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Results of Preliminary Bat Roost Assessment at Ty Llwyd, High Street, Glyn Ceiriog, LL20 7EH

Survey information

A visit was made to Ty Llwyd on 22nd September 2025 to survey a stone outbuilding associated with the main house on site.

The outbuilding will be converted into a useable space and as such, planning permission will be required.

The survey was carried out by Phillipa Stirling MSc ACIEEM: Ecologist. Natural Resources Wales bat licence number: S094220-1.

The survey was carried out to the Bat Conservation Trust Good Practice Guidelines [1] and CIEEM's Good Practice Guidance for Habitats and Species including Competencies for Species Surveying: Bats.

Building description

The outbuilding is a stone barn located to the rear of the main house at Ty Llwyd. The barn is built into an embankment at its rear elevation.

The window and door apertures are mostly covered although some are open. They are fitted with timber frames which allow for gaps around the framing.

There are gaps visible in the mortar of the external stonework and the top of the wall plate is unsealed. The roof is a mixture of fibre cement and corrugated tin sheets, supported by timber purlins and rafters which rest on the wall plate at either gable ends.

Cast iron gutters and downpipes are fixed in place externally and internally, there is an electrical supply.

The outbuilding is used mostly for storage of logs and personal possessions.

[1] Collins, J. (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition. Bat Conservation Trust, London.

Survey results

There are numerous gaps in the stonework of the external walls, and also internally at first floor height. The top of the wall plate is unsealed and allows easy access into the building from beneath the overhanging roof structure.

Conditions within the first-floor loft are not entirely dark but there are sufficient crevices and cavities in which bats could conceal themselves.

Scattered droppings characteristic of pipistrelle was found in the first-floor loft of the barn during the survey.

The structure provides 'moderate' suitability as a bat roost and further survey work is required during the 2026 season to establish in what capacity the building is in use by roosting bats.

PHOTOGRAPHS

	
Front elevation	Rear elevation
	
First floor loft space	First floor loft space

Yours sincerely,

Phillipa Stirling MSc ACIEEM Director at

Arbor Vitae Environment Ltd