

# Tipperary County Council

## MEMO

**To:** Anne-Marie Devaney, A/Senior Planner

**From:** Marie Ryan, Senior Executive Planner

**Re:** Peatland Survey of Annagh & Straduff Bog,

**Location:** Arraghbeg, Riverstown, Co Tipperary

**Date of Report:** 28/11/2023

---

### Summary

A Peatland Survey of Arraghbeg Bog, was undertaken by Nevan Phelan, Senior Executive Technician on the 13/01/2023 with a desk top study carried out in relation to the bog.

Extraction area outlined in red below.

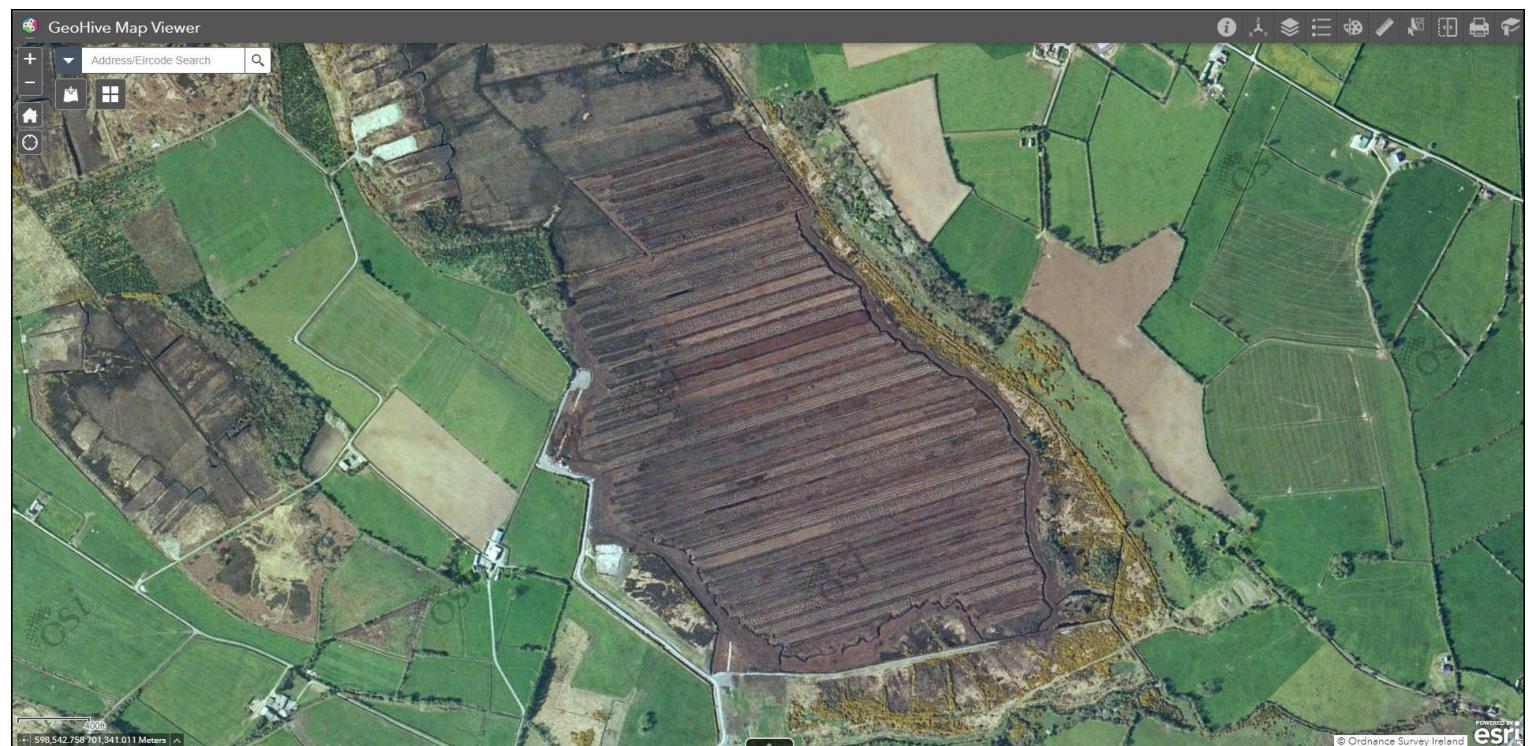
OSI Ortho Imagery 2013-2018



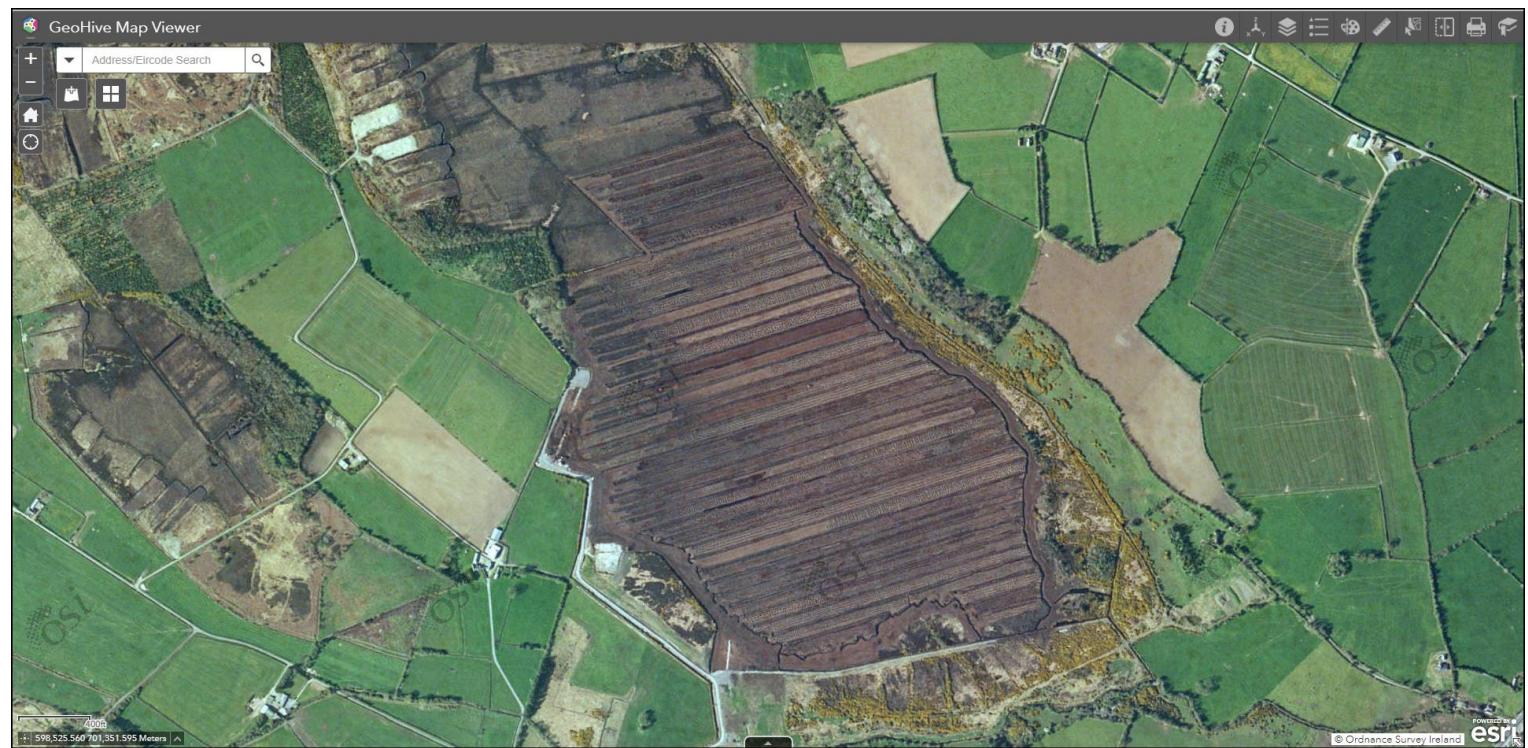
OSI Ortho Imagery 2011-2013



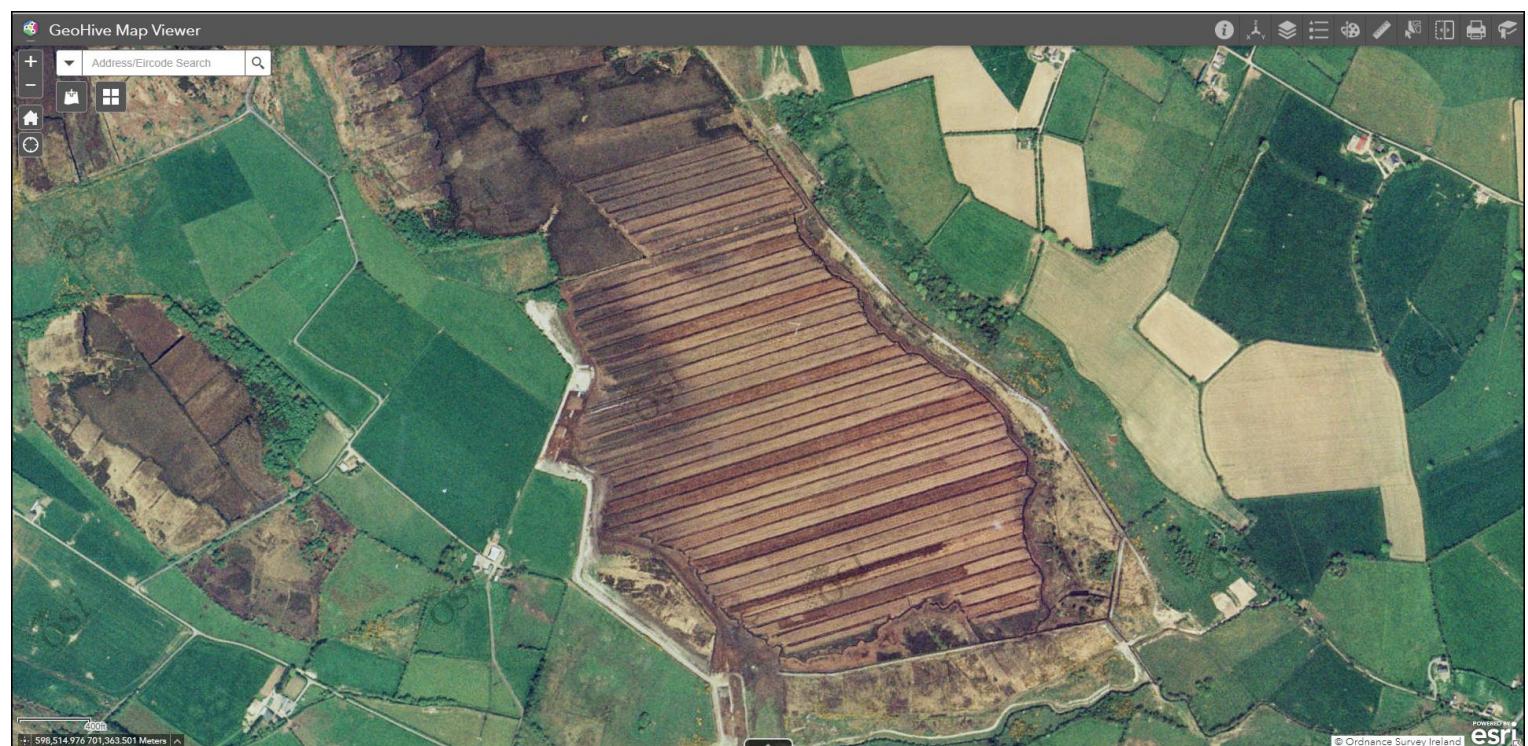
OSI Ortho Imagery 2005-2012



OSI Ortho Imagery 2004-2006



OSI Ortho Imagery 1999-2003



1995 B & W



---

Drone images captured on 13/01/2023, by N.Phelan, Senior Executive Technician, certified Small Unmanned Aircraft pilot under the Irish Aviation Authority, ref No; 100719.

13/01/2023



13/01/2023



13/01/2023



13/01/2023



13/01/2023



13/01/2023



13/01/2023



## Land Registry Folio's

Gaeilge

### Request Certified Copy

Add a folio

Folio Number	<input type="text"/>
Your Reference	<input type="text"/>
Document Type	Copy Folio With Map
Property Number	Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY20510F	Copy Folio With Map	1	

A request for Certified Copies for the following Folios has been made:

Folio	Owner Details	Copy Type
TY20510F	MANORSTAR LIMITED (Main Street Roscrea County Tipperary)	Copy Folio With Map

Postal Address

TISSUE COUNTY COUNCIL, PLANNING SECTION,  
CIVIC OFFICES,  
LIMERICK ROAD,  
NENAGH,  
CO. TIPPERARY.

The fee to proceed with this transaction is €40

Property Details

> Back

Folio Number	TY20510F
Title Level	Freehold
Plan Number	38
Property Number	1
Area of selected plans	66.12 hectares.
Number of Plans on this folio:	1
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

\*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of the Registration of Title Act, 2006 and Rule 8(2) of the Land Registration Rules 2012.

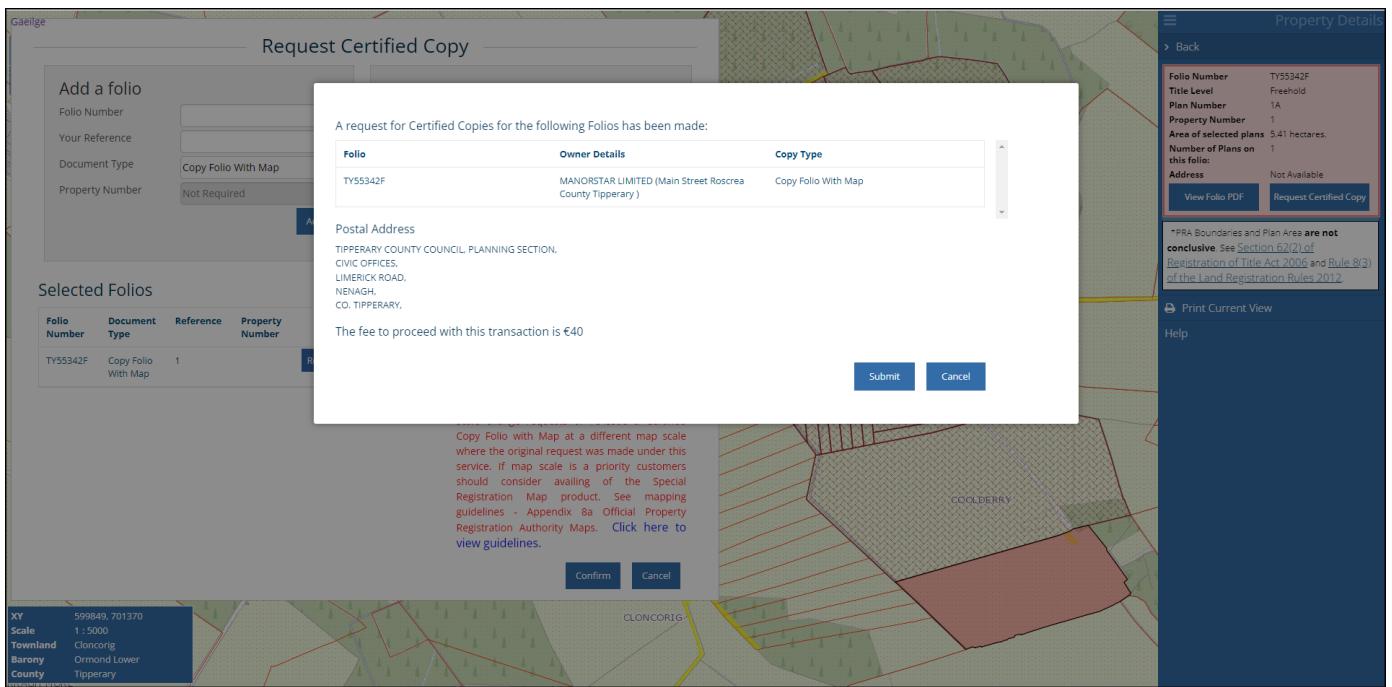
[Print Current View](#)

Help

Copy Folio With Map at a different map scale where the original request was made under this service. If map scale is a priority customers should consider availing of the Special Registration Map product. See mapping guidelines - Appendix 8a Official Property Registration Authority Maps. [Click here to view guidelines.](#)

Confirm Cancel

XY Scale: 600411, 700798  
1:5000  
Townland: Faddan More  
Barony: Ormond Lower  
County: Tipperary

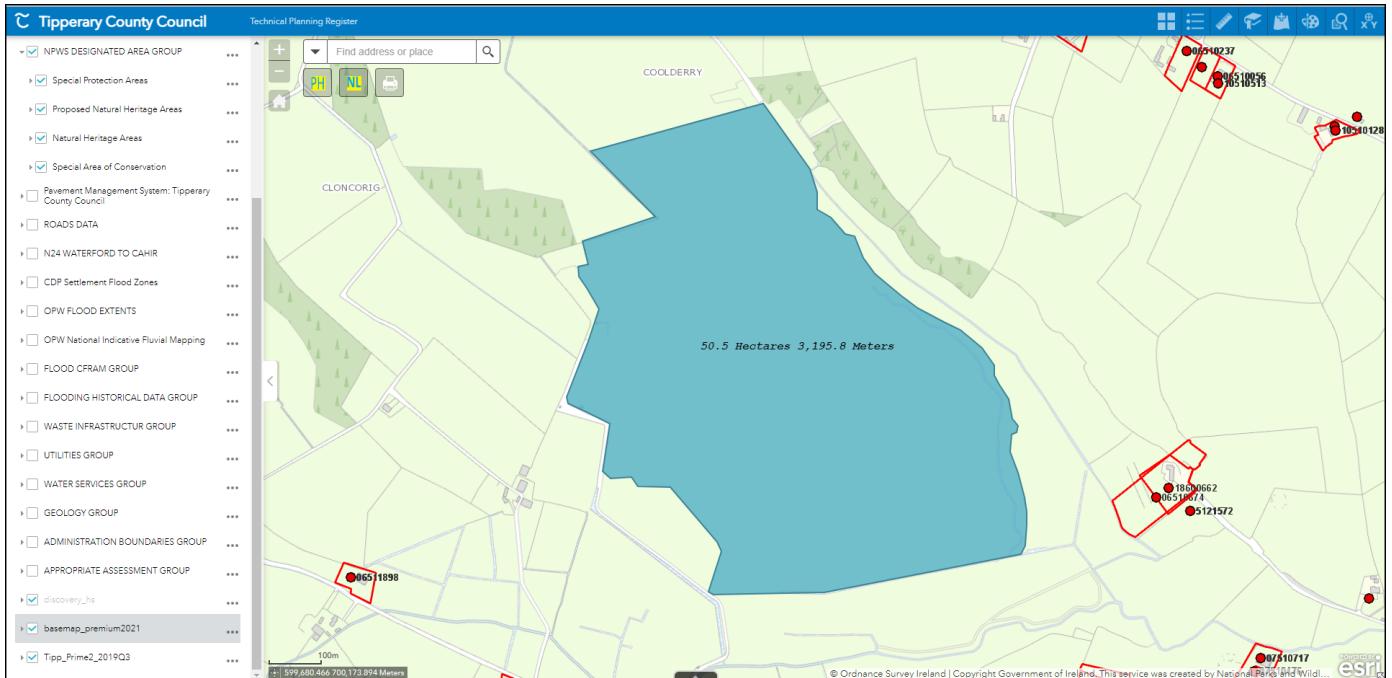


## Site History

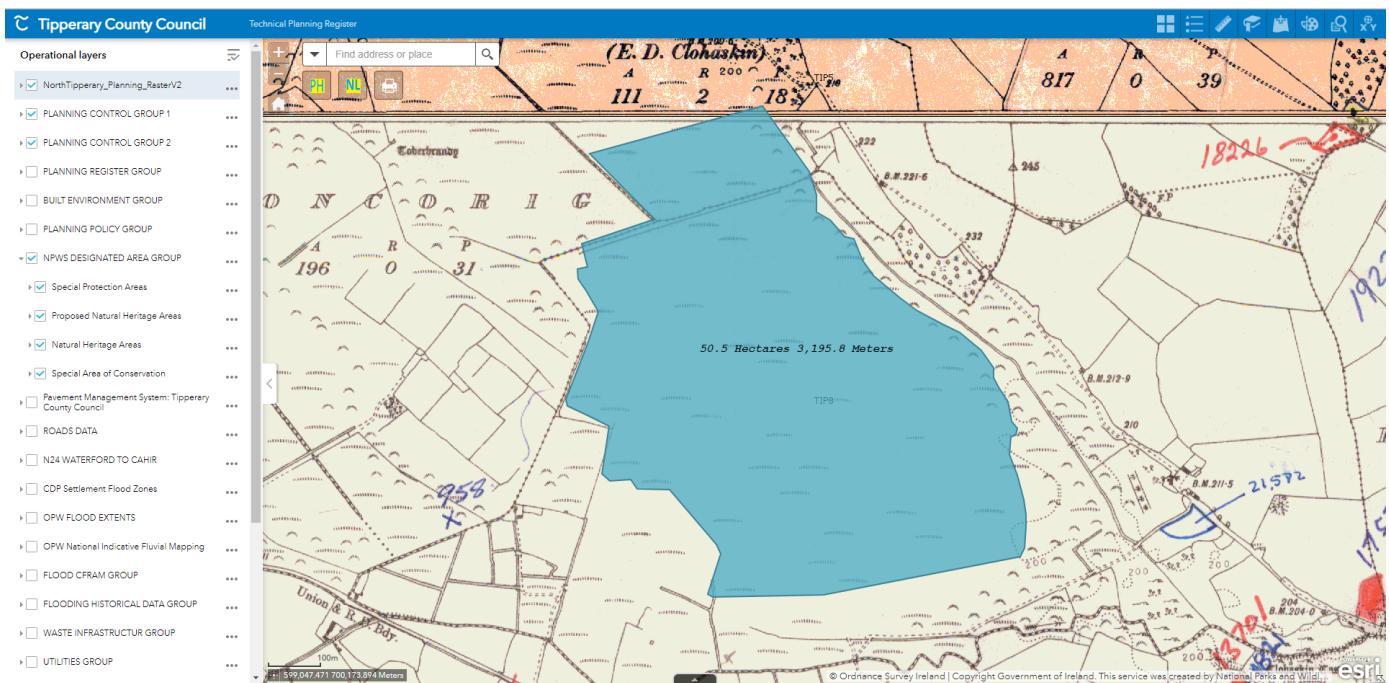
Tipperary County Council Planning Register Map; No planning permission noted on the register.

The bog lands are not within or adjacent to a designated European Natura site or a Natural Heritage Area or pNHA site.

*Planning Register Map;*



*Historic Planning Register Map;*



## Site Inspection

Nevan Phelan inspected the subject site on the 13/01/2023 in relation to peatland surveys as requested by the EPA with regard to operations on site. On the date of the inspection it was observed that there was no activity on the site, however there was evidence of machinery located on this site. It was noted that a stock pile of saved turf was located adjacent to the southern end of the site, and pockets of footed turf were located on other sections throughout the bog, (refer to Drone images captured above).

## **Assessment & conclusion**

**Part 3 of Schedule 2 of the Planning & Development Regulations, 2001 as amended.**

## Peat extraction.

## CLASS 17

- (a) Peat extraction in a new or extended area of less than 10 hectares.
- (b) Peat extraction in a new or extended area of 10 hectares or more, where the drainage of the bogland commenced prior to the coming into force of these Regulations.

The bog lands are not within or adjacent to a designated European Natura site or a Natural Heritage Area or pNHA site.

In relation to the alleged peat extraction at this bog, it is evident from the **ordnance survey of Ireland** ortho images above (1995 to present day) and drone imagery captured on the 13<sup>th</sup> January 2023, that activities at the bog have been taking place for a considerable time and works relating to same maybe deemed to represent pre-1963 development and any minor extension to same may be deemed to be exempted development by virtue of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

It is recommended that no further action is currently required.

Signed: N. Phelan  
Senior Executive Technician

Date: 18/01/2023

Report updated following review with Environment Section and meeting with Environmental Protection Agency on 21/11/2023.

Senior Executive Planner:

Marie Ryan

Date: 28/11/2023