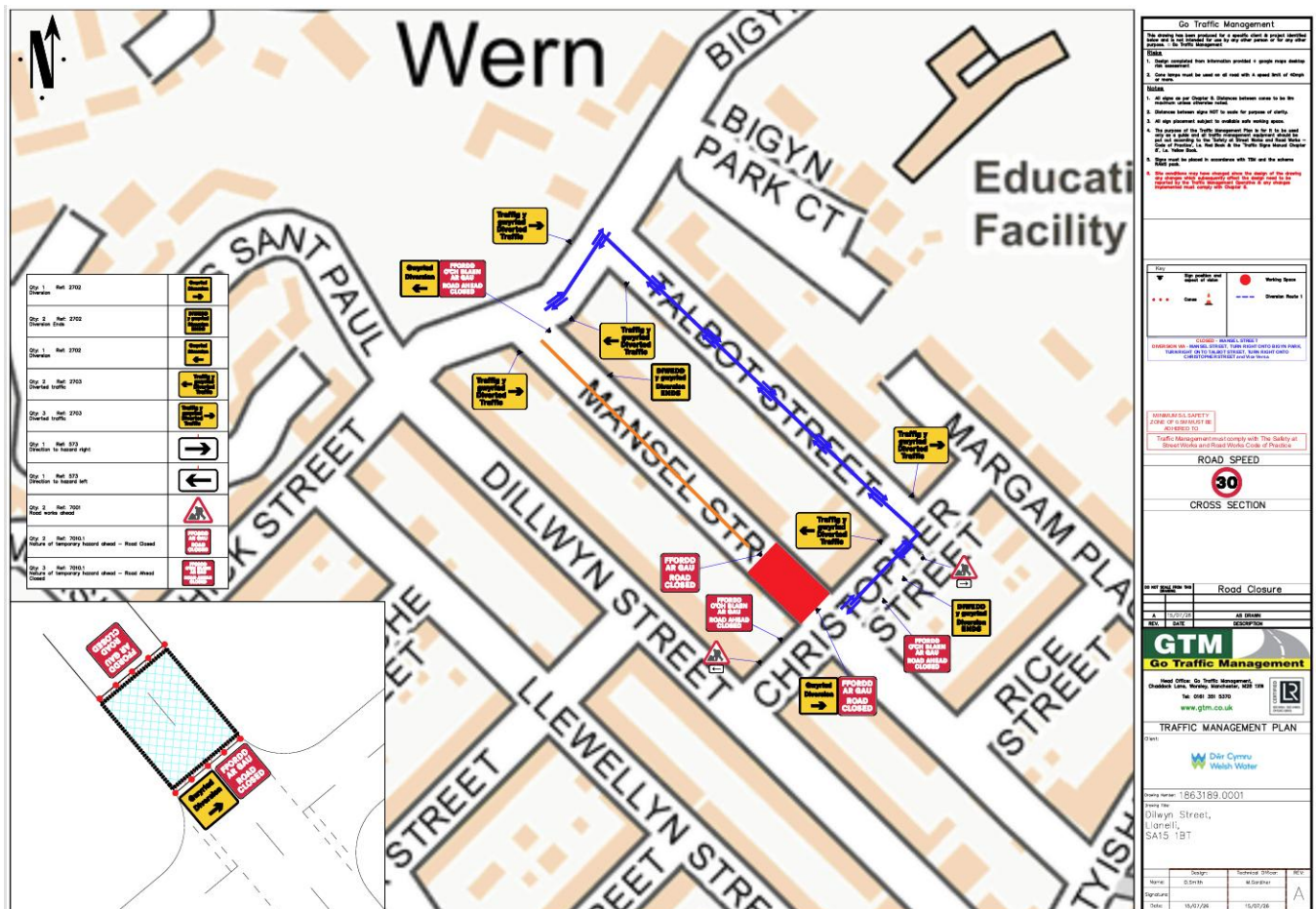
Adain Rheoli Traffig/ Traffic Management Section
Adran Lle, Seilwaith a Datblygu Economaidd / Place, Infrastructure & Economic Development Department.

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Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg
You are welcome to contact us in Welsh or English

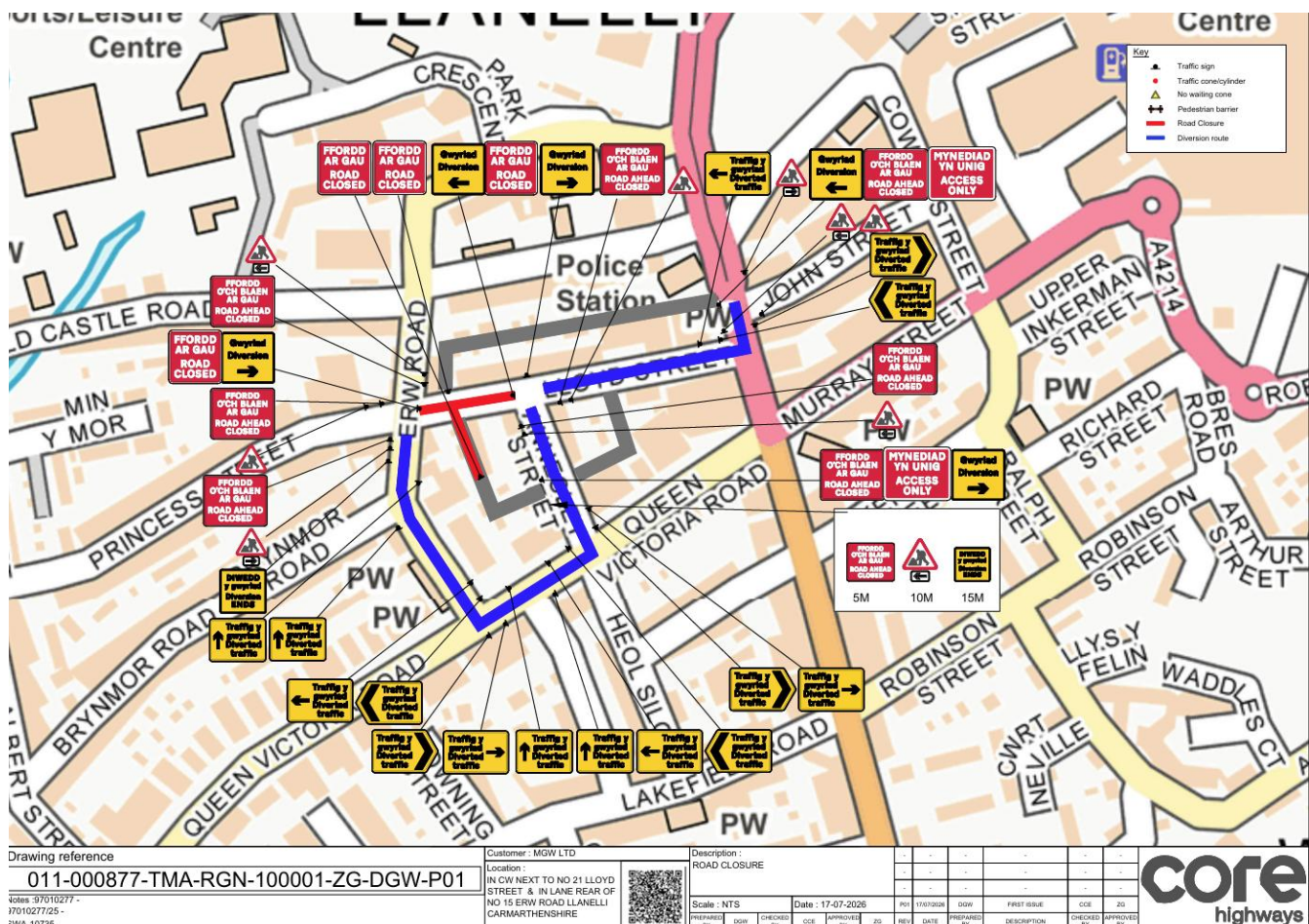


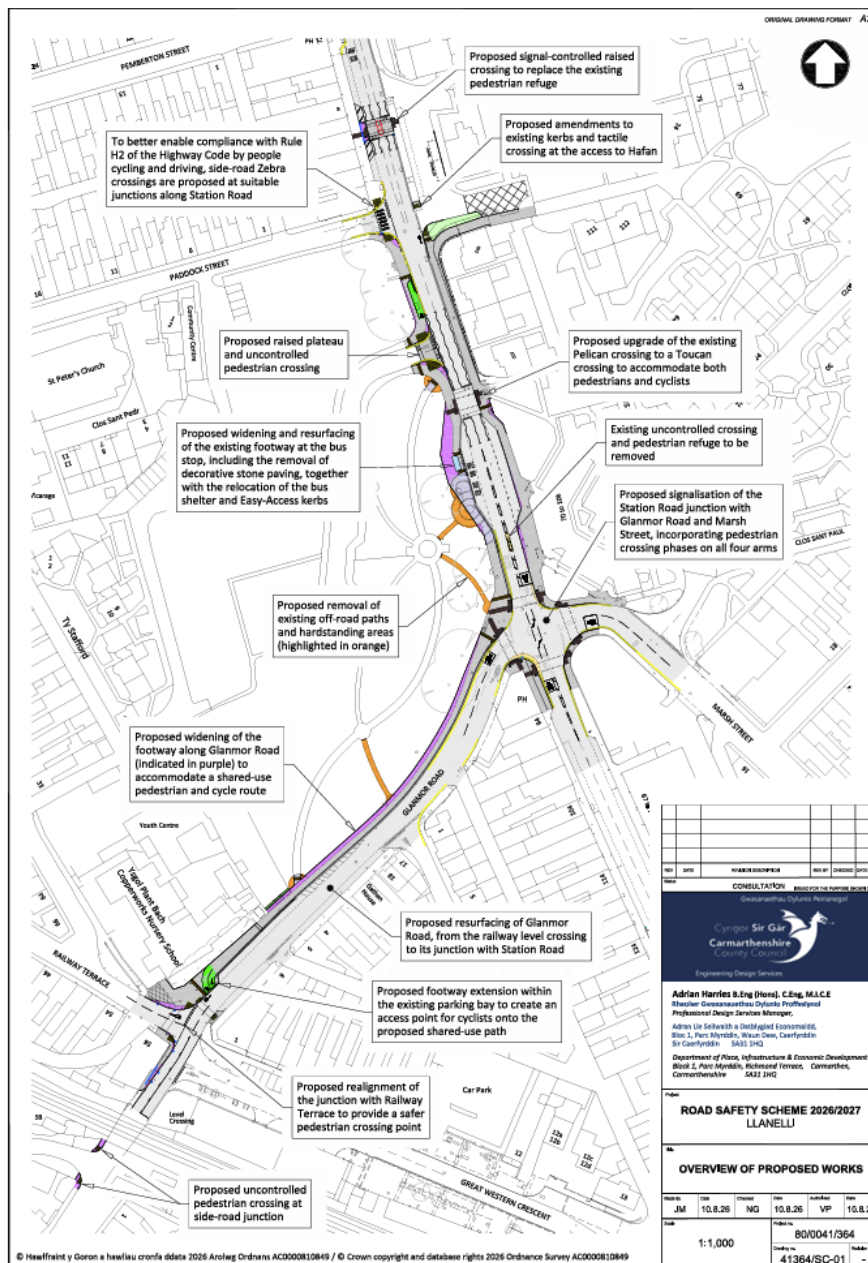
Subject: EMERGENCY ROAD CLOSURE: Mansel Street Llanelli SA15 1BT (CausewayOne: 151420326)





Subject: TEMPORARY ROAD CLOSURE U/C LANE TO THE REAR OF ANNESLEY STRET AND LLOYD STREET, LLANELLI SA15 2PT 24.08.26 CAUSEWAY ONE NETWORK REF 151368986





From:

Sent: 27 August 2026 11:29 AM

To:

Subject: Temporary Obstruction - Highfield Terrace, Llanelli - 15.09.2026 - 3 Days - One.Network ID 151715236

Dear Sir/Madam/Cllr.

I write to inform you that a Temporary Obstruction will take place on Highfield Terrace, Llanelli on Tuesday, 15th September 2026 for a period of 3 days.

I enclose a copy of the Public Notice and alternative route.

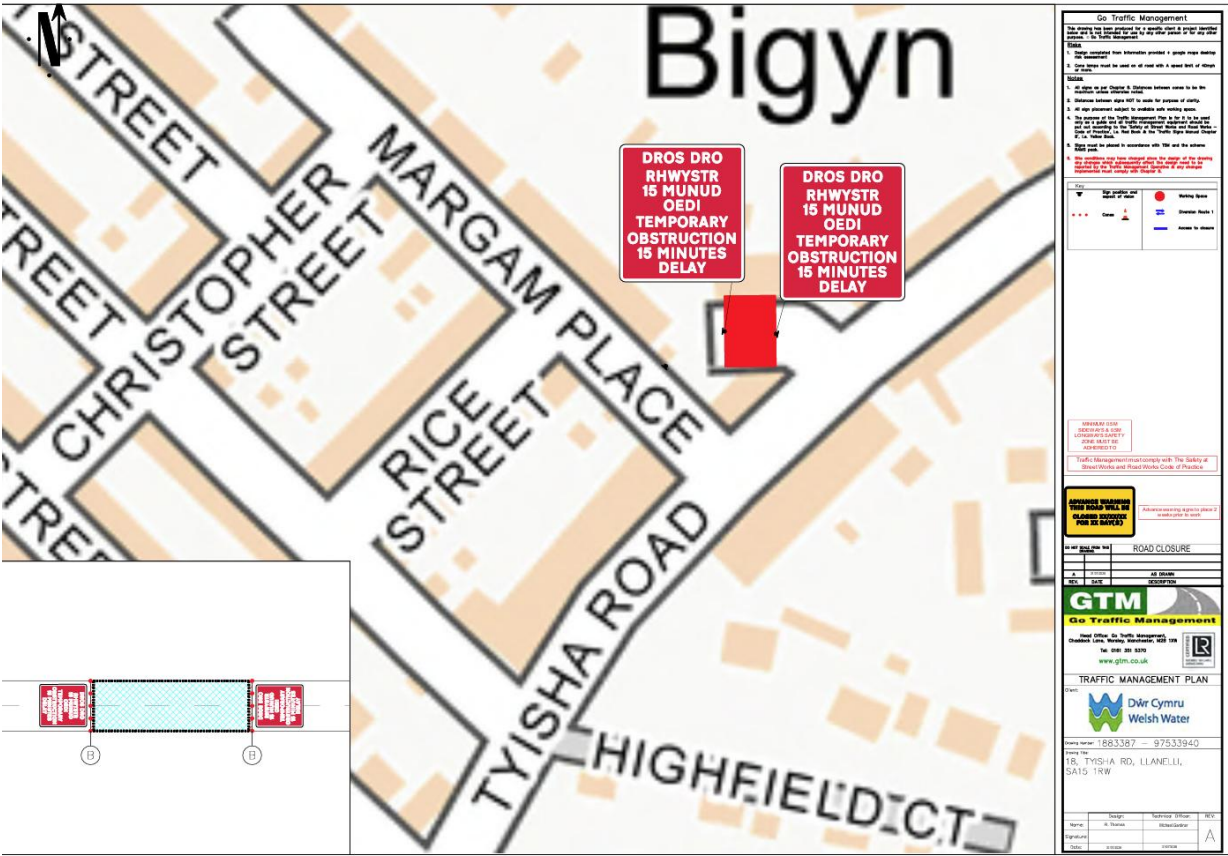
I would be grateful to receive any views you may have.

Yn Gywir/Regards,

Adain Rheoli Traffig/ Traffic Management Section
Adran Lle, Seilwaith a Datblygu Economaidd / Place, Infrastructure & Economic Development Department.

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Mae croeso i chi gysylltu â ni yn Gymraeg neu Saesneg
You are welcome to contact us in Welsh or English



From:

Sent: 27 August 2026 2:59 PM

To:

Subject: EMERGENCY ROAD CLOSURE: Gelli Onn & Hall Street, Llanelli (Causeway.One: 152141511)

Dear Sir/Madam/Councillors,

I write to inform you that an Emergency Temporary Road Closure has taken place on 27th August 2026 from 19:00 to 21:00.

I enclose a copy of the Public Notice and a detailed plan of the alternative route.
I apologise for any inconvenience this may cause.

Yn Gywir/Regards,

Matthew Weir
Technegydd Cynorthwyol/Assistant Technician
Rheolaeth Traffig/Traffic Management

