

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



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.

Request Certified Copy

Add a folio

Folio Number:

Your Reference:

Document Type:

Property Number:

Selected Folios

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

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

Folio	Owner Details	Copy Type
TY23719F	THE BIRK SCIENTIFIC AND HERITAGE FOUNDATION (THE BIRK SCIENTIFIC OFFICE NO.558 ROW BIRK COUNTY DUBLIN)	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

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 6a Official Property Registration Authority Maps. [Click here to view guidelines.](#)

Confirm Cancel

Property Detail

Back

Folio Number: TY23719F

Title Level: Freehold

Plan Number: 88

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

*PRA Boundaries and Plan Area are not conclusive. See Section 62(1) of the Land Registration Act 2006 and Rule 8(3) of the Land Registration Rules 2012

Print Current View

Help

XY: 600738, 707778

Scale: 1:5000

Townland: Annagh

Barony: Ormond Lower

County: Tipperary

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
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

SubmitCancel

ConfirmCancel

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

View Folio PDF

Request Certified Copy

*PPA Boundaries and Plan Areas 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

XY

Scale

Townland

Barony

County

601095, 707855

1 : 5000

Arranagh

Ormond Lower

Tipperary

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
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 HAVES (KILLNAULLE 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

SubmitCancel

ConfirmCancel

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

View Folio PDF

Request Certified Copy

*PPA Boundaries and Plan Areas 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

XY

Scale

Townland

Barony

County

601133, 708031

1 : 5000

Arranagh

Ormond Lower

Tipperary

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
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 FRANKIS HOUGH (ANINGHAM 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

SubmitCancel

ConfirmCancel

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

View Folio PDF

Request Certified Copy

The following Applications are Pending on this folio

02021LR180814Y

02021LR087457M

Quered

For Further Attention

*PPA Boundaries and Plan Areas 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

XY

Scale

Townland

Barony

County

600131, 707853

1 : 5000

Arranagh

Ormond Lower

Tipperary

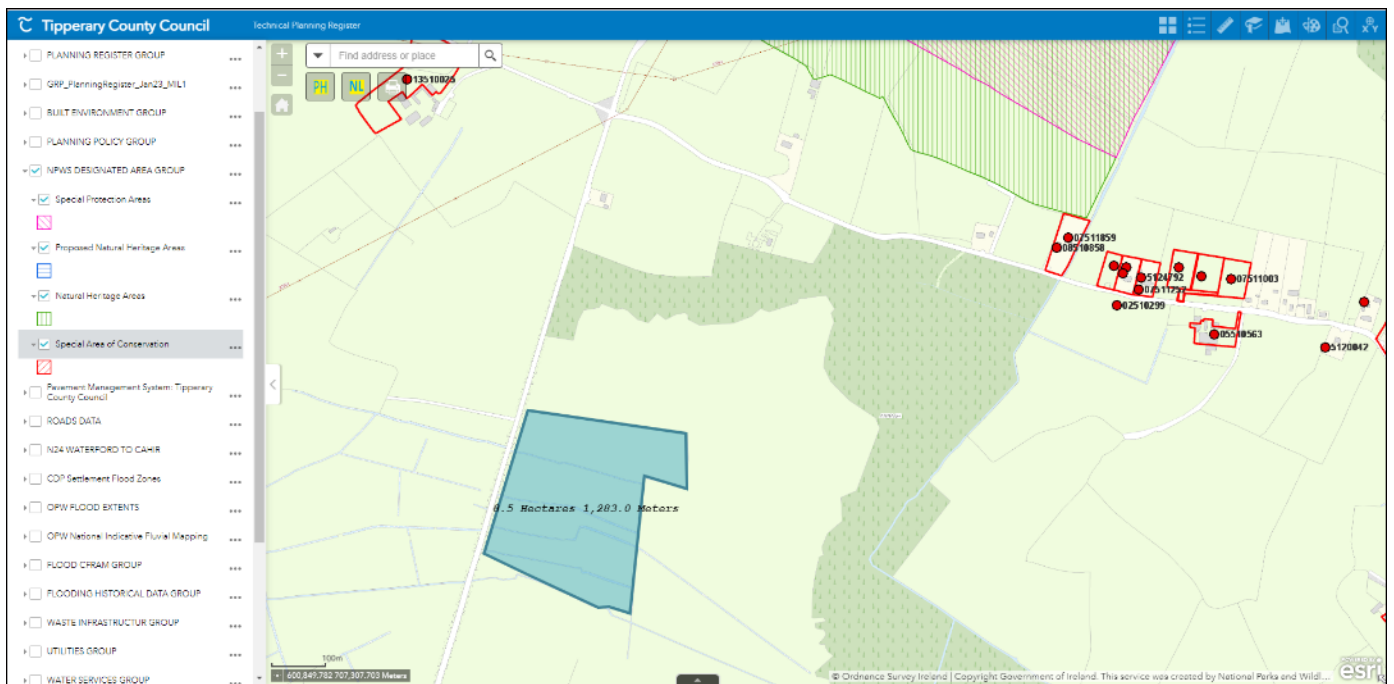
B. The details of the planning status of the identified area(s) of peat extraction;

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;

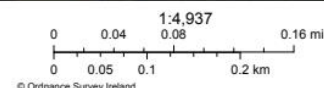


Tipperary County Council Planning Register



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 |



Planning Section
 Copyright Government of Ireland. This service was created by National Parks and Wildlife Service, Department of Housing, Local Government and Heritage. This copyright material is licensed for re-use under the Creative Commons Attribution 4.0 International licence. <http://creativecommons.org/licenses/by/4.0/>

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: 
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:



Date: 05/01/2024