

Tipperary County Council

M E M O

To: Anne-Marie Devaney, A/Senior Planner

From: Marie Ryan, Senior Executive Planner

Re: Peatland Survey of Annagh & Straduff Bog,

Location: Gurteen, Annagh & Straduff, Graigue ED, Birr, Co Tipperary

Date of Report: 05/01/2024

Summary

A Peatland Survey of Annagh & Straduff 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





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





A. A list of the names and details of the operators undertaking or have undertaken the peat extraction (and where there are a number of operators on different parcels of land on the same bog, a clear indication demarcated on the map as to which operator is extracting or has extracted peat from which area).

Land Registry Folio details as follows – no details on operators.

Geelie

Request Certified Copy

Add a folio

Folio Number:

Your Reference:

Document Type:

Property Number: Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY22719F	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY22719F	THE BIRR SCIENTIFIC AND HERITAGE FOUNDATION (THE ESTATE OFFICE HOUSE, BOW 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

Property Details

Folio Number: TY22719F
Title Level: Freehold
Plan Number: 89
Property Number: 1
Area of selected plan: 22.08 hectares
Number of Plans on this folio: 3
Address: Not Available
View Folio PDF Request Certified Copy

PPA Boundaries and Plan Areas are not conclusive. See Section 6(2)(c) of the Registration of Title Act 2006 and Rule 16(3) of the Land Registration Rules 2012.

Print Current View Help

Confirm Cancel

XY: 600738, 707778
Scale: 1:5000
Townland: Athraugh
Barony: Cinniodh Lower
County: Tipperary

Geelge

Request Certified Copy

Add a folio

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

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.

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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

View Folio PDF Request Certified Copy

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Property Details

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

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

Geelge

Request Certified Copy

Add a folio

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

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

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CIVIC OFFICES,
LIMERICK ROAD,
NENAGH,
CO. TIPPERARY.

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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

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Property Details

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

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

Geelge

Request Certified Copy

Add a folio

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

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

Folio	Owner Details	Copy Type
TY19420	KIERAN FRANCIS HOUGH (ANNAGH COUNTY TIPPERARY)	Copy Folio With Map

Postal Address

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

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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

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Print Current View Help

Property Details

Folio Number TY19420
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

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

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Add a folio

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

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

Selected Folios

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

Property Details

Folio Number: TY19431
Title Level: Freehold
Plan Number: 30
Property Number: 2
Area of selected plans: 0.98 hectares
Number of Plans on this folio: 2
Address: Not Available

Highlight All Plans
View Folio PDF
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The following Applications are Pending on this Folio
D2022LR159249C Awning Application

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**

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

Request Certified Copy

Add a folio

Folio Number	TY19262
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

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

Folio	Owner Details	Copy Type
TY19262	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

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY19262	Copy Folio With Map	1	

Property Details

Folio Number: TY19262
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

The following Applications are not conclusive. See Section 6(2)(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**

XY 600604, 708050
Scale 1:5000
Townland Annagh
Barony Ormond Lower
County Tipperary

Request Certified Copy

Add a folio

Folio Number	TY19264
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

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

Folio	Owner Details	Copy Type
TY19264	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

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY19264	Copy Folio With Map	1	

Property Details

Folio Number: TY19264
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

The following Applications are not conclusive. See Section 6(2)(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**

XY 600499, 708093
Scale 1:5000
Townland Annagh
Barony Ormond Lower
County Tipperary

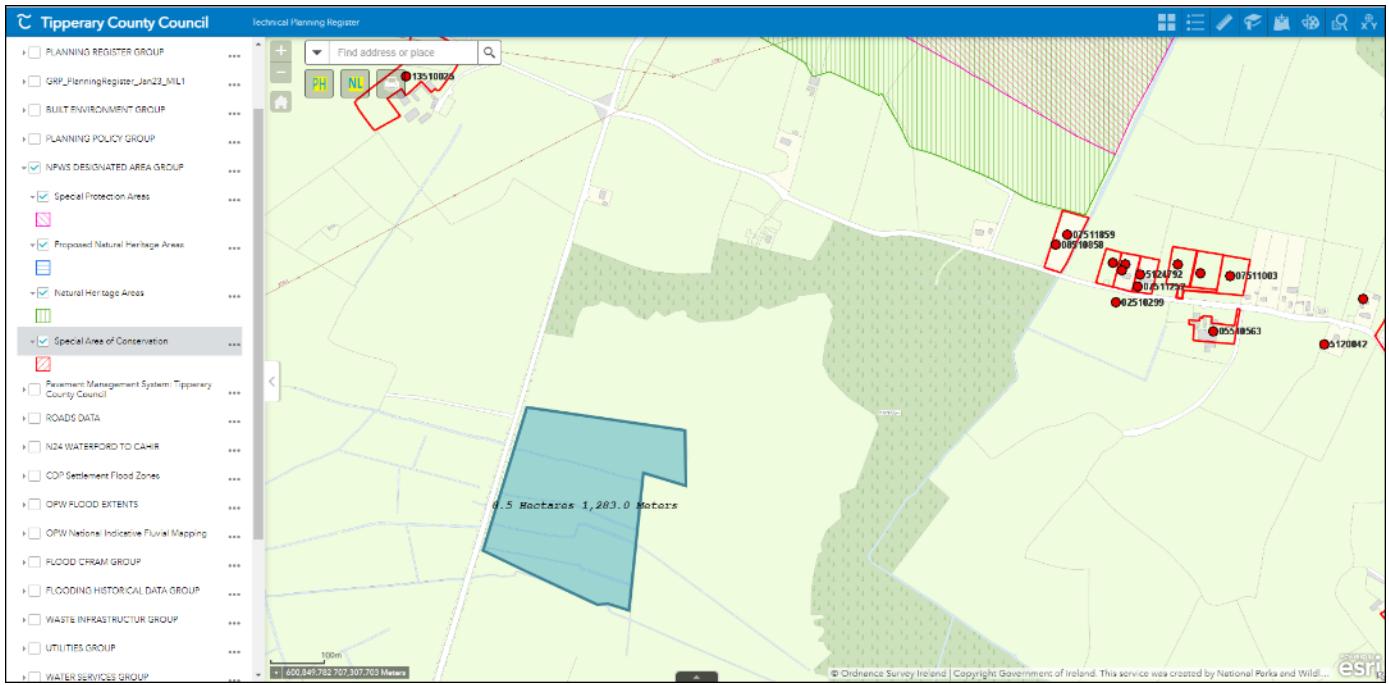
B. The details of the planning status of the identified area(s) of peat extraction;

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 Area or pNHA site.

Planning Register Map;



Tipperary County Council Planning Register



January 16, 2023

Planning Register Tipperary

Planning Register Pre Merger

TippGIS.DBO.Rds_Lookup2

VEGETATION_POLY

Enforcement Points Tipperary

Enforcement Points Pre Merger

WATER_POLY

ARTIFICIAL_POLY

Planning Points Tipperary

Planning Points Pre Merger

WAY_POLY

BUILDING_POLY

1:4,937
0 0.04 0.08 0.12 0.16 mi
0 0.05 0.1 0.15 0.2 km
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Planning Section

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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, and no machinery operating on this site.

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

C. The details of any water pollution licences that have been issued to the operator(s) in question and the status of same

To be addressed in Environment Section Report.

D. An Ordnance Survey or aerial map of the peatland in question showing superimposed a calculated area (in hectares) of the peat extraction, and whether in the Local Authority's view that comprises a "new or extended area". The area should include everything incidental or ancillary to the peat harvesting, including drained areas, settlement/silt ponds, haul roads, loading areas, stockpiles, etc.;



Total Extraction Area

E. An assessment of the distance and hydraulic connection between the peat extraction areas identified and any Natura 2000 sites or Natural Heritage Areas (proposed or otherwise);

To be addressed in Environment Section Report.

F. The details of any enforcement activity pursuant to Part VIII of the PDA 2000 or otherwise that the Local Authority has taken in respect of the identified area(s) of peat extraction and/or against the identified peat extraction operator(s).

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.

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.

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

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 (c.8.5 hectares, refer to planning register maps above).

Signed: N. Phu
Senior Executive Technician

Date: 13/01/2023

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

Senior Executive Planner: Marie Ryan **Date:** 05/01/2024