

Tipperary County Council

MEMO

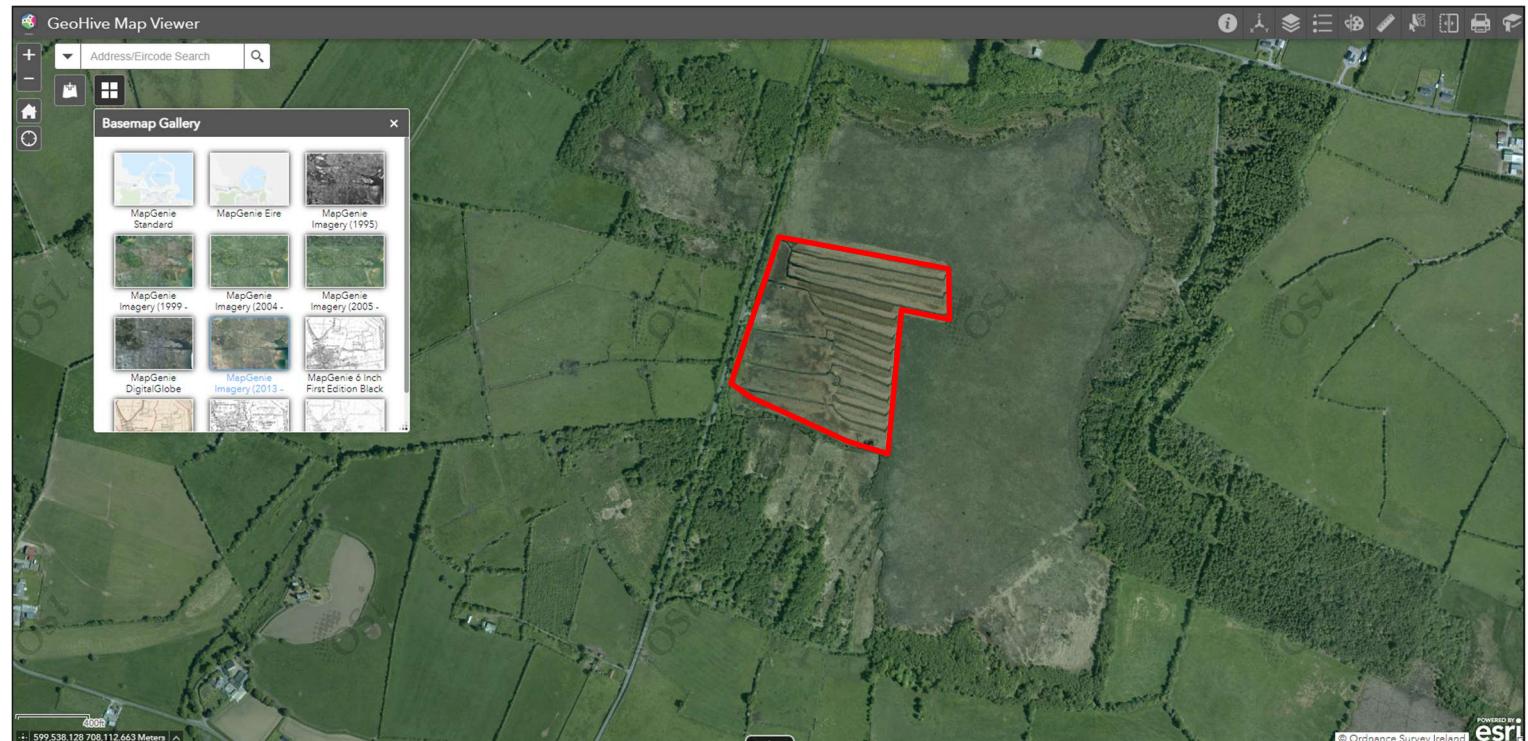
To: Marie Ryan, Senior Executive Planner
From: Nevan Phelan, Senior Executive Technician
Re: Peatland Survey of Annagh & Straduff Bog,
Location: Annagh & Straduff, Graigue ED, Birr, Co Tipperary
Date of Report: 13/01/2023

Summary

A Peatland Survey of Annagh & Straduff Bog, took place 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



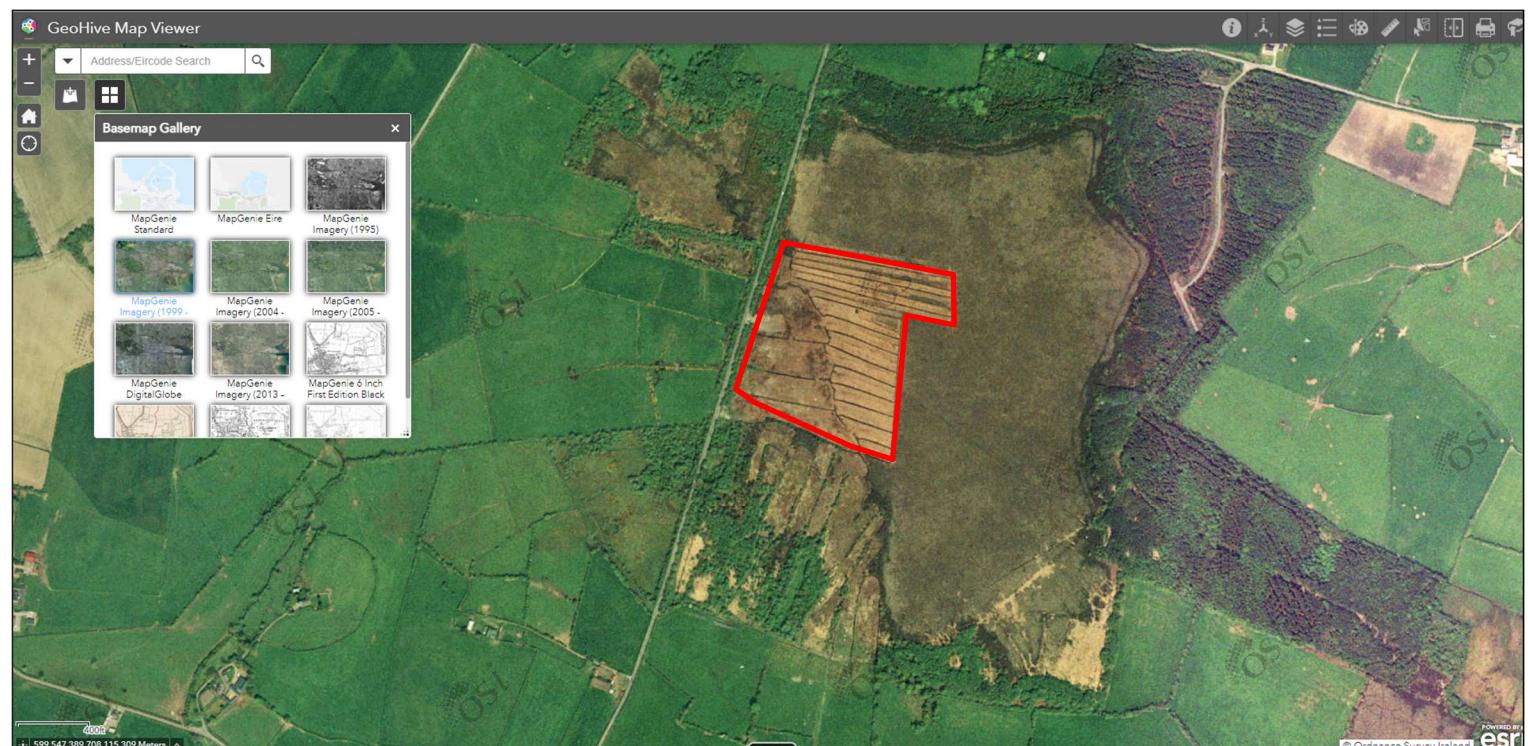
OSI Ortho Imagery 2005-2012



OSI Ortho Imagery 2004-2006



OSI Ortho Imagery 1999-2003

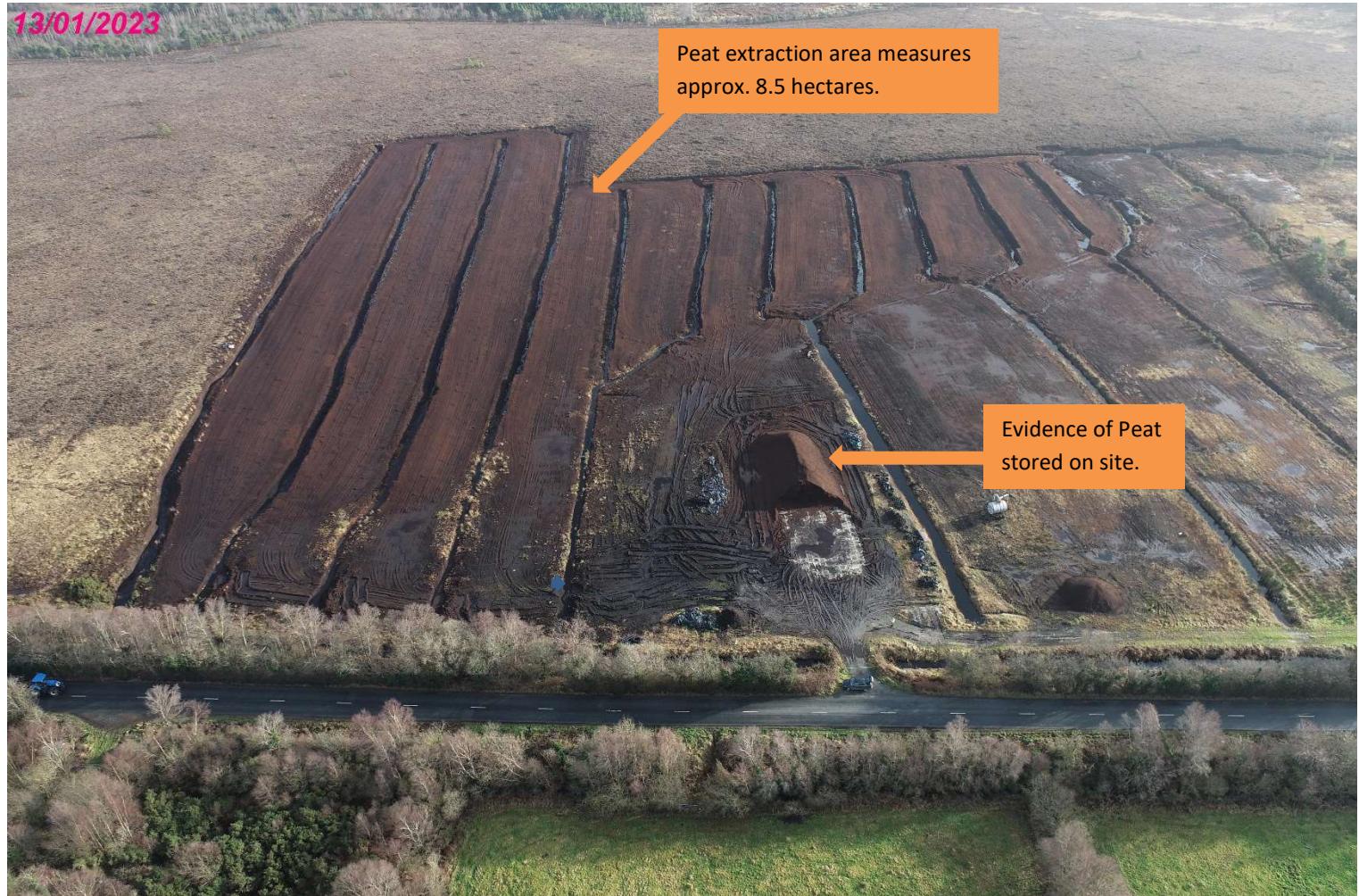


1995 B & W



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



Land Registry

Folio's

Gelige

Request Certified Copy

Property Details

> Back

Folio Number: TY23719F
Title Level: Freehold
Plan Number: 89
Property Number: 1
Area of selected plans: 22.08 hectares.
Number of Plans on this folio: 3
Address: Not Available
View Folio PDF Request Certified Copy

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

Folio	Owner Details	Copy Type
TY23719F	THE BIRR SCIENTIFIC AND HERITAGE FOUNDATION (THE ESTATE OFFICE ROSSE ROW BIRR COUNTY OFFALY)	Copy Folio With Map

Postal Address

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

The fee to proceed with this transaction is €40

Submit Cancel

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY23719F	Copy Folio With Map	1	

Copy Folio With Map is a 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: 600738, 707778
Scale: 1:5000
Townland: Annagh
Barony: Ormond Lower
County: Tipperary

Print Current View Help

Gaeilge

Request Certified Copy

Add a folio

Folio Number

Your Reference

Document Type

Property Number

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY19362	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY19362	BRIDGET BARBER (MAIN STREET BIRR COUNTY OFFALY), PAUL BARBER (MAIN STREET BIRR COUNTY OFFALY)	Copy Folio With Map

Postal Address

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

The fee to proceed with this transaction is €40

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

Submit Cancel

XY 601095, 707855
Scale 1 : 5000
Townland Annagh
Barony Ormond Lower
County Tipperary

Folio Number TY19362
Title Level Freehold
Plan Number 27
Property Number 1
Area of selected plans 0.85 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)(f) of the Registration of Title Act 2000 and Rule 8(3) of the Land Registration Rules 2012

Print Current View Help

Gaeilge

Request Certified Copy

Add a folio

Folio Number

Your Reference

Document Type

Property Number

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY34138	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY34138	BRIDGET HAYES (KILLENAULE BIRR COUNTY TIPPERARY)	Copy Folio With Map

Postal Address

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

The fee to proceed with this transaction is €40

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

Submit Cancel

XY 601133, 708531
Scale 1 : 5000
Townland Annagh
Barony Ormond Lower
County Tipperary

Folio Number TY34138
Title Level Freehold
Plan Number 28
Property Number 1
Area of selected plans 0.86 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)(f) of the Registration of Title Act 2000 and Rule 8(3) of the Land Registration Rules 2012

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Request Certified Copy

Add a folio

Folio Number

Your Reference

Document Type

Property Number

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY19430	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY19430	KIERAN FRANCIS HOUGH (ANNAGH COUNTY TIPPERARY)	Copy Folio With Map

Postal Address

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

The fee to proceed with this transaction is €40

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

Submit Cancel

XY 600131, 707653
Scale 1 : 5000
Townland Annagh
Barony Ormond Lower
County Tipperary

Folio Number TY19430
Title Level Freehold
Plan Number 29
Property Number 2
Area of selected plans 50.24 hectares.
Number of Plans on this folio: 3
Address Not Available
View Folio PDF Request Certified Copy

The following Applications are Pending on this Folio:
D2021LR180814Y Queried
D2022LR087457M For Further Attention

*PRA Boundaries and Plan Area are not conclusive. See Section 62(2)(f) of the Registration of Title Act 2000 and Rule 8(3) of the Land Registration Rules 2012

Print Current View Help

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Request Certified Copy

Add a folio

Folio Number	TY19431
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY19431	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY19431	NOEL O'GARA (Ballaghaderreen County Roscommon)	Copy Folio With Map

Postal Address

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

The fee to proceed with this transaction is €40

Property Details

Folio Number: TY19431
Title Level: Freehold
Plan Number: 30
Property Number: 2
Area of selected plans: 0.93 hectares
Number of Plans on this folio: 2
Address: Not Available
Highlight All Plans
View Folio PDF Request Certified Copy

The following Applications are Pending on this Folio
D2022LR159249C Awaiting Attention

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.

Submit **Cancel**

Confirm **Cancel**

XY: 600848, 707790
Scale: 1:5000
Townland: Annagh
Barony: Ormond Lower
County: Tipperary

Gaeige

Request Certified Copy

Add a folio

Folio Number	TY19363
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY19363	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY19363	JAMES A HASLAM (ROCKVIEW BIRR OFFALY)	Copy Folio With Map

Postal Address

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

The fee to proceed with this transaction is €40

Property Details

Folio Number: TY19363
Title Level: Freehold
Plan Number: 31
Property Number: 1
Area of selected plans: 0.82 hectares
Number of Plans on this folio: 1
Address: Not Available
Highlight All Plans
View Folio PDF Request Certified Copy

*PRA Boundaries and Plan Area are not conclusive See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

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scale change requests or re-issue a Certified 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.

Submit **Cancel**

Confirm **Cancel**

XY: 600604, 708056
Scale: 1:5000
Townland: Annagh
Barony: Ormond Lower
County: Tipperary

Gaeige

Request Certified Copy

Add a folio

Folio Number	TY19364
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY19364	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY19364	J WILLINGTON (RATHCABBIN BIRR OFFALY)	Copy Folio With Map

Postal Address

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

The fee to proceed with this transaction is €40

Property Details

Folio Number: TY19364
Title Level: Freehold
Plan Number: 32
Property Number: 1
Area of selected plans: 2.12 hectares
Number of Plans on this folio: 1
Address: Not Available
Highlight All Plans
View Folio PDF Request Certified Copy

*PRA Boundaries and Plan Area are not conclusive See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

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scale change requests or re-issue a Certified 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.

Submit **Cancel**

Confirm **Cancel**

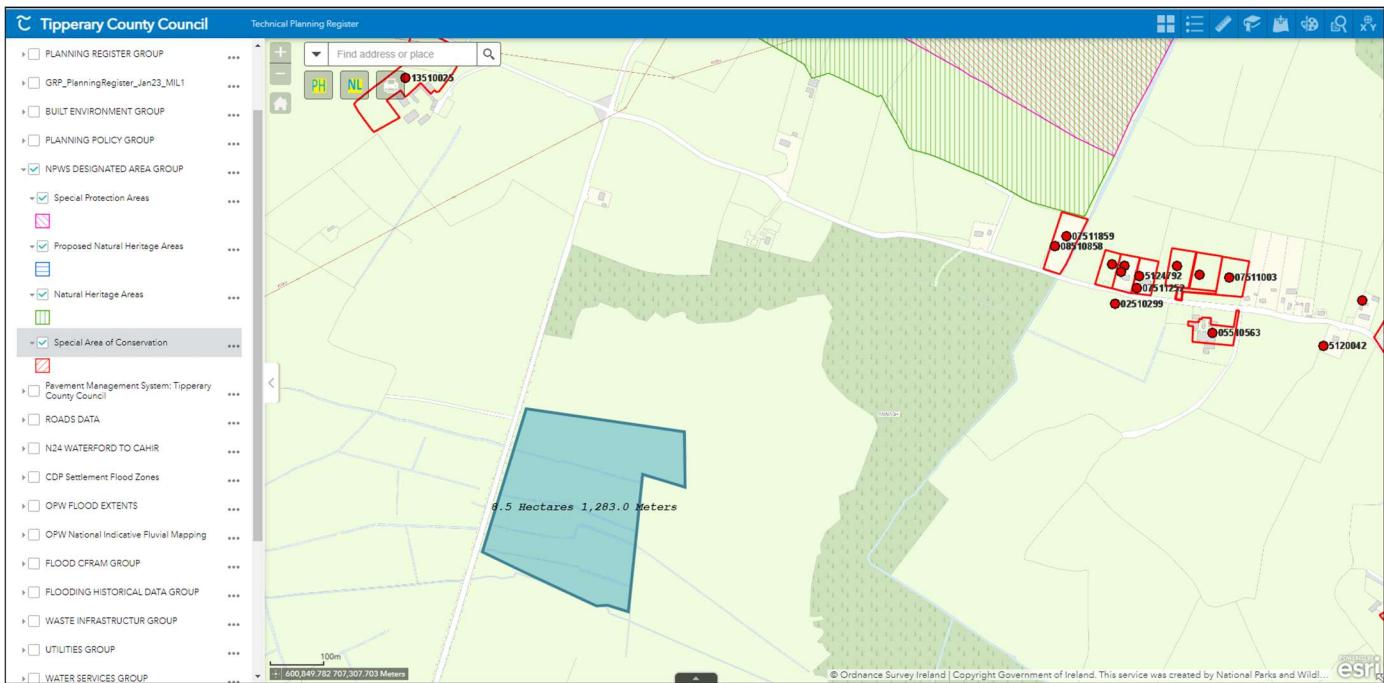
XY: 600439, 708093
Scale: 1:5000
Townland: Annagh
Barony: Ormond Lower
County: Tipperary

Site History

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

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

Planning Register Map;



Tipperary County Council Planning Register



January 16, 2023

Planning Register Tipperary

Enforcement Points Tipperary

Planning Points Tipperary

Planning Register Pre Merger

Enforcement Points Pre Merger

Planning Points Pre Merger

TippGIS.DBO.Rds_Lookup2

WATER_POLY

WAY_POLY

VEGETATION_POLY

ARTIFICIAL_POLY

BUILDING_POLY

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Planning Section

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Site Inspection

I 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, and no machinery operating on this site.

It was noted that a stock pile of peat was located adjacent to the main site entrance.

Assessment & conclusion

Part 3 of Schedule 2 of the Planning & Development Regulations.

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.*

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 Jan 2023 that activities at this bog have been taking place for a considerable time.

These activities may be deemed to represent exempted development by virtue of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended), as the extraction area of the peat on this bog is less than 10 hectares (*Ciara; 8.5 hectares, refer to planning register maps above*).

It is also noted that the bog lands are not within a designated European Natura site or a Natural Heritage site.

Signed: 
Senior Executive Technician

Date: 13/01/2023