

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: Arraghbeg, Riverstown, Co Tipperary
Date of Report: 18/01/2023

Summary

A Peatland Survey of Arraghbeg 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.

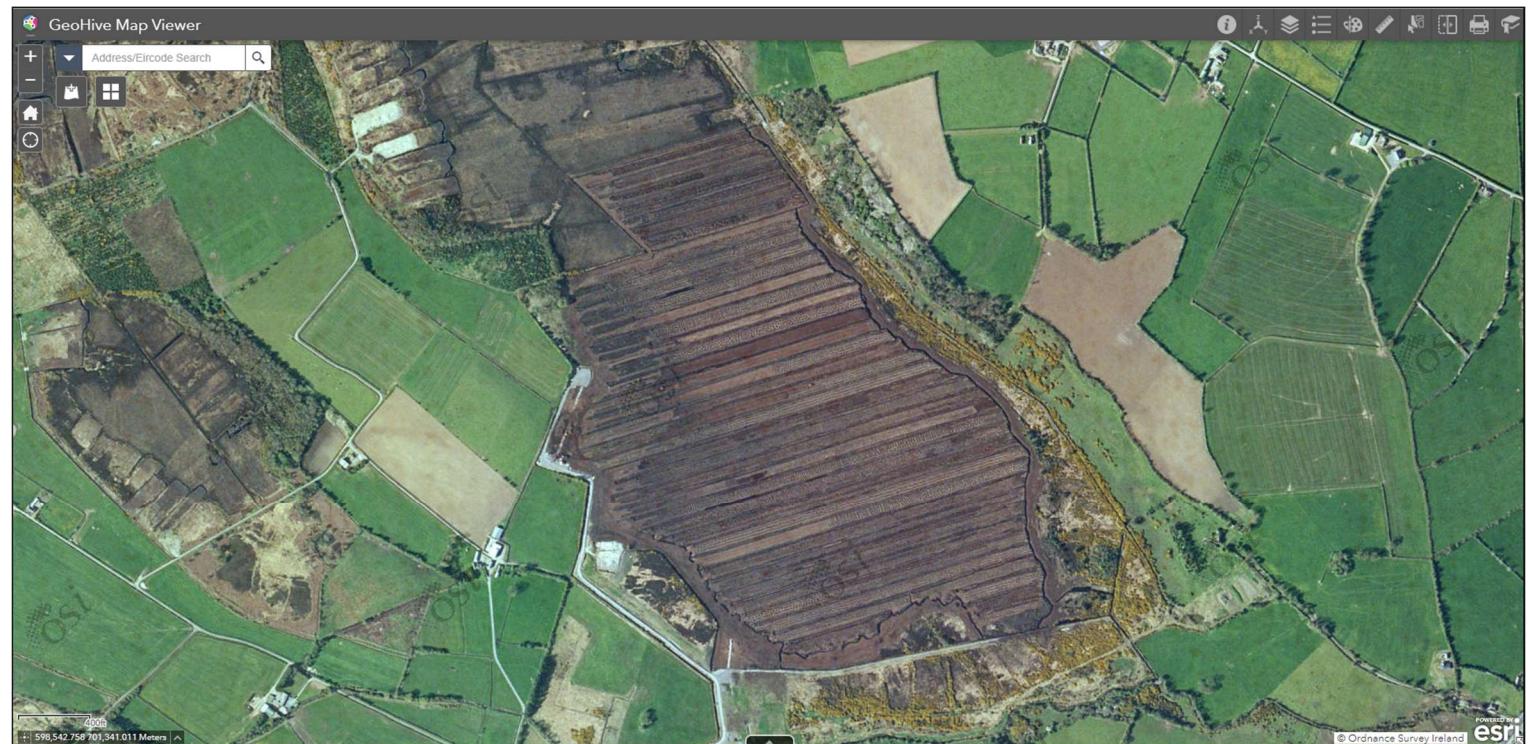
OSI Ortho Imagery 2013-2018



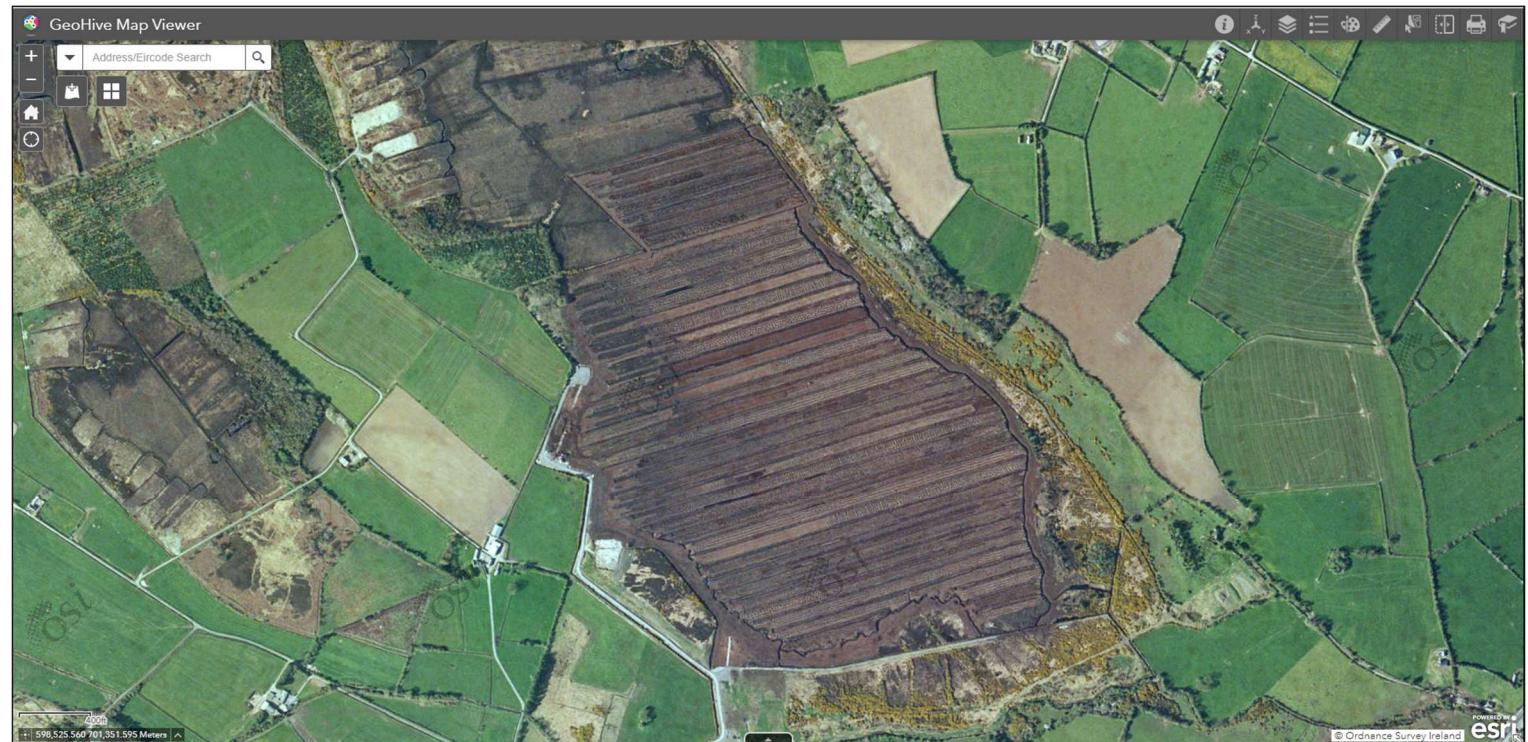
OSI Ortho Imagery 2011-2013



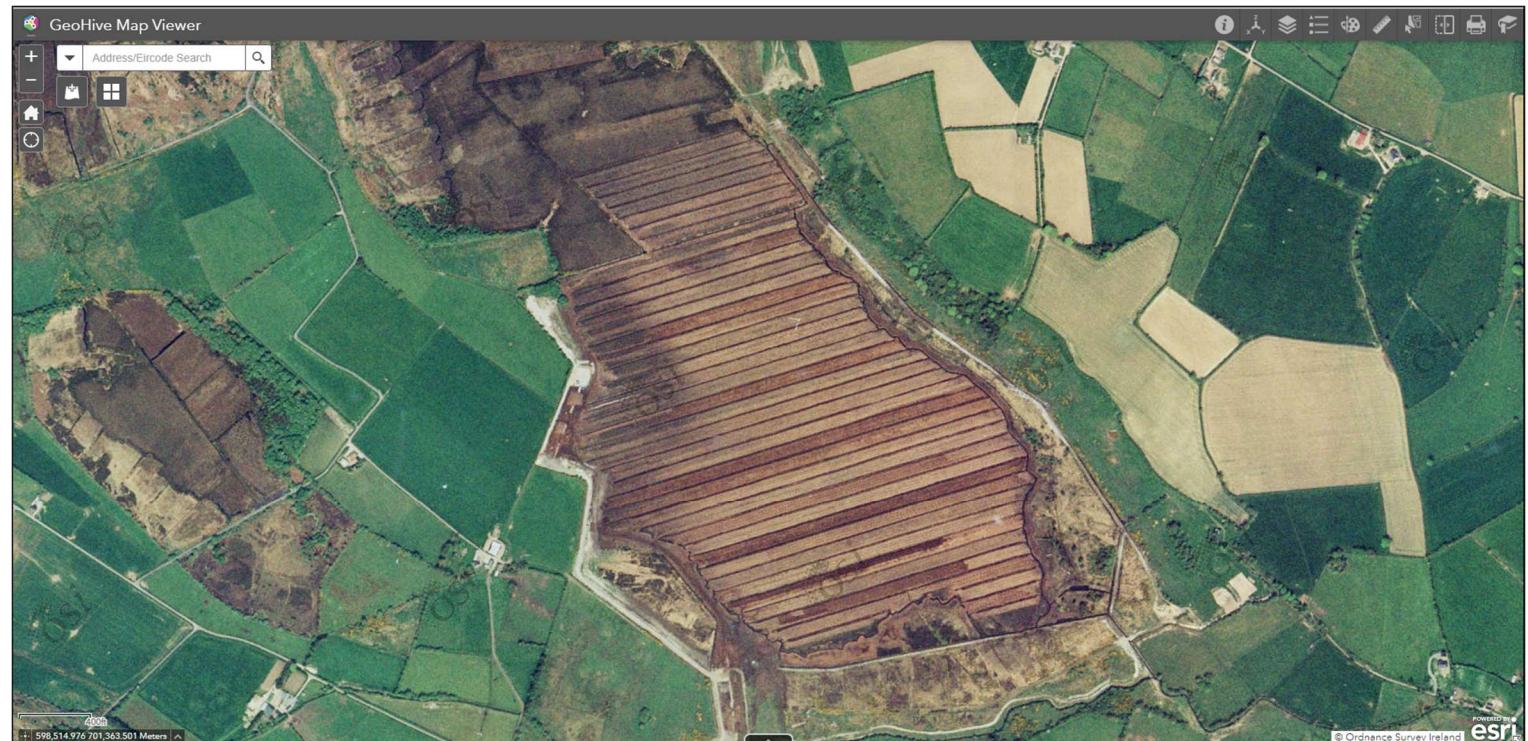
OSI Ortho Imagery 2005-2012



OSI Ortho Imagery 2004-2006



OSI Ortho Imagery 1999-2003

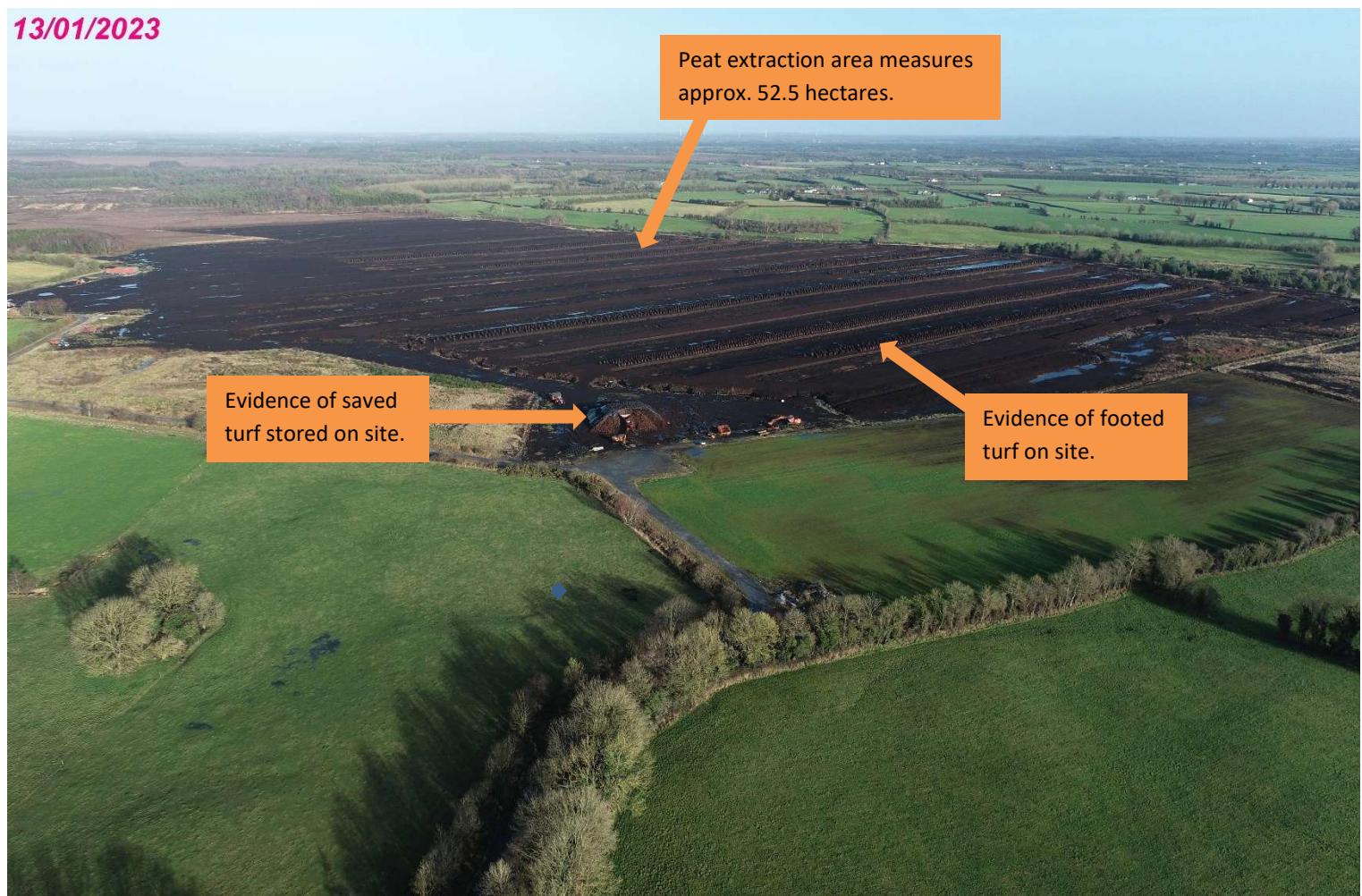


1995 B & W



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



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13/01/2023



13/01/2023



Land Registry

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Document Type Copy Folio With Map

Property Number Not Required

Selected Folios

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

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The fee to proceed with this transaction is €40

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

Property Details

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

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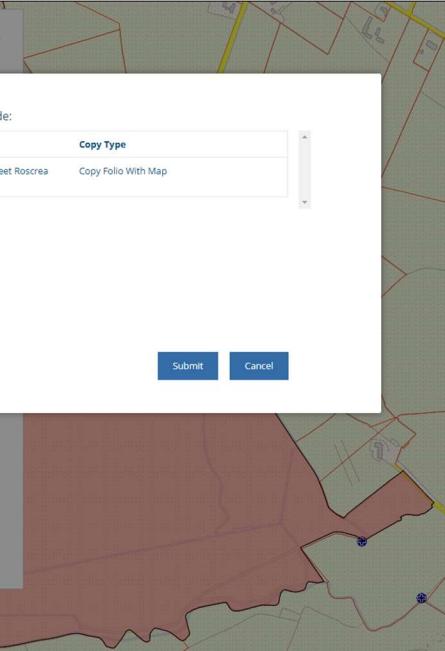
*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

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Folio Number	Document Type	Reference	Property Number
TY55342F	Copy Folio With Map	1	

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TY55342F	MANORSTAR LIMITED (Main Street Roscrea County Tipperary)	Copy Folio With Map

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XY 599849, 701370
Scale 1:5000
Townland Cloncorig
Barony Ormond Lower
County Tipperary

Property Details

Folio Number TY55342F
Title Level Freehold
Plan Number 1A
Property Number 1
Area of selected plans 5.41 hectares.
Number of Plans on this folio 1
Address Not Available

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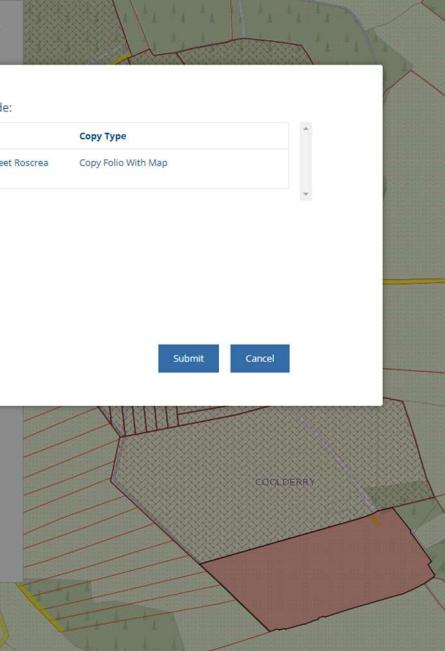
*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

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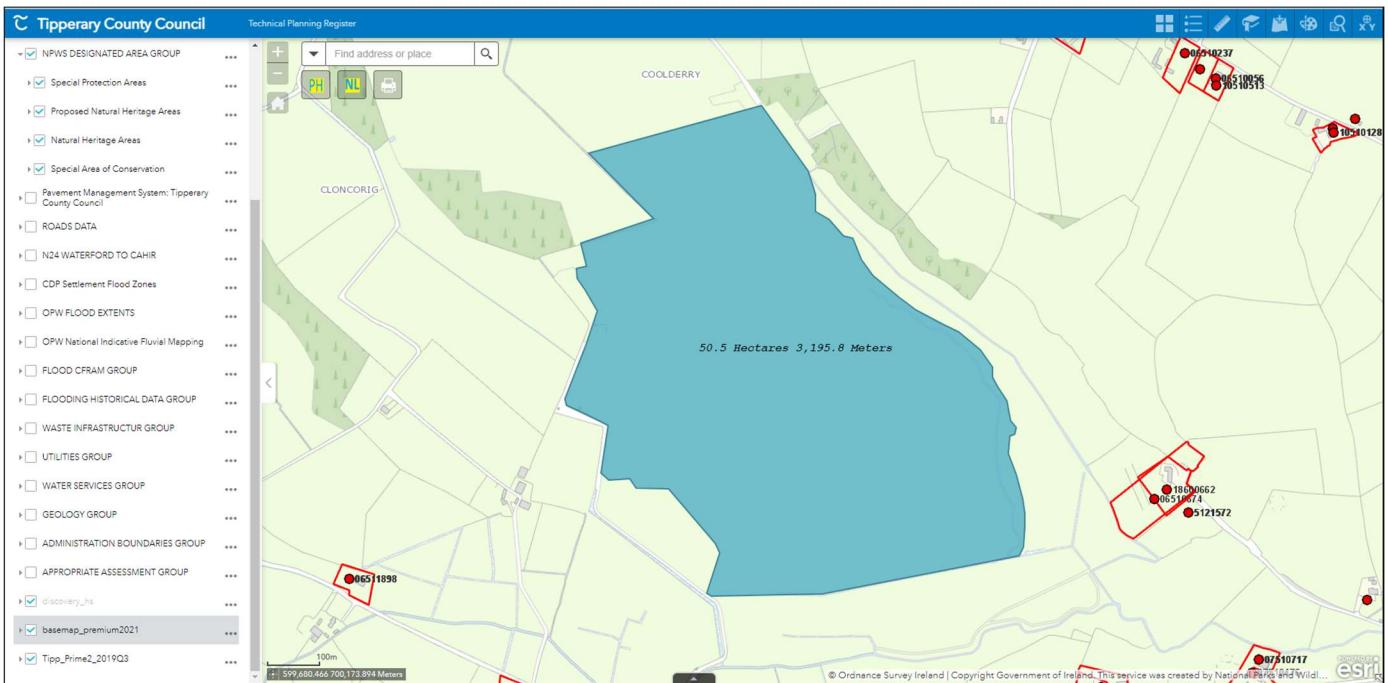


Site History

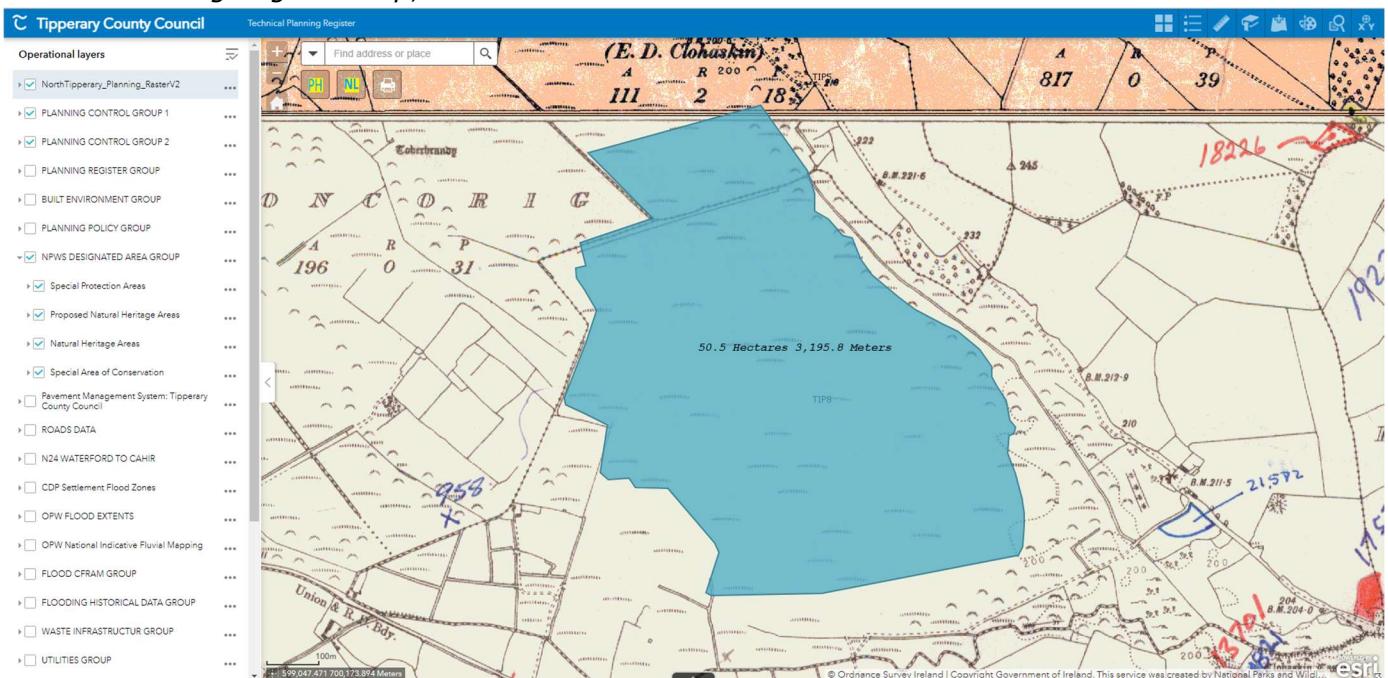
Tipperary County Council Planning Register Map; No planning permission noted on the register.

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

Planning Register Map;



Historic Planning Register Map;



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, 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

Article 9 (Planning & Development Regulations)

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan, save any excavation, pursuant to and in accordance with a licence granted under section 26 of the National Monuments Act, 1930 (No. 2 of 1930),

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 January 2023, that activities at the bog have been taking place for a considerable time and works relating to same maybe deemed to represent exempted development by virtue of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

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

The extraction of the peat from this bog may be an issue for the EPA to authorise or enforce as the area is greater than 50ha which requires an Integrated Pollution Control licence from the EPA. This must be in place before any extraction of peat and any associated works such as drainage can take place as the size of the extraction area is over 50 hectares, and the overall bog size is over 59 Hectares.

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: 18/01/2023