

Tipperary County Council

M E M O

To: Anne-Marie Devaney, A/Senior Planner

From: Marie Ryan, Senior Executive Planner

Re: Survey of Bog at Thesheehys & Monaincha, Roscrea

Location: Bog at The Sheehys & Monaincha, Roscrea, Co Tipperary

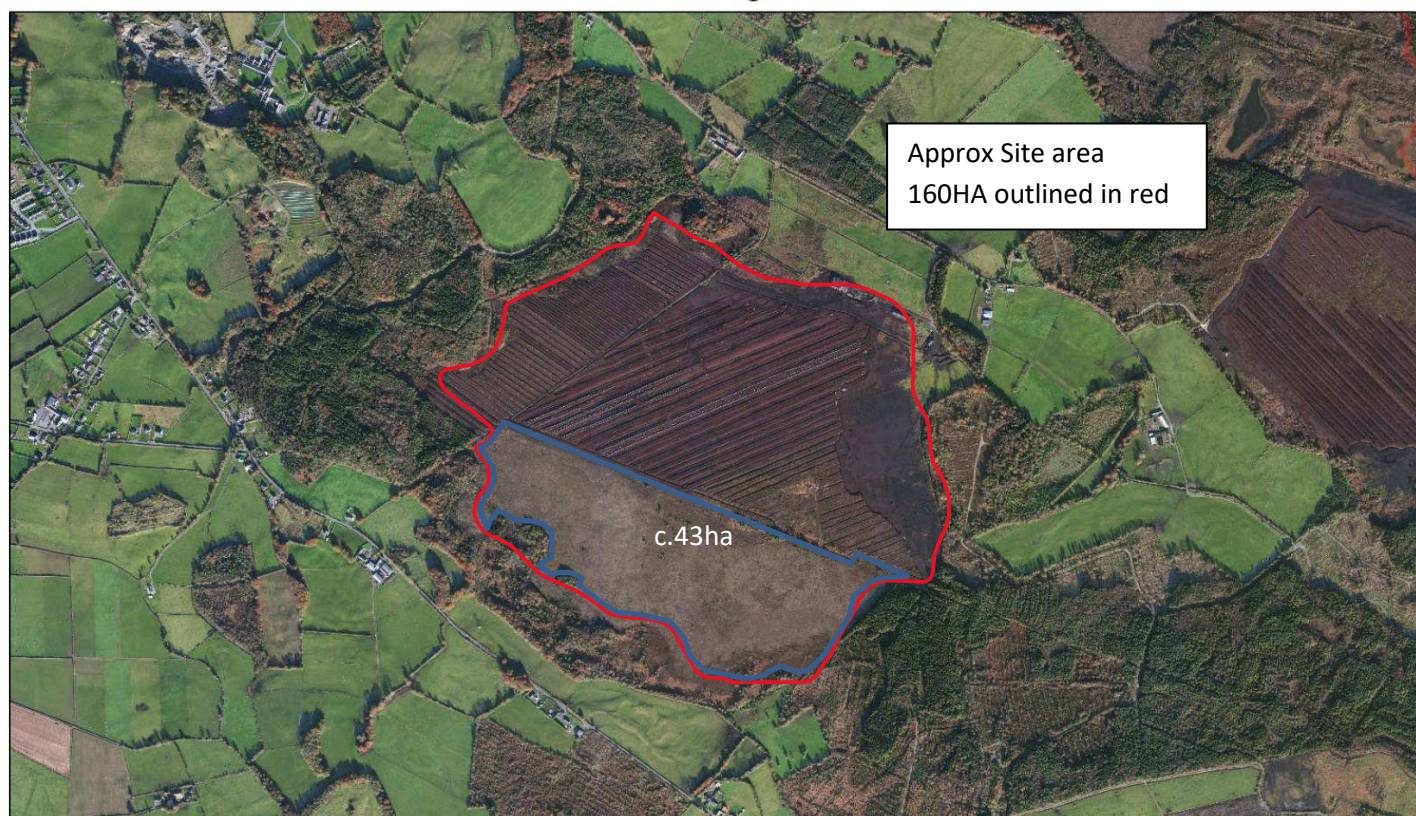
Date of Report: 29/11/2023

Summary

A drone survey of the existing bog at Thesheehys & Monincha, Roscrea was undertaken by Stephen Ryan, Executive Technician, on the 01/12/2022 with a desk top study carried out in relation to the bog. the size of the overall bog is approx. 160Ha.

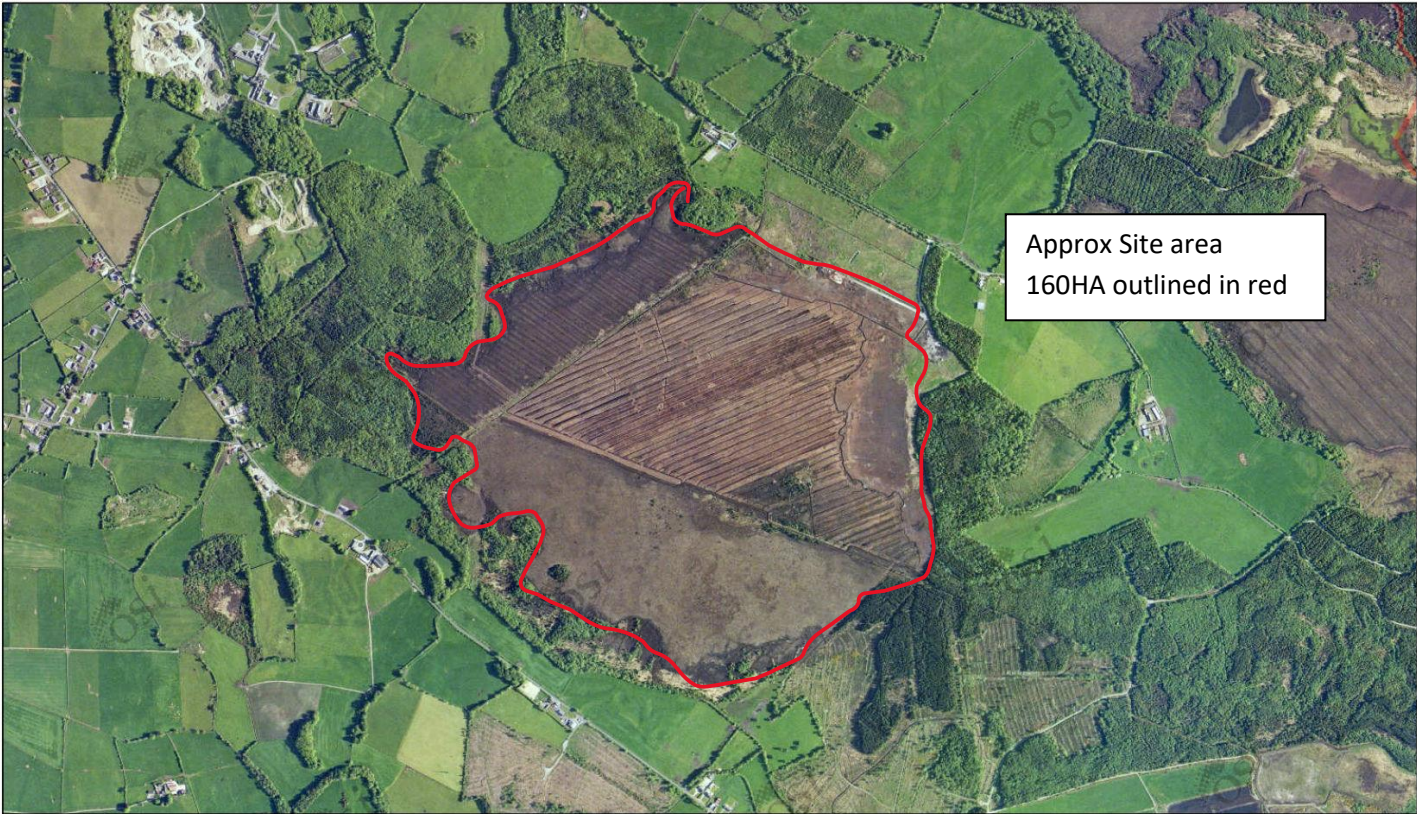
2011-2013 Ordnance Survey of Ireland Ortho image.

2011-2013 Digi Globe



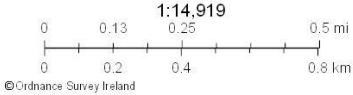
February 1, 2021





Approx Site area
160HA outlined in red

February 1, 2021

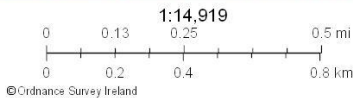


2000 Ordnance Survey of Ireland Ortho image.

2000 Ortho



February 1, 2021



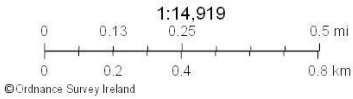
1995 Ordnance Survey of Ireland Ortho image.

1995 Ortho



Approx Site area
outlined in red

February 1, 2021



Drone images taken on the 01/12/2022

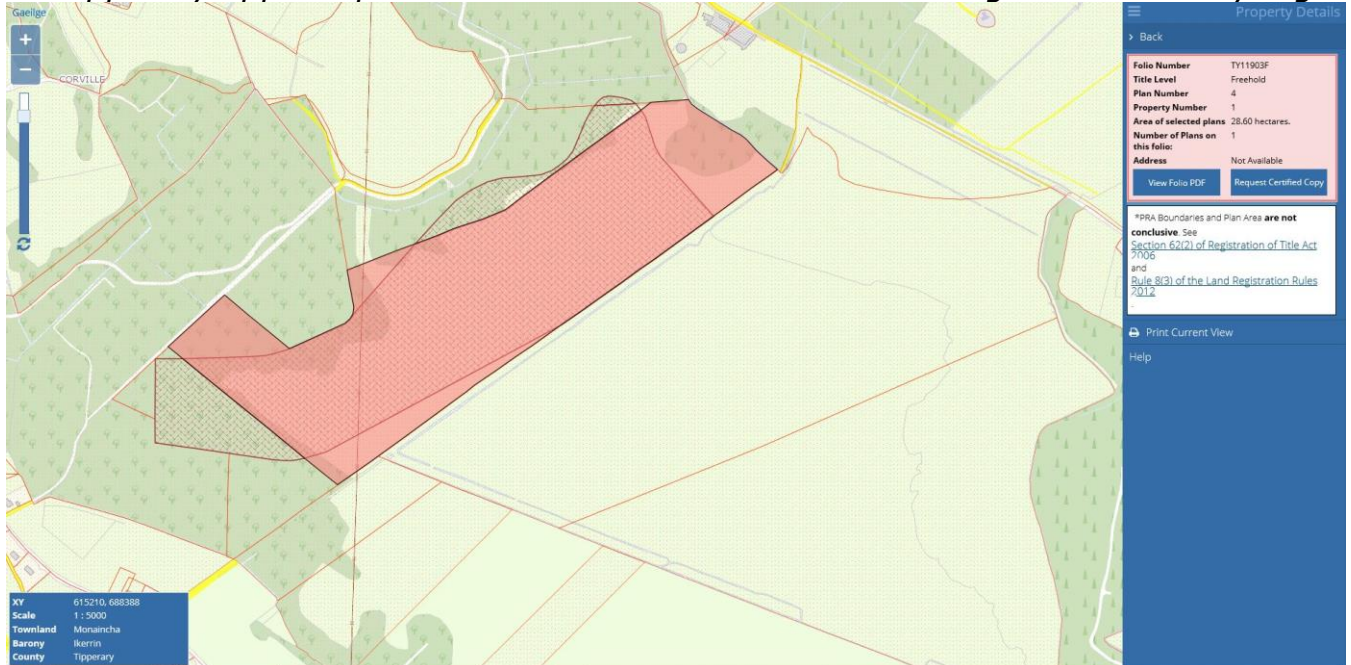




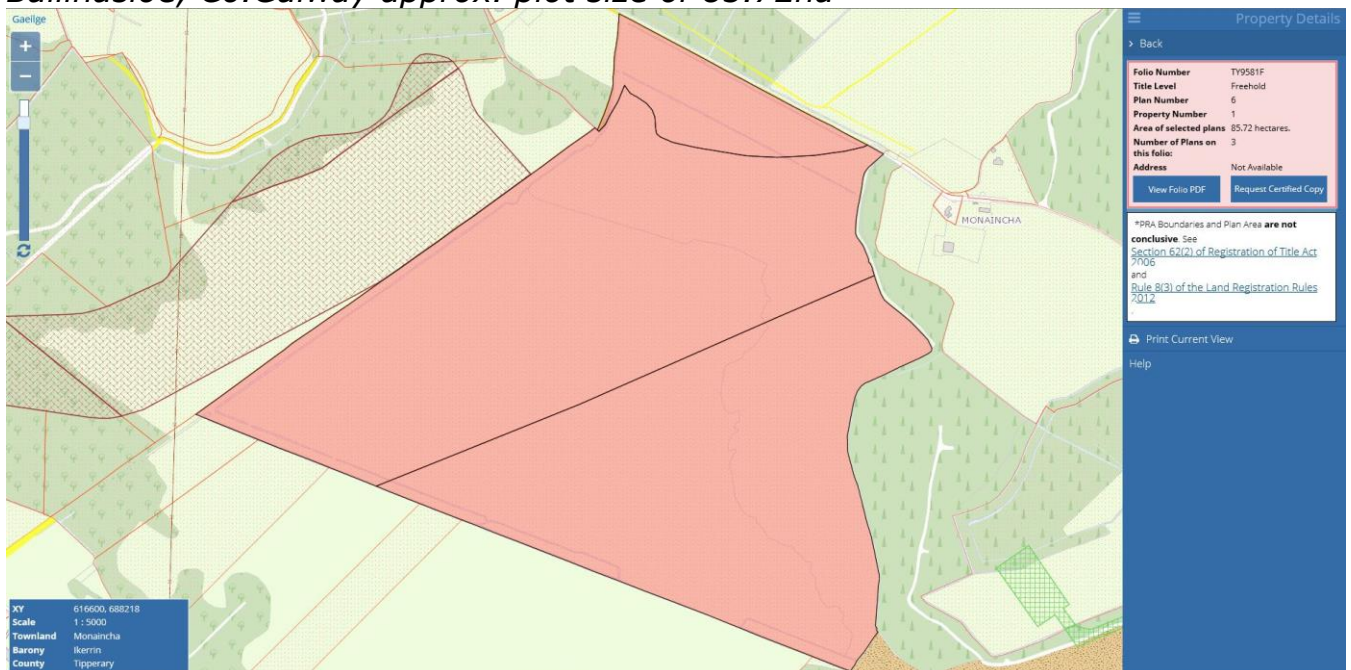
Land Registry

There is a number of owners of the bog and with a section which is unregistered on Land Direct. The following below are the two large owners of the bog;

Folio TY11903F which is registered to Ann Tierney, Dublin Road, Roscrea, Co.Tipperary approx. plot size of 28.6ha and this folio has registered Turbary Rights.



Folio TY9581FF which is registered to Dermot Brehony, Raheen, Killimona, Ballinasloe, Co.Galway approx. plot size of 85.72ha

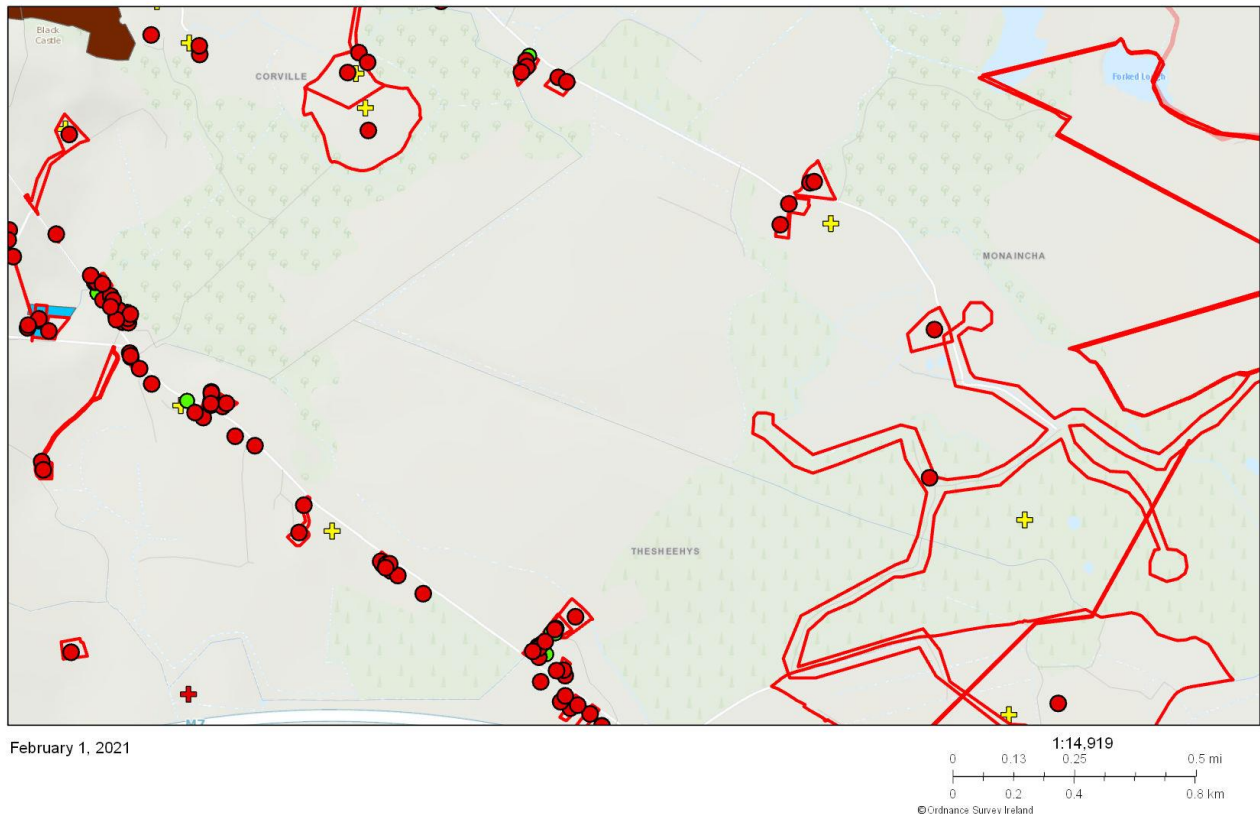


Site History

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

The bog lands are not within a designated European Natura site or a Natural Heritage site,

Tipperary County Council Planning Register



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Site Inspection

A site inspection was carried out on the 01/12/2022 in which a drone survey of the land was carried out, nobody was met on site at the time of the inspection.

It was observed no works were ongoing at the time of the inspection.

Machinery was observed on the site with a stock pile of peat. (refer drone image above)

Assessment

Planning and Development Regulations, 2001 as amended.

Part 3 of Schedule 2

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.

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 13th 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. The extension (c. 43ha outlined in blue on Photo 1 - 2011-2013

Ordnance Survey of Ireland Ortho image on page 1 of this report) to same may be deemed to not be exempted development by virtue size greater than 10ha of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

It is recommended that an unauthorised development file be opened and referred to the Enforcement Officer.

Signed: Stephen Ryan
Executive Technician

Date: 06/01/2023

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

Senior Executive Planner:

Marie Ryan

Date: 29/11/2023