

Tipperary County Council

M E M O

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

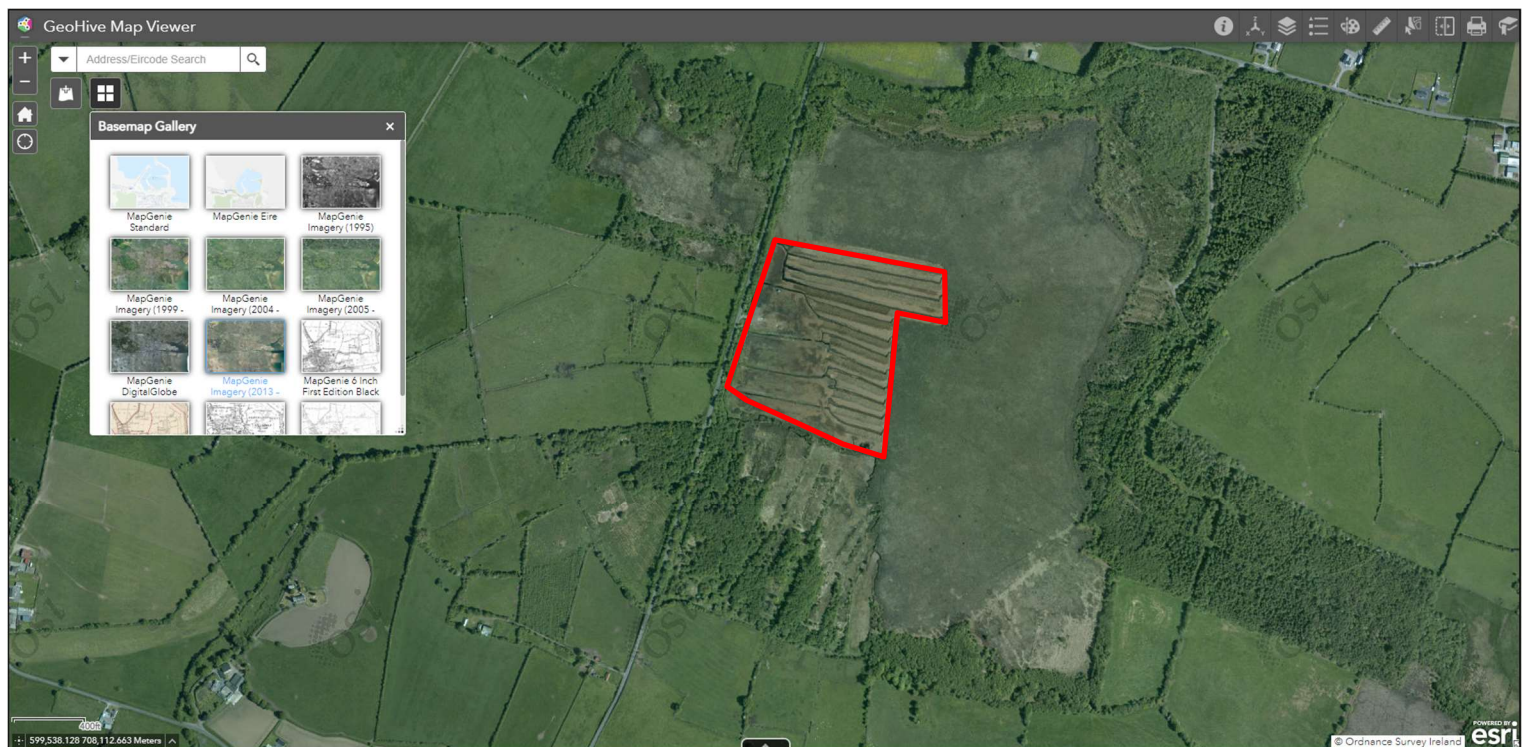
Date of Report: 13/01/2023

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



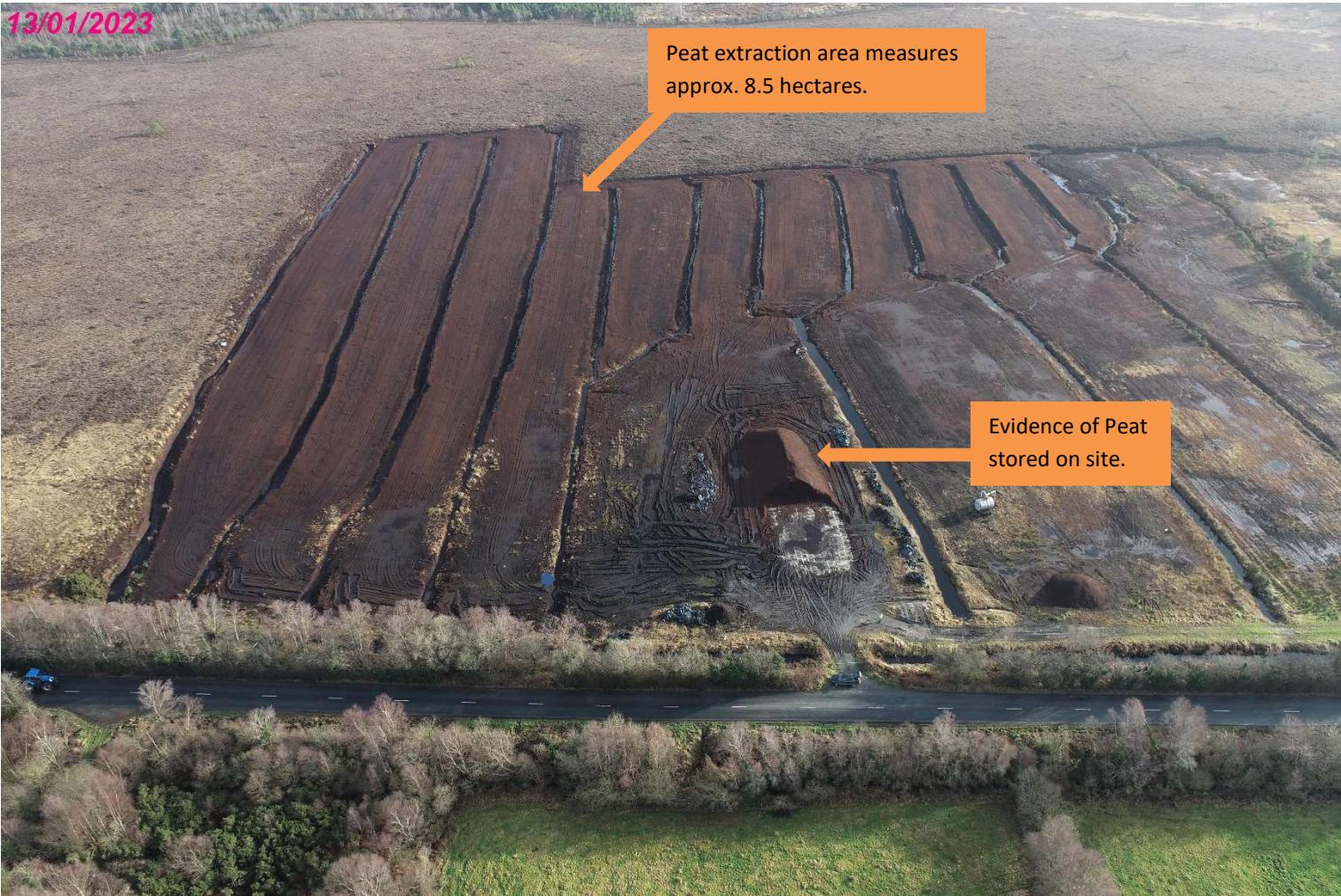
OSI Ortho Imagery 1999-2003



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



An aerial photograph showing a large, dark, rectangular area of land, possibly a peat bog or wetland, surrounded by green fields and forests. The date 13/01/2023 is visible in the top left corner.

Land Registry

Folio's

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Folio Number

Your Reference

Document Type

Property Number

Copy Folio With Map ☒ Not Required ☐

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

A request for Certified Copies for the following Foliros 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

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*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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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 (Ballaghareen County Roscommon)	Copy Folio With Map

Postal Address

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

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XY

Scale

Townland

Barony

County

600848, 707790

1 : 5000

Anniagh

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio:

Address

TY19431

Freehold

30

2

0.93 hectares.

2

Not Available

Highlight All Plans

View Folio PDF

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The following Applications are Pending on this Folio

D2022LR159249C

Awaiting Attention

*PPA 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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Help

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Folio Number

Your Reference

Document Type

Property Number

Copy Folio With Map

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

Submit

Cancel

Confirm

Cancel

XY

Scale

Townland

Barony

County

600604, 708056

1 : 5000

Anniagh

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio:

Address

TY19363

Freehold

31

1

0.82 hectares.

1

Not Available

View Folio PDF

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The following Applications are Pending on this Folio

D2022LR159249C

Awaiting Attention

*PPA 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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Help

Request Certified Copy

Add a folio

Folio Number

Your Reference

Document Type

Property Number

Copy Folio With Map

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

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Cancel

Confirm

Cancel

XY

Scale

Townland

Barony

County

600439, 708093

1 : 5000

Anniagh

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio:

Address

TY19364

Freehold

32

1

2.12 hectares.

1

Not Available

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The following Applications are Pending on this Folio

D2022LR159249C

Awaiting Attention

*PPA 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.

Print Current View

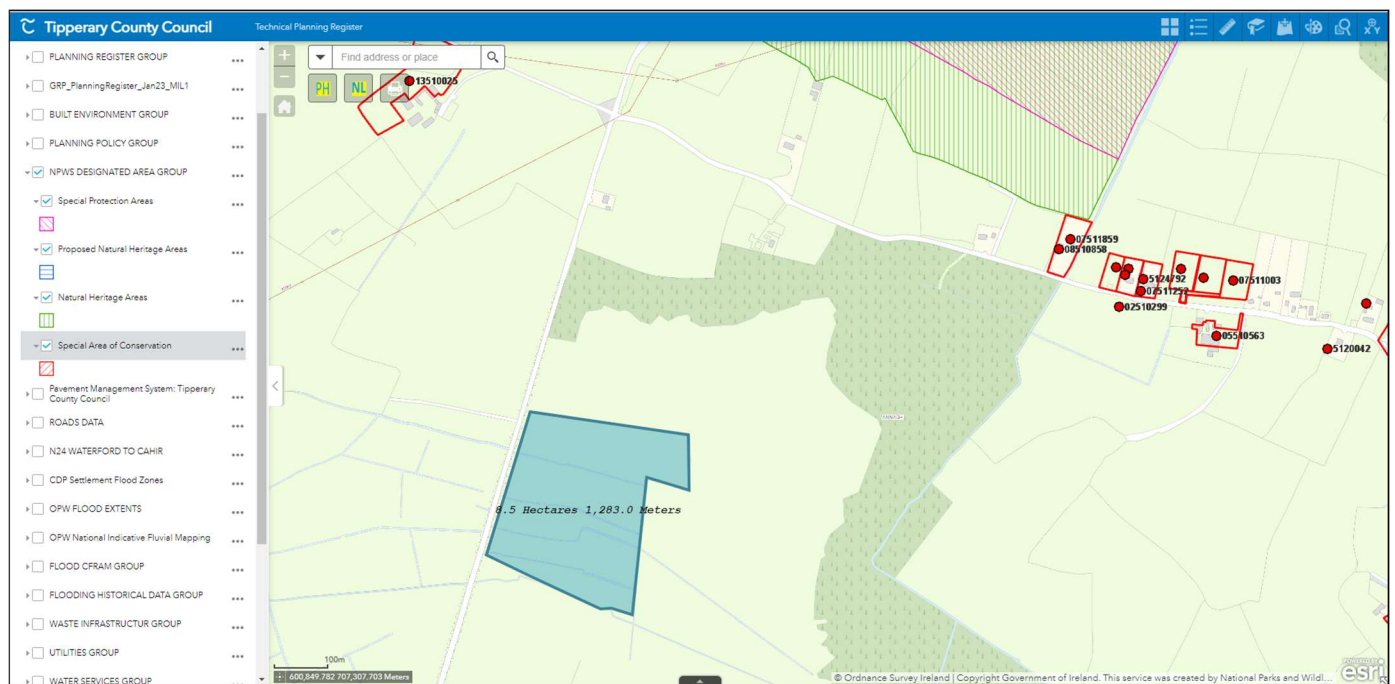
Help

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;

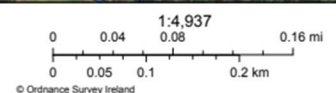


Tipperary County Council Planning Register



January 16, 2023

- | | | | |
|---|--|-------------------------------------|--|
| <input type="checkbox"/> Planning Register Tipperary | <input type="checkbox"/> Planning Register Pre Merger | TippGIS.DBO.Rds_Lookup2 | <input type="checkbox"/> VEGETATION_POLY |
| <input type="checkbox"/> Enforcement Points Tipperary | <input type="checkbox"/> Enforcement Points Pre Merger | <input type="checkbox"/> WATER_POLY | <input type="checkbox"/> ARTIFICIAL_POLY |
| <input type="checkbox"/> Planning Points Tipperary | <input type="checkbox"/> Planning Points Pre Merger | <input type="checkbox"/> WAY_POLY | <input type="checkbox"/> BUILDING_POLY |



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