

Land at Llanrwst Road, Gyffin

Bat Survey Report Appendices

For



November 2025

3337/11

Land at Llanrwst Road, Gyffin

Bat Survey Report Appendices

For



November 2025

3337/11

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QUALITY ASSURANCE PROCEDURES: Qp4, QP7.3Doc6

Prepared by: Katy Morris ACIEEM Date: 23/04/2024

Checked by: Donna Hall MCIEEM Date: 26/11/2024

Approved by: Donna Hall MCIEEM Date: 26/11/2024

Issue Record

Rev	Date	Description	Prepared by	Checked by
01	27/11/2024	Bat Survey Report	KM	DH
02	17/11/2025	Updated Survey Data	KM	JS



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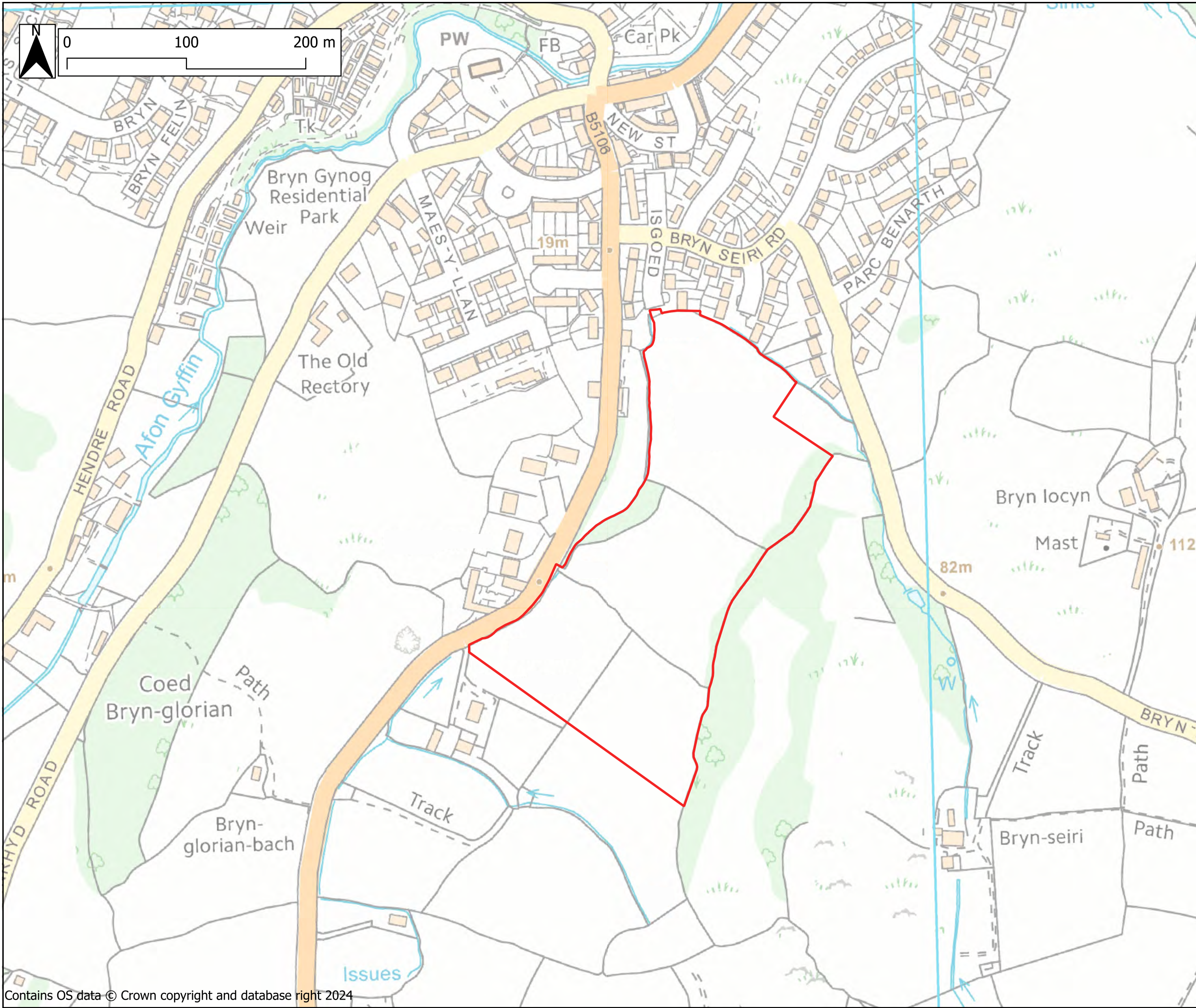


APPENDIX A: Site Location



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Cleient / Client:



Enw project / Project name:

**Land at Llanrwst Road
Gyffin, Conwy**

Teitl lluniad / Drawing title:

Site Location

Eglurhad / Key:

 Site Boundary

Insert map 1:200,000@A3

Based upon Getmapping Aerial
Photography. © Getmapping plc



Graddfa / Scale (A3):

1: 5000@ A3

Dyddiad / Date:

Nov 2025

Darlunwyd gan:

KM

Gwilydd gan:

DH

Rhif lluniad / Drawing number:

3222-RML-RT-DR-01

Copied:

01

Darparwyd gan / Prepared by:



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APPENDIX B: Proposed Plans



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NOTES / KEY:

HOUSE DESCRIPTION TYPE	NO. OF BEDROOMS	FLOOR AREA m ²	INTERNAL GARAGE AREA m ²	NUMBER
A/B 2P1B APT	1	51 m ²	NO	30
C 4P2B	2	83 m ²	NO	10
D 4P2B	2	83 m ²	NO	12
E 3P2B APT	2	65 m ²	NO	12
F 3P2B BUNG	2	59 m ²	NO	2
G 5P3B	3	93 m ²	NO	1
H 5P3B	3	96 m ²	NO	2
J 5P3B	3	92 m ²	NO	21
K 6P4B	3	114 m ²	NO	4
L 6P5B	3	131 m ²	NO	1
TOTAL				95

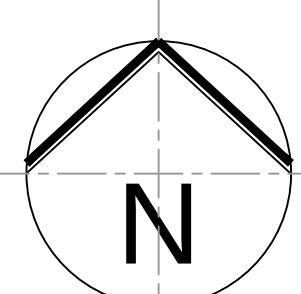
- PROPOSED LANDSCAPING, SPECIES TO BE AGREED.
- TREES TO BE RETAINED AND PROTECTION
- DENOTES SCREEN FENCE.
- VISIBILITY SPLAYS AT JUNCTIONS
- PARKING BAYS 2.6M X 4.8M MIN
- HEDGE TO BE RETAINED AND PROTECTION
- TURFED AREAS OR GRASS SEEDED
- MONA PRECAST PERMEABLE PAVING - COLOUR CHARCOAL
- MONA PRECAST PERMEABLE PAVING - COLOUR NATURAL
- TARMAC.
- CONCRETE BLOCK PAVING AROUND PROPERTIES.



49.4m

36.0m

WILDFLOWER MEADOW AMENITY SPACE
18,908 m²



C	GENERAL REVISIONS	JHG	17/10/25
B	GENERAL REVISIONS	JHG	18/10/25
A	DESCRIPTION	DWN	20/01/20

REVISIONS

FEASIBILITY



beechdevelopments

Beech Developments (NW) Ltd
Anson House
1 Oak Lane
Llanidloes Junction
Conwy
LL31 9LS

www.beech-developments.co.uk

LLANRWST ROAD
OFF LLANRWST ROAD

GYFFIN
CONWY

DEVELOPMENT LAYOUT
PLANNING

BD0157-PL-01

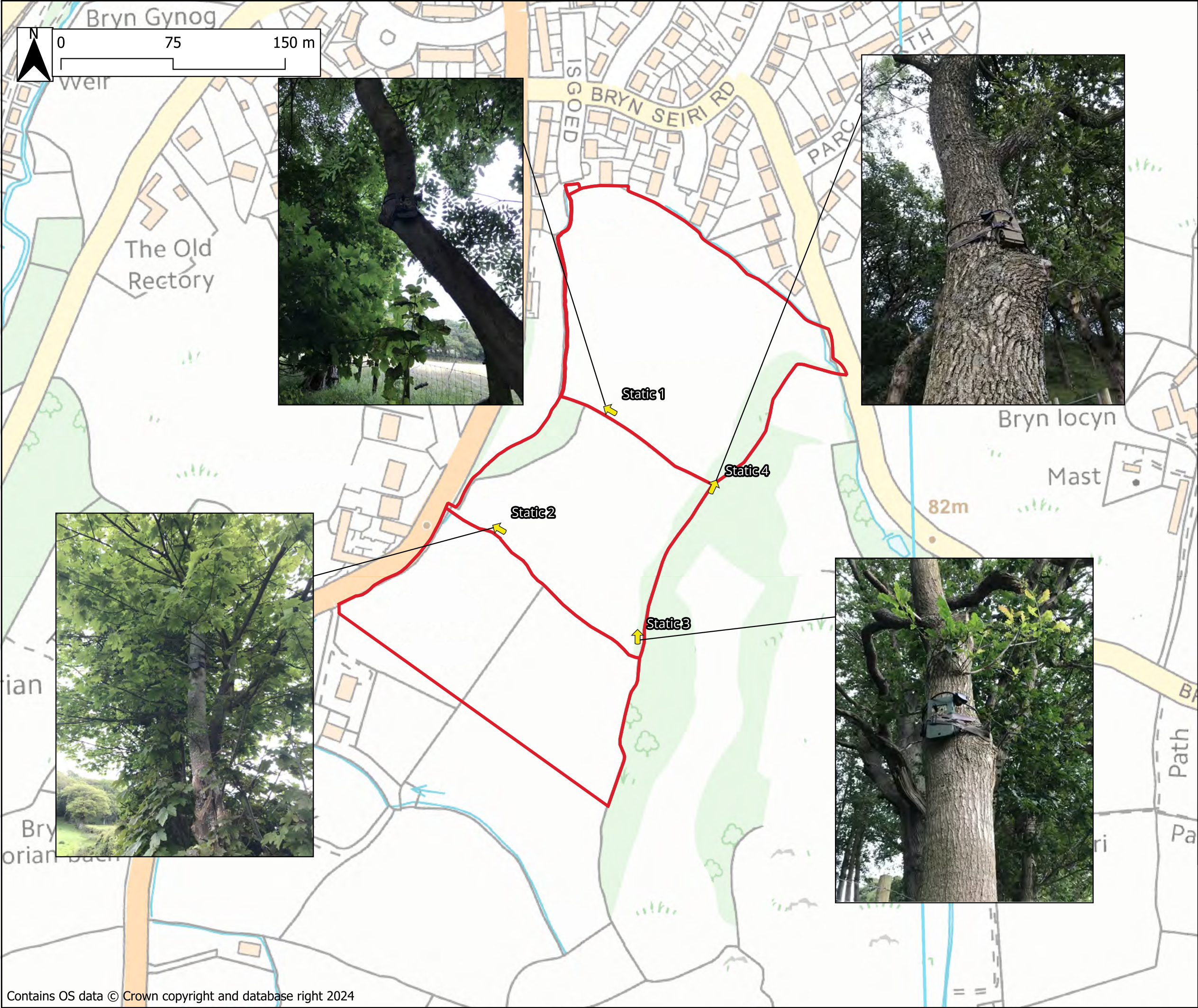
DRAWN BY	DRAWING DATE	APPROVED BY	REVISION
JHG	17/09/25	JHG	1
SCALE	1:500 AT A0		

APPENDIX D: Location of static detectors



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Cleient / Client:

Adra

Enw project / Project name:

**Land at Llanrwst Road
Gyffin, Conwy**

Teitl lluniad / Drawing title:

**Static & Camera
Locations**

Eglurhad / Key:

— Red Line Boundary

↑ Static Detector Location

Graddfa / Scale (A3):	Dyddiad / Date:	Darlunwyd gan:	KM
1:4000@ A3	May 2024	Drawn by:	
Rhif lluniad / Drawing number:		Gwiriwyd gan:	DH
3222-RML-RT-DR-04		Checked by:	
		Copied:	01
		Revision:	

Darparwyd gan / Prepared by:

RML

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APPENDIX E: Designated Sites for Bats



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Cleint / Client:

Enw project / Project name:

Land at Llanrwst Road
Gyffin, Conwy

Teitl lluniad / Drawing title:

Location od SSSI for bats
and bat records

Red Line Boundary

Site of Special Scientific Interest (SSSI) for Bats

Bat

Common Pipistrelle

Soprano Pipistrelle

Lesser horseshoe

Source data provided by Cofnod

Graddfa / Scale (A3):
1:70,000@ A3

Dyddiad / Date:
May 2024

Darlunwyd gan:
Drawn by: KM

Gwilydd gan:
Checked by: DH

Rhif lluniad / Drawing number:
3222-RML-RT-DR-03

Copied:
Revision: 01

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APPENDIX F: Raw survey data



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Date	Start and end times and times of sunset/sunrise	Weather conditions	Transect route and survey number	Time/Species recorded/Location and activity
Key Ppip = Common pipistrelle <i>Pipistrellus pipistrellus</i> Ppyg = Soprano pipistrelle <i>P. pygmaeus</i> Myotis sp. SP# = Stopping point number HNS = heard not seen				
02/05/2024	Start 21:15 Finish: 22:45 Sunset: 20:46	Start: 18°C, calm, 20% cloud, 39% rH, no precipitation, End: 11°C, calm, 20% cloud, no precipitation,	1/3	21:31 – Ppip foraging along tree line (northern boundary), several passes. 21:32 – Ppip 2 bats foraging along tree line. 21:34 – Ppip foraging. 21:39 – Ppyg heard not seen. 21:41 – Ppip heard not seen. 21:58 – Ppip foraging around tree on eastern boundary. 22:01 – Ppyg heard not seen. 22:04 – Ppip heard not seen. 22:11 – Myotis around oak tree near proposed entrance on western boundary. 22:15 – Ppip foraging around canopy of oak tree near proposed entrance. 22:16 – Ppip commuting along roadside hedge (western boundary) in in southward direction. 22:18 – Ppip commuting along roadside hedge. 22:21 – Myotis, Ppyg commuting along woodland edge (western boundary), several passes. 22:25 – Myotis seen (thermal camera), not heard (Anabat 1), foraging around canopy of sycamore in woodland 22:33 – Ppip seen (thermal camera), not heard (Anabat 1), Commuting alongside watercourse vegetation. No bats seen emerging
26/06/2024	Start: 21:40 Finish: 22:50 Sunset: 21:47	Start: 19°C, no wind, overcast and humid, 48% rH, no precipitation,	2/3 Route reversed	21:49 – Ppip commuting east. 21:50 – Ppip x2 commuting, several passes. 22:01 – Myotis commuting northward from tree. 22:16 – Ppip commuting. 22:19 – Ppip commuting along edge of woodland.

Date	Start and end times and times of sunset/sunrise	Weather conditions	Transect route and survey number	Time/Species recorded/Location and activity
		End: 15°C, no wind, overcast and humid, precipitation,		22:23 – Ppyg commuting along woodland edge, several passes. 22:27 – Ppip foraging along woodland edge, several passes. 22:29 – Ppyg x2 social calls, foraging, circling overhead several passes – 2-3m high. 22:37 – Ppip x3 foraging and feeding buzzes. 22:53 – Ppip commuting north to south. No bats seen emerging
16/09/2024	Start: 19:15 Finish: 21:00 Sunset: 19:27	Start: 16°C, no wind, 0 cloud cover, 49%rH, 271 Lux. Finish: 14°C, no wind, 0 cloud cover, 55%rH, no precipitation, 0.02Lux	3/3	19:38 – Ppyg foraging along treeline x2 passes. 19:49 – Ppip heard not seen. 19:50 – Ppyg foraging up/down hedgerow. 20:00 – Ppip heard not seen. 20:08 – Ppyg + Ppip heard not seen. 20:14 – Nnoc heard not seen. 20:17 – Ppip heard not seen. 20:20 – Myotis + Ppip heard not seen. 20:25 – Ppip heard not seen. No bats seen emerging
11/06/2025	Start: 21:27 Finish: 22:51 Sunset: 21:42	Start: 19°C, no wind, 0 cloud cover, 60%rH, Finish: 16°C, no wind, 0 cloud cover, 61%rH, no precipitation,	1/3	21:52 – Ppyg woodland edge HNS initially then seen foraging along boundary between the northern most field and the middle field. 2 bats seen. 21:52 – Ppip seen commuting along hedgerow. 22:02 – Nnoc HNS. 22:04 – Ppip darted out of the trees and a second commuting along the treeline. 22:10 – Ppip woodland edge seen foraging on the corner southeast within the middle field. 22:16 – Ppip foraging in the southern of the three fields. 22:24 – Ppip foraging. 22:30 – Ppip foraging along the hedgerow adjacent to the road. 22:43 – NHS.

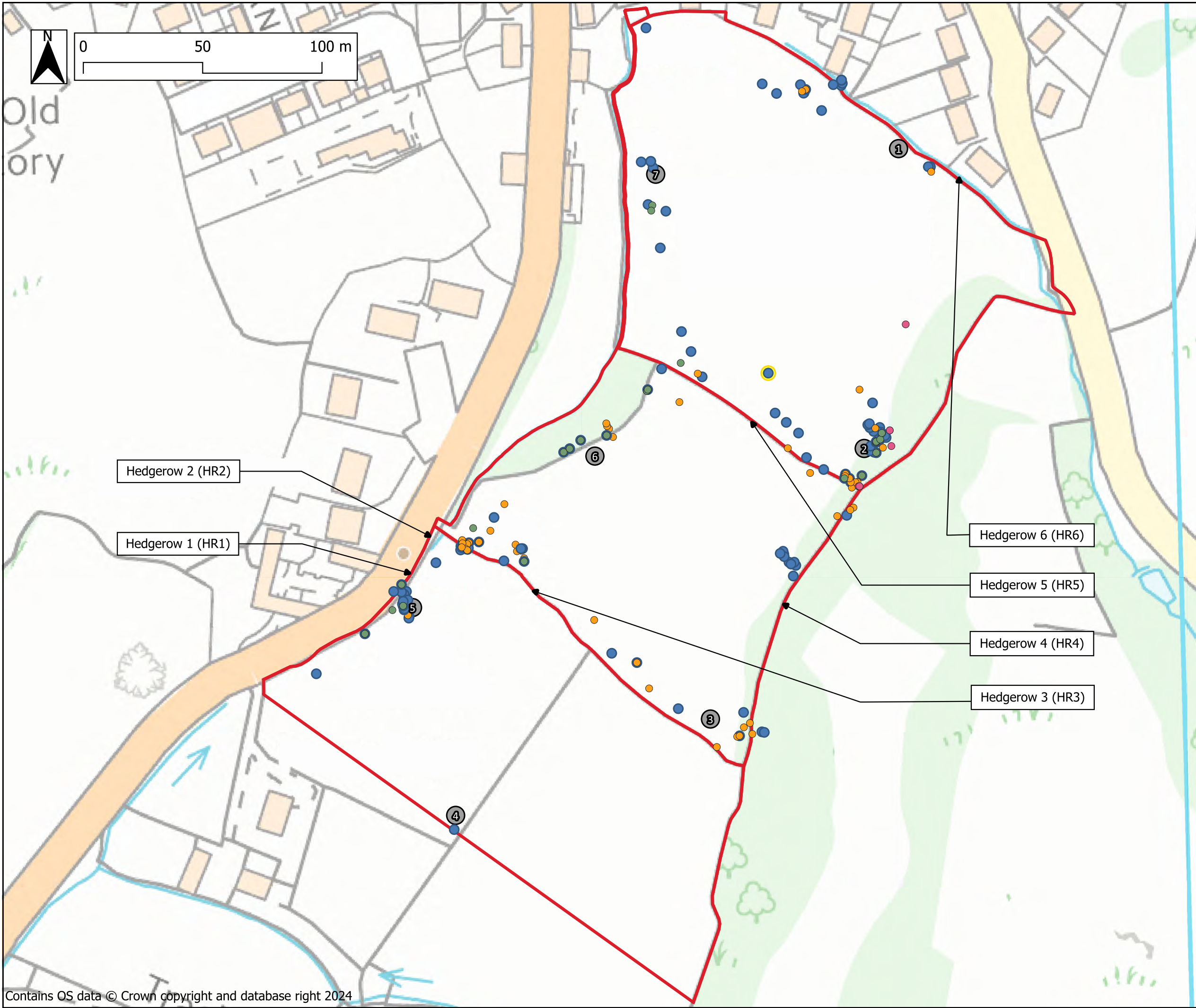
Date	Start and end times and times of sunset/sunrise	Weather conditions	Transect route and survey number	Time/Species recorded/Location and activity
23/07/2025	Start: 21:24 Finish: 22:25 Sunset: 21:24	Start: 18°C, no wind, 0 cloud cover, 54%rH, 136 Lux. Finish: 16°C, no wind, 0 cloud cover, 45%rH, no precipitation, 0.0046 Lux	2/3	21:31 – Ppyg commuting above treeline. 21:35 – Ppyg HNS. 21:57 – Ppip foraging back and forth along treeline. 21:58 – Ppip foraging back and forth along treeline, 2 bats seen together. Several low passes over the field. 22:02 – Ppyg + Ppip 3xbats foraging along treeline low above the field, several passes. 22:06 – Ppip flew from west to east along hedgerow. 22:09 – Ppip HNS. 22:10 – Ppip HNS. 22:12 – Ppip flew south to north. 1 pass. 22:18 – Ppip HNS.
17/09/2025	Start: 19:27 Finish: 20:20 Sunset: 19:27	Start: no wind, 0 cloud cover, 48%rH, 42 Lux. Finish: no wind, 0 cloud cover, 55%rH, no precipitation, 0.0109Lux	3/3	19:44 – Ppip + Myotis 3 bats seen foraging along treeline back and forth. 20:02 – Ppip 1 pass north to south. 20:04 – Ppip HNS. 20:06 – Ppip HNS – foraging around beech tree or above the stream. 20:07 – Ppip several passes. 20:13 – Ppip HNS. 20:18 – Ppyg commuting and foraging along the treeline. 20:20 – Myotis HNS.

APPENDIX G: NBW results



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Cleient / Client:

Enw project / Project name:

Land at Llanrwst Road
Gyffin, Conwy

Teitl lluniad / Drawing title:

Location of Bat Passes During 3x
Night-time Bat Walkover Surveys

Eglurhad / Key:

Red Line Boundary

Stopping Points

Bat Species

Noctule

Myotis sp

Common pipistrelle

Soprano pipistrelle

Lesser horseshoe

The drawing shows the number of passes bats made past the surveyors' bat detector. The drawing does not show the number of individual bats.

Graddfa / Scale (A3):
1:2500 @ A3

Dyddiad / Date:
Nov 2024

Darlunwyd gan:
Drawn by:
KM

Rhif lluniad / Drawing number:
3222-RML-RT-DR-05

Gwiriwyd gan:
Checked by:
DH

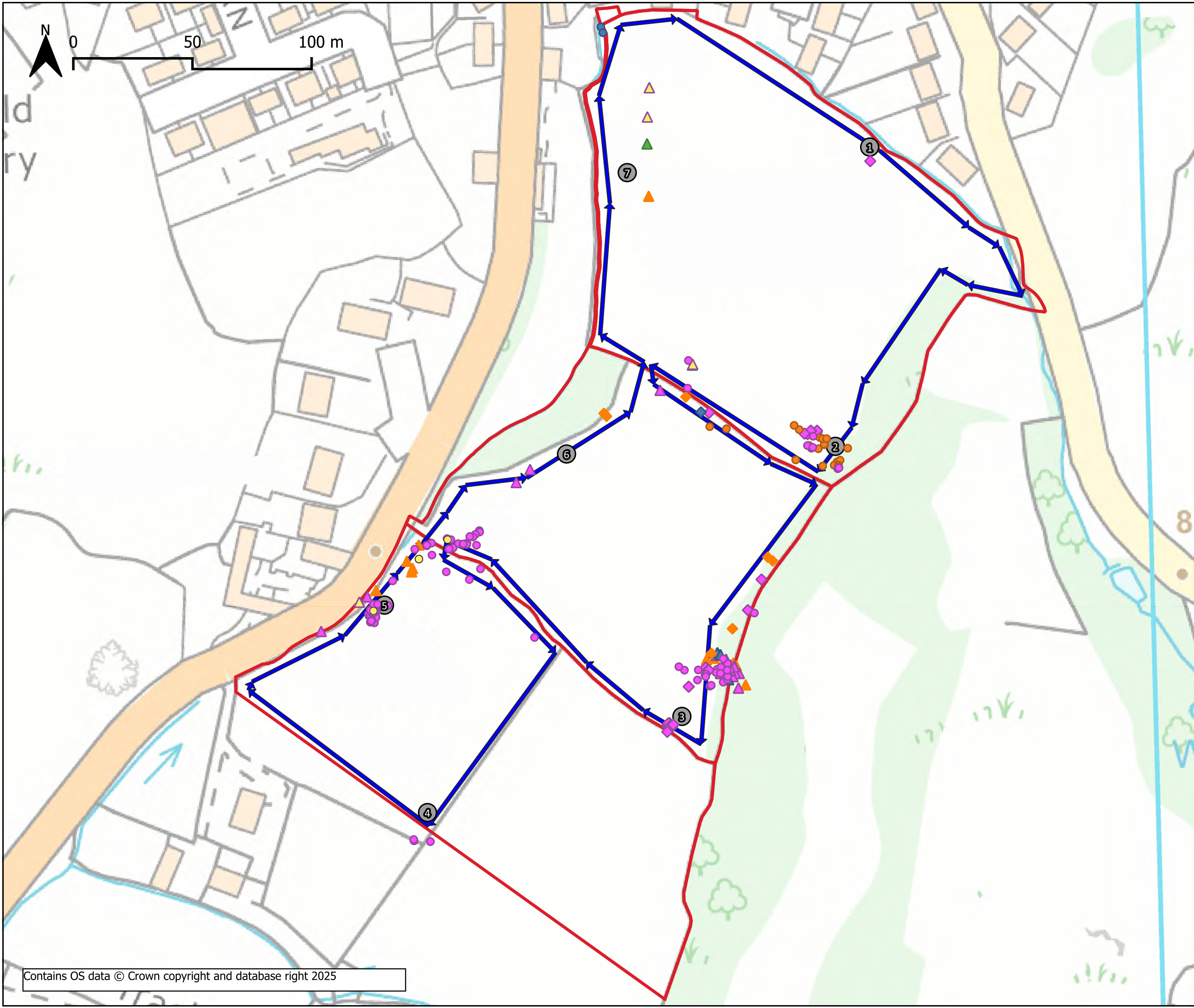
Darparwyd gan / Prepared by:

1 Llys Cwyl, Cwrt Y Dderwen, Ffordd Celyn, Rulins, Denbighshire, LL15 1N3

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Cleient / Client:

Enw project / Project name:

LAND AT LLANRWST ROAD

Teitl lluniad / Drawing title:

2025 NBW Survey Results

Eglurhad / Key:

Transect Route - transect 2 was carried out in Reverse

Stopping Points

Transect 1 Results

Myotis sp

NSL

Ppip

Ppyg

Transect 2 Results

NSL

Ppip

Ppyg

Transect 3 Results

Myotis sp

NSL

Ppip

Ppyg

Rhip

Graddfa / Scale (A3):
1:2500@ A3

Dyddiad / Date:
Nov 2025

Darlunwyd gan:
Drawn by:
JS

Rhif lluniad / Drawing number:
Appendix G

Cwriad / Revision:
01

Darparwyd gan / Prepared by:

RML

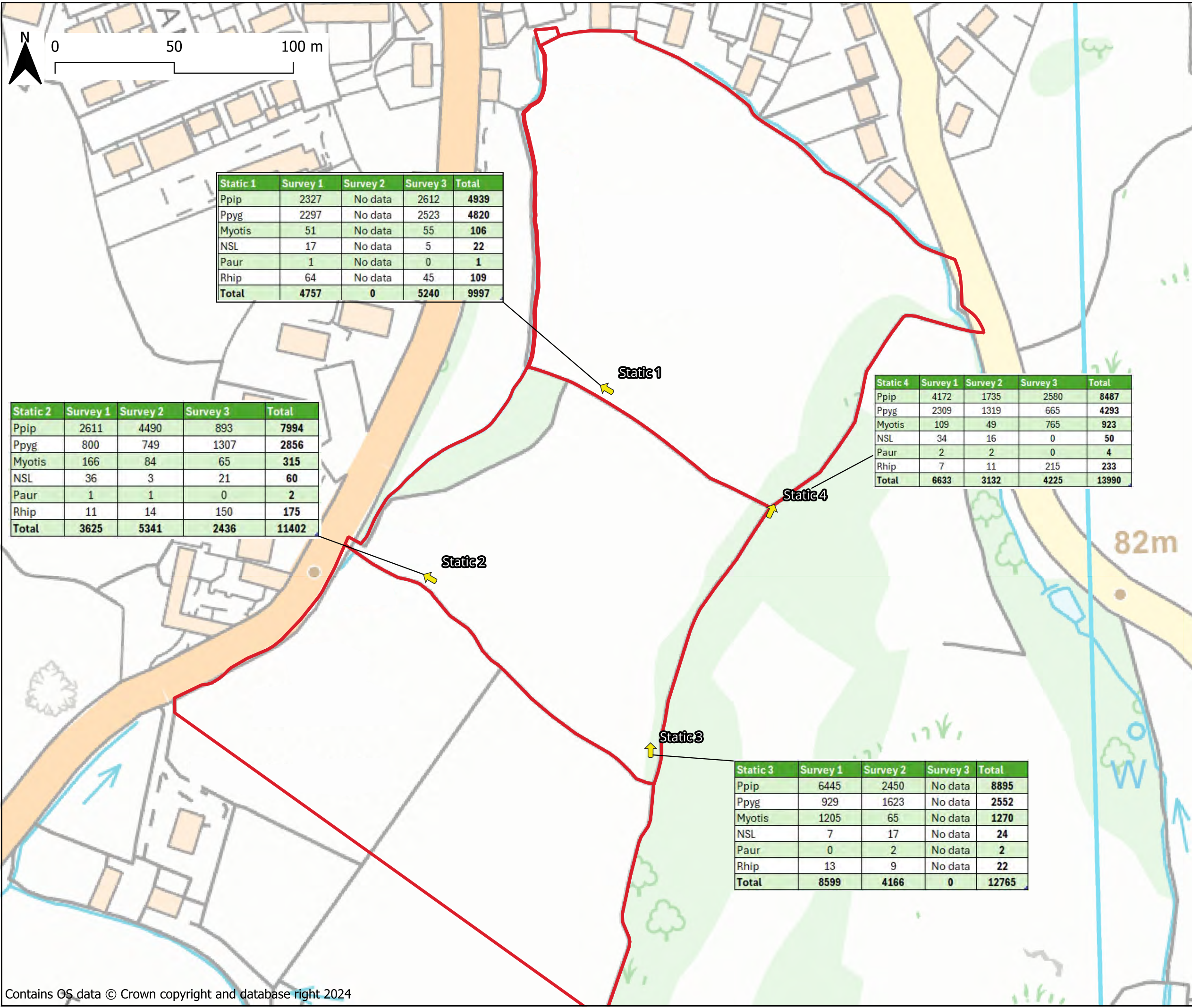
11 Chryd, Curt Y Dderwen, Ffordd Celyn, Rullyn, Derbysheire LL15 1N1
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APPENDIX H: Static detector results



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Static 1	Survey 1	Survey 2	Survey 3	Total
Ppip	2327	No data	2612	4939
Ppyg	2297	No data	2523	4820
Myotis	51	No data	55	106
NSL	17	No data	5	22
Paur	1	No data	0	1
Rhip	64	No data	45	109
Total	4757	0	5240	9997

Static 2	Survey 1	Survey 2	Survey 3	Total
Ppip	2611	4490	893	7994
Ppyg	800	749	1307	2856
Myotis	166	84	65	315
NSL	36	3	21	60
Paur	1	1	0	2
Rhip	11	14	150	175
Total	3625	5341	2436	11402

Static 4	Survey 1	Survey 2	Survey 3	Total
Ppip	4172	1735	2580	8487
Ppyg	2309	1319	665	4293
Myotis	109	49	765	923
NSL	34	16	0	50
Paur	2	2	0	4
Rhip	7	11	215	233
Total	6633	3132	4225	13990

Static 3	Survey 1	Survey 2	Survey 3	Total
Ppip	6445	2450	No data	8895
Ppyg	929	1623	No data	2552
Myotis	1205	65	No data	1270
NSL	7	17	No data	24
Paur	0	2	No data	2
Rhip	13	9	No data	22
Total	8599	4166	0	12765

Cleint / Client:

Enw project / Project name:

Land at Llanrwst Road
Gyffin, Conwy

Teitl lluniad / Drawing title:

Static detector Locations and
Bat Passes Results

Eglurhad / Key:

Red Line Boundary

Static Detector Locations

Graddfa / Scale (A3):
1: 2500@ A3

Dyddiad / Date:
Nov/2024

Darlunwyd gan:
Drawn by:
KM

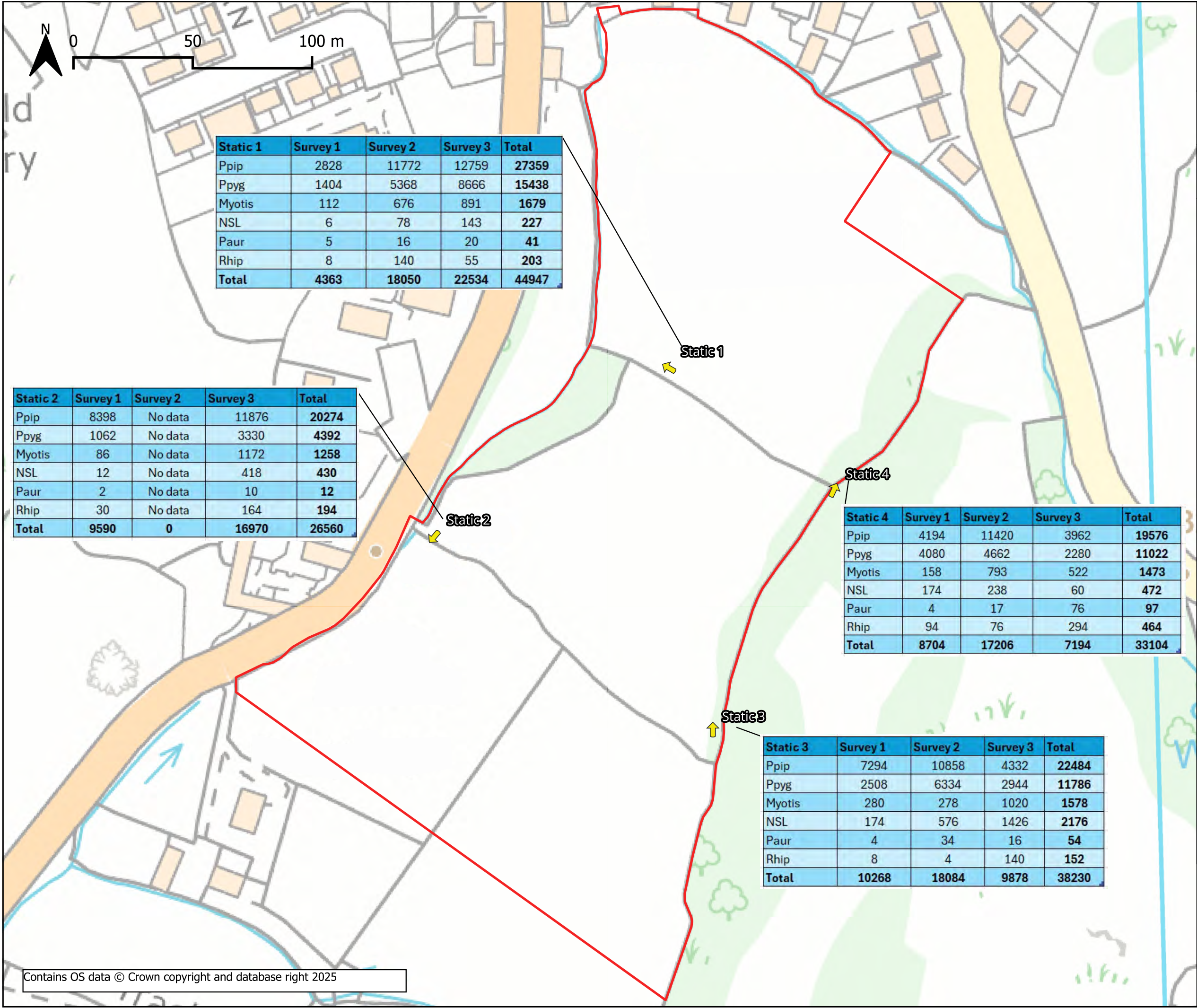
Rhif lluniad / Drawing number:
3222-RML-RT-DR-06

Chwiliwyd gan:
Checked by:
DH

Darparwyd gan / Prepared by:

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Static 1	Survey 1	Survey 2	Survey 3	Total
Ppip	2828	11772	12759	27359
Ppyg	1404	5368	8666	15438
Myotis	112	676	891	1679
NSL	6	78	143	227
Paur	5	16	20	41
Rhip	8	140	55	203
Total	4363	18050	22534	44947

Static 2	Survey 1	Survey 2	Survey 3	Total
Ppip	8398	No data	11876	20274
Ppyg	1062	No data	3330	4392
Myotis	86	No data	1172	1258
NSL	12	No data	418	430
Paur	2	No data	10	12
Rhip	30	No data	164	194
Total	9590	0	16970	26560

Static 4	Survey 1	Survey 2	Survey 3	Total
Ppip	4194	11420	3962	19576
Ppyg	4080	4662	2280	11022
Myotis	158	793	522	1473
NSL	174	238	60	472
Paur	4	17	76	97
Rhip	94	76	294	464
Total	8704	17206	7194	33104

Static 3	Survey 1	Survey 2	Survey 3	Total
Ppip	7294	10858	4332	22484
Ppyg	2508	6334	2944	11786
Myotis	280	278	1020	1578
NSL	174	576	1426	2176
Paur	4	34	16	54
Rhip	8	4	140	152
Total	10268	18084	9878	38230

Cleint / Client:

Enw project / Project name:

LAND AT LLANRWST ROAD

Teitl lluniad / Drawing title:

2025 NBW Survey Results

Eglurhad / Key:

Site Boundary

Static Detector Locations

Graddfa / Scale (A3):

Dyddiad / Date:

Darlunwyd gan:

1:2500@ A3

Nov 2025

Drawn by:

Rhif lluniad / Drawing number:

Appendix G

Checked by:

Darparwyd gan / Prepared by:

Copied/ Revision:

01

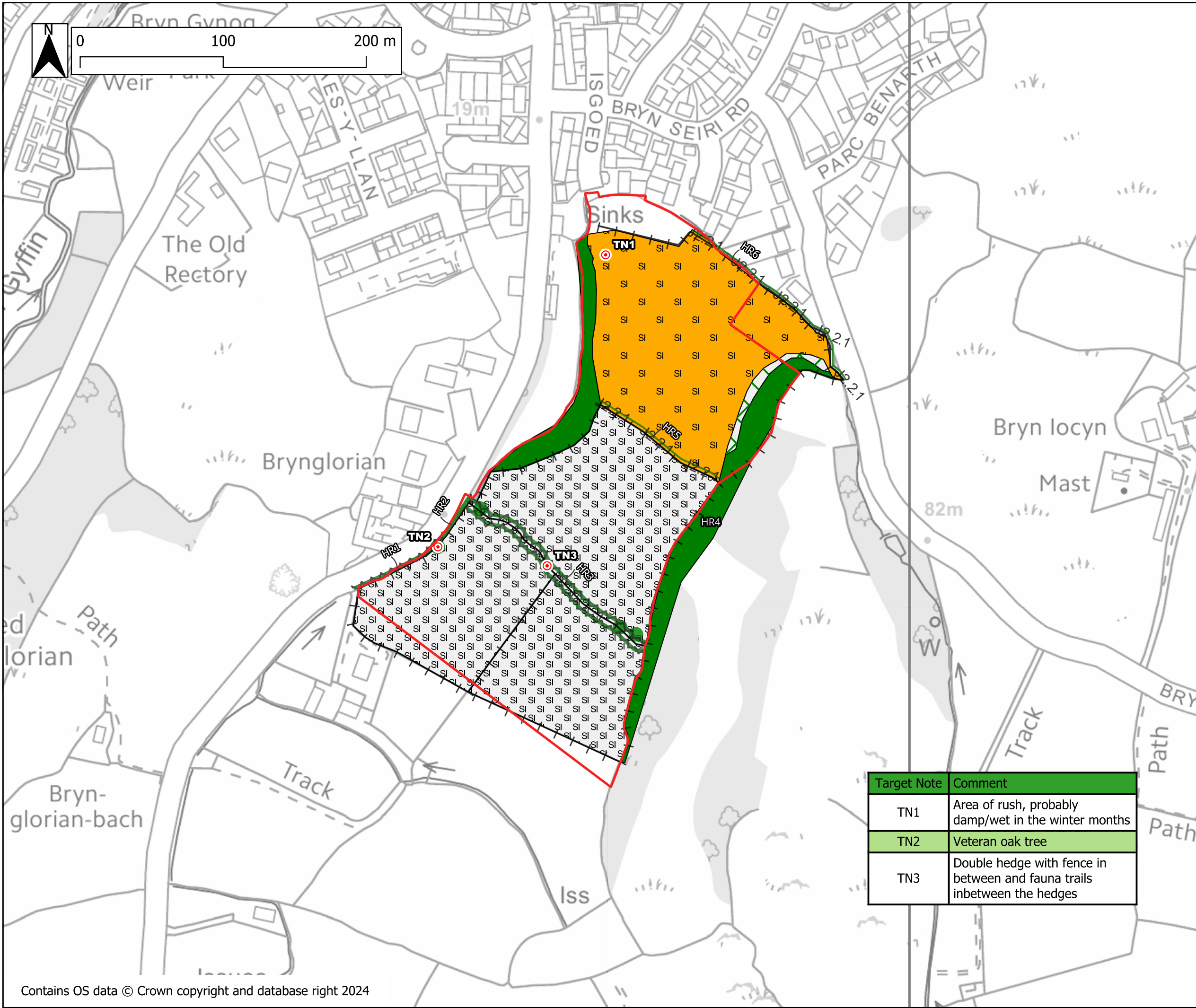
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APPENDIX I: Phase 1 habitat plan



1 Llys Clwyd, Cwrt Y Dderwen, Ffordd Celyn, Ruthin, Denbighshire LL15 1NJ
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Tel: +44(0)1824 704366
Registered in England and Wales No. 1848683 VAT Reg No. 401 424 313





Cleient / Client:

Enw project / Project name:

LAND AT LLANRWST ROAD

Teitl lluniad / Drawing title:

Phase 1 Plan

Eglurhad / Key:

Redline Boundary

A1.1.1 - Broadleaved woodland - semi-natural

A2.1 - Scrub - dense/continuous

B2.2 - Neutral grassland - semi-improved

B6 - Poor semi-improved grassland

J2.1.1 - Intact hedge: native species-rich

J2.1.2 - Intact hedge: species-poor

J2.2.1 - Defunct hedge: native species-rich

J2.4 - Fence

Parkland, scattered trees, broad-leaved

Target Note

Target Note	Comment
TN1	Area of rush, probably damp/wet in the winter months
TN2	Veteran oak tree
TN3	Double hedge with fence in between and fauna trails inbetween the hedges

Graddfa / Scale (A3):
1:2500@ A3

Dyddiad / Date:
May 2024

Darlunwyd gan:
Drawn by:
KM

Rhif lluniad / Drawing number:
Appendix I

Gwiriwyd gan:
Checked by:
DH

Darparwyd gan / Prepared by:

APPENDIX J: Example bat boxes

Bat Boxes Links to suppliers ¹⁵ and images – external mounted for buildings	
Bat Boxes Links to suppliers ¹⁶ and images – integrated bat boxes and access tiles for buildings	
Habibat Access Tile https://www.wildcare.co.uk/bat-access-tile.html The Habibat Access Tile is a roof tile which has been modified to allow bats either under the roof felt or under the roof void.	
1FR Bat Tube https://www.wildcare.co.uk/schwegler-bat-tube-1fr.html A good option if you are looking for a unit that can be built in - either bricked in or rendered over into the building façade, and are designed for bat inhabiting buildings	
Integrated Eco Bat Box https://www.wildcare.co.uk/integrated-eco-bat-box-cavity.html Ecologically friendly solution to accommodating bat species.	

¹⁵ Other suppliers are available

¹⁶ Other suppliers are available

Bat Survey Report (November 2025)
Land at Llanrwst Road, Gyffin, Conwy

Manthorpe Bat Ridge Roost Designed in association with the Bat Conservation Trust as part of their Roost Partnership scheme the product is a self-contained, externally mounted unit which offers no means of access for the bats to enter the roof space or the property. https://www.wildcare.co.uk/manthorpe-bat-ridge-roost.html	
Externally mounted – trees	
2F Schwegler Bat Box (General Purpose) https://www.nhbs.com	
Eco Kent Bat Box https://www.nhbs.com/	
2FN Schwegler Bat Box https://www.nhbs.com//bat-boxes	



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