

Tipperary County Council

M E M O

To: Marie Ryan, Senior Executive Planner

From: Nevan Phelan, Senior Executive Technician

Re: Peatland Survey of Glenahilty Bog,

Location: Glenahilty, Roscrea, Co Tipperary

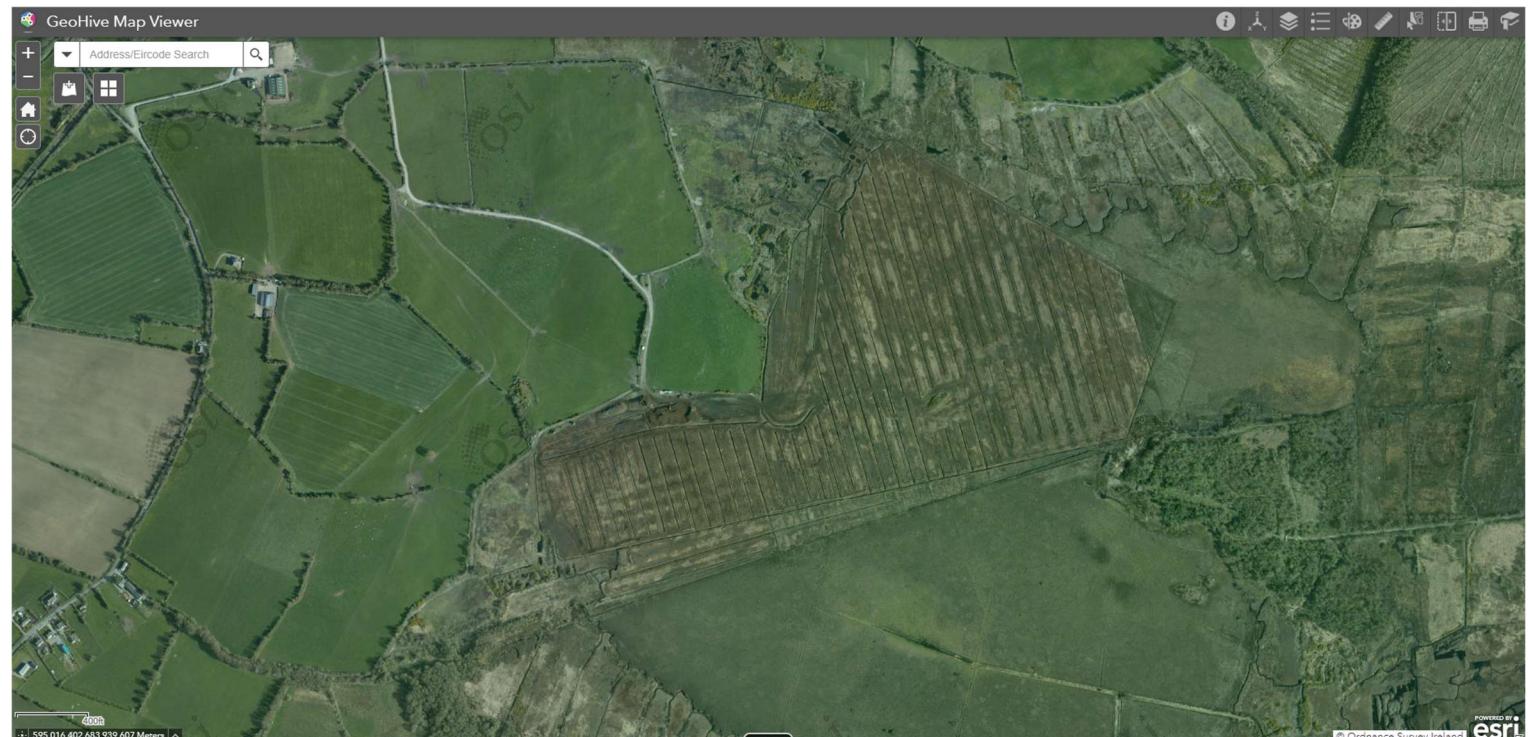
Date of Report: 18/01/2023

Summary

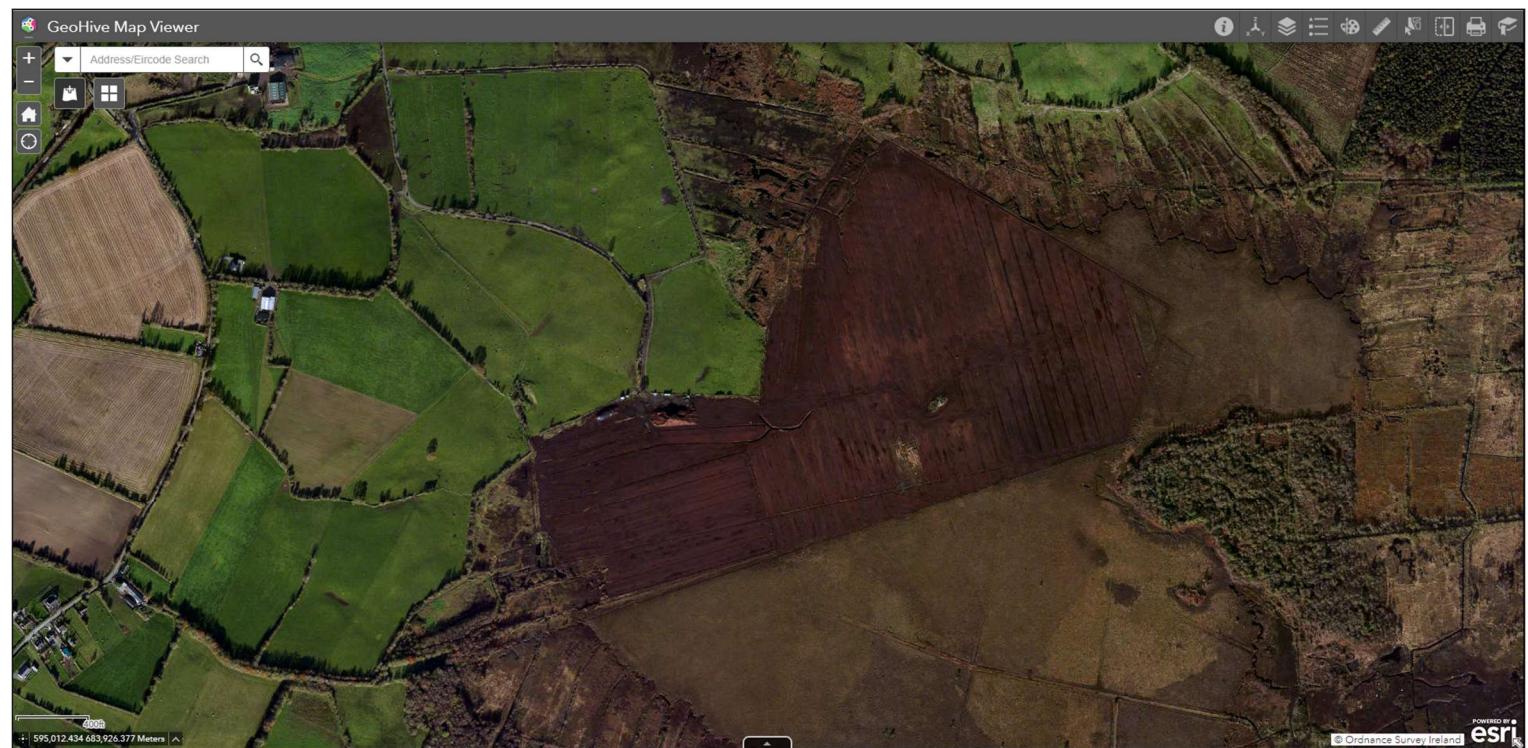
A Peatland Survey of Glenahilty Bog, took place on the 13/01/2023 with a desk top study carried out in relation to the bog.

Extraction area outlined in red below.

OSI Ortho Imagery 2013-2018



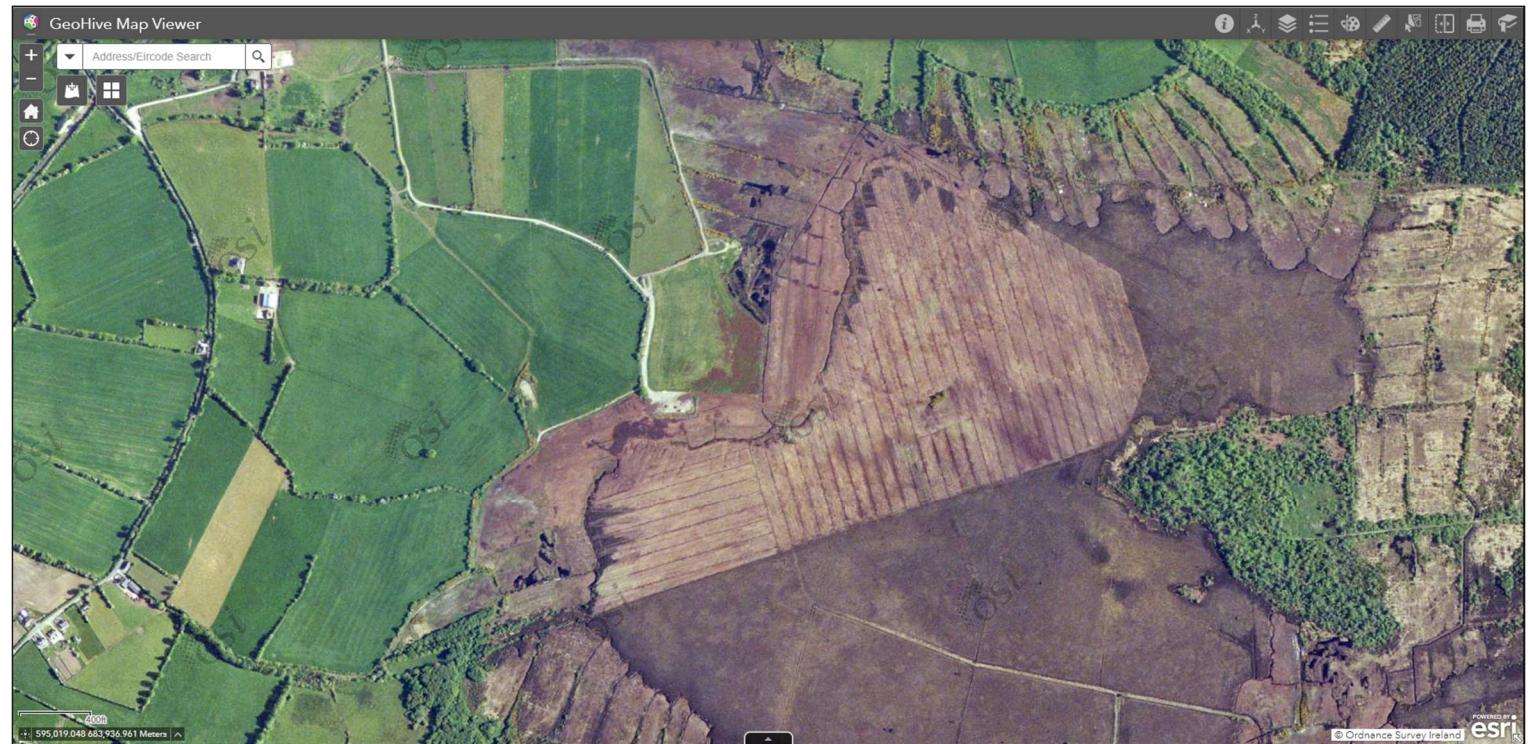
OSI Ortho Imagery 2011-2013



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

Gaeilge

Request Certified Copy

Add a folio

Folio Number

Your Reference

Document Type Copy Folio With Map

Property Number Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY28342	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY28342	PATRICK J. BRISLANE (Ashgrove Toomevara Nenagh 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

Submit Cancel

Property Details

Folio Number TY28342
Title Level Freehold
Plan Number 6
Property Number 1
Area of selected plans 106.28 hectares.
Number of Plans on this folio 1
Address Glenahally, Cloughjordan, Co. Tipperary, E53 TR68
View Folio PDF Request Certified Copy

*PRA Boundaries and Plan Area are not conclusive. See Section 6(2)(2) of Registration of Title Act, 2006 and Rule 8(3) of the Land Registration Rules 2012.

Print Current View Help

XY 596648, 683781
Scale 1: 5000
Townland Glenahally
Barony Ormond Upper
County Tipperary

Site History

19/60/0859: Planning Retention permission for, existing portacabin with toilet and canteen, storage containers, weighbridge, waste water treatment system/polishing filter and yard, at Glenahilty Bog, Glenahilty, Clooughjordan, Co Tipperary, submitted by Bulrush Horticulture Ltd, Newfenry Road Baloghy Maghercfealt Co Derry BT458ND.

Decision due date **30/09/2019**.

Further Information requested on **12/09/2019**.

Refused permission on **06/04/2020**.

Applicant appeal to ABP ref; ABP-307167-20, on **12/05/2020**.

Granted permission under appeal to ABP.

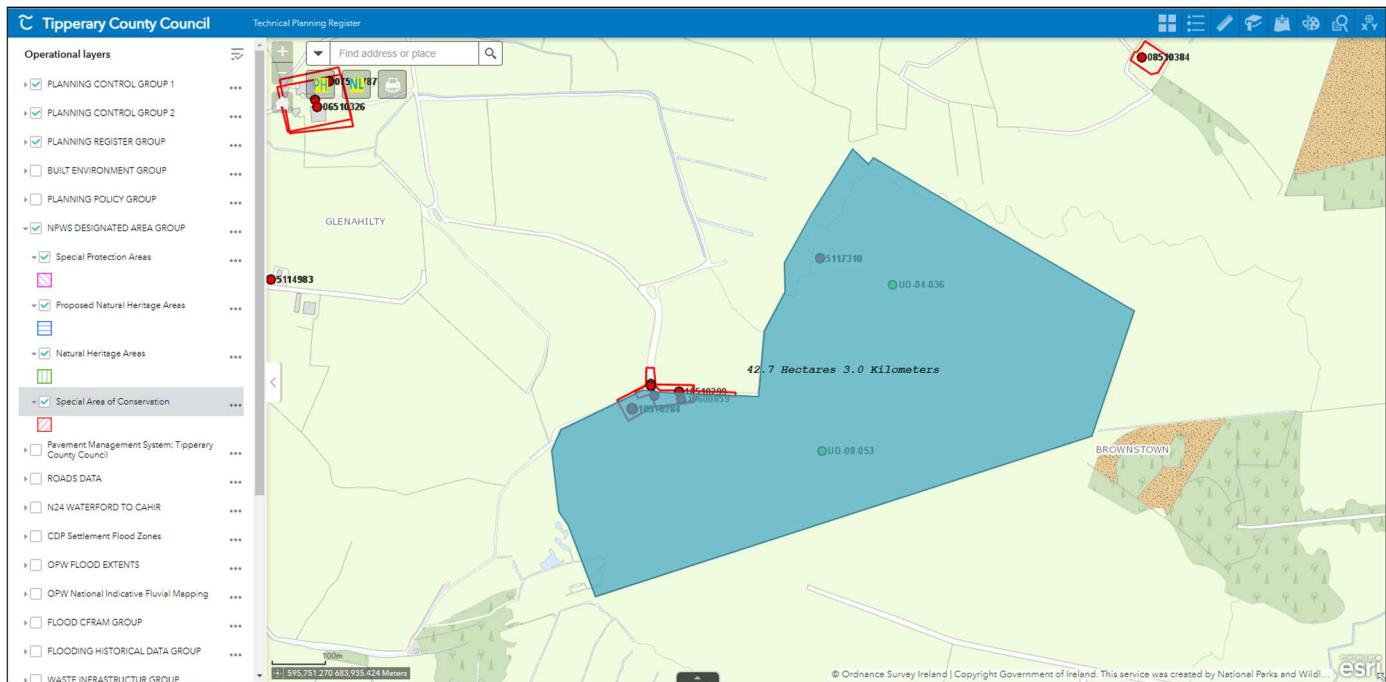
10/51/0299: Planning permission for, proposed proprietary waste water treatment system and retention permission for existing portacabbin and storage container, at Glenahilty Bog, Glenahilty, Cloughjordan, Co. Tipperary, granted to **Bulrush Horticulture Ltd** under appeal, ABP ref no; **22.238742**, on **11/08/2011**.

UD-12-017: Non compliance with conditions 4b, c, d, 5 a & b of ABP 22.238742 (10/51/0299), Case closed.

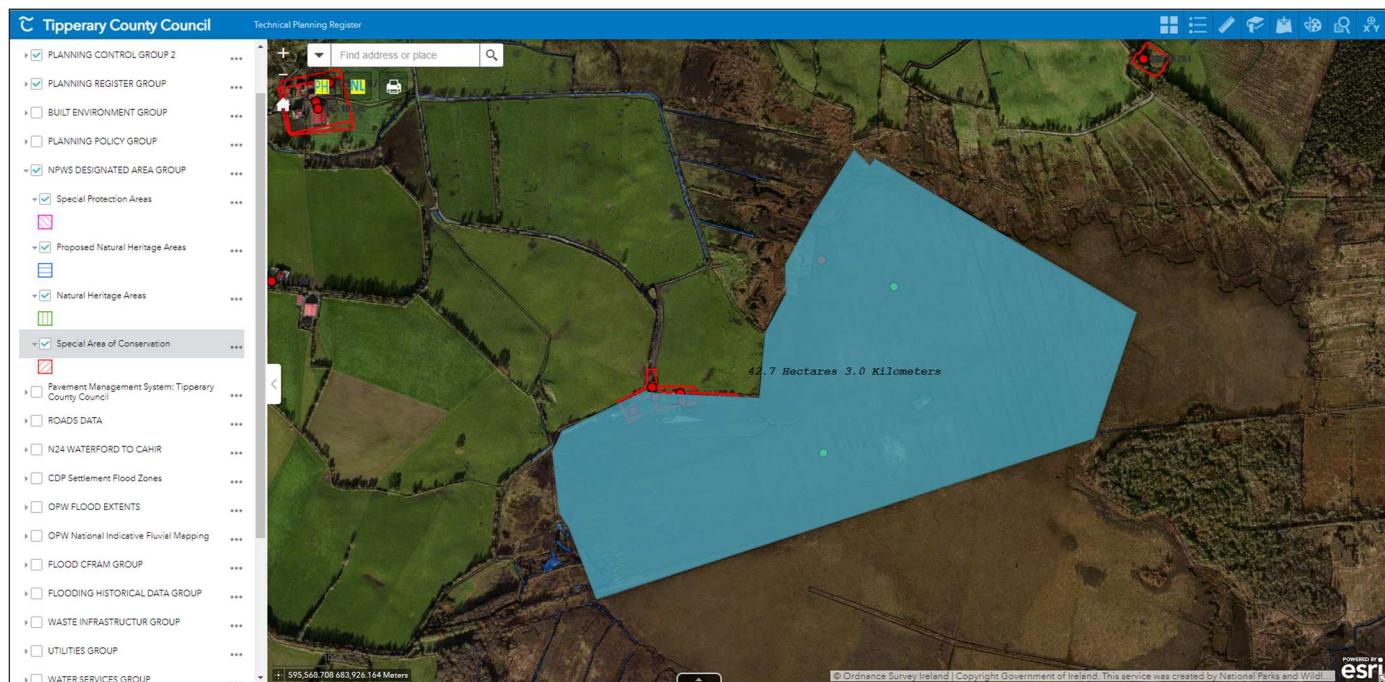
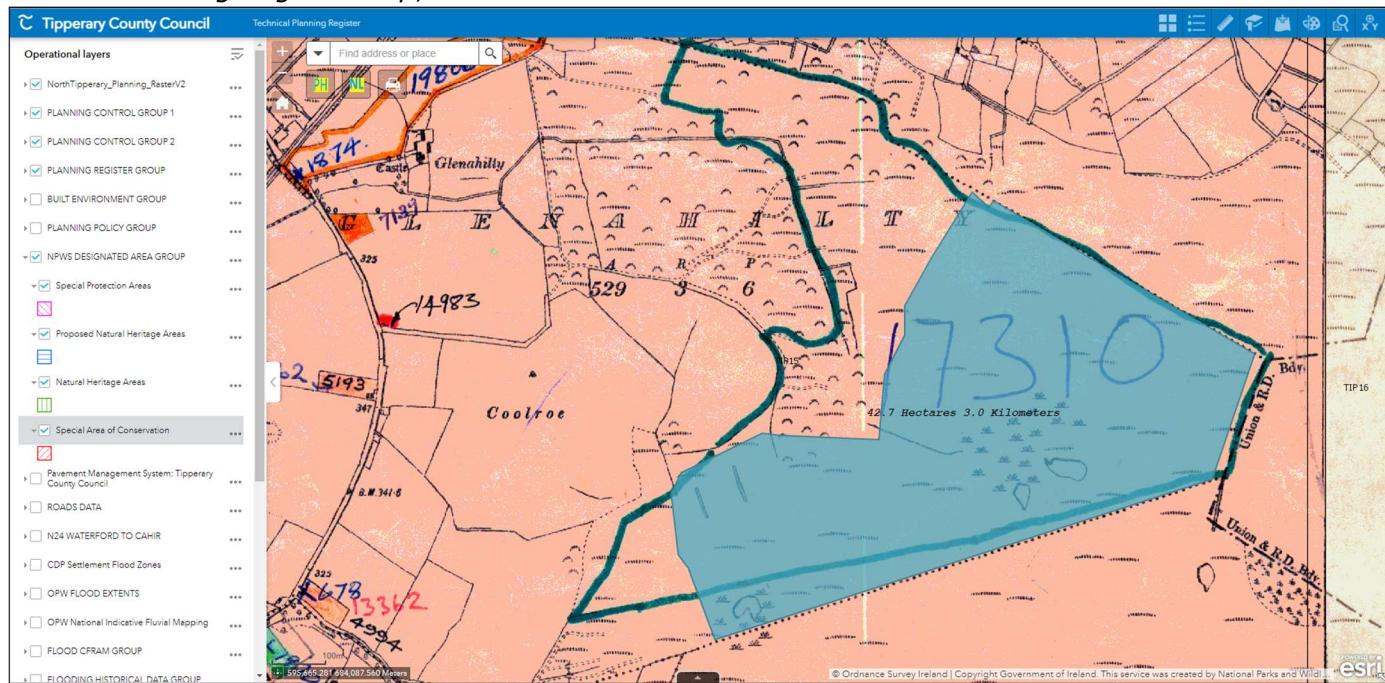
UD-08-053: possible unauthorised peat extraction for commercial purposes, case closed.

5117310: Planning permission for, **PERMISSION FOR PEAT EXTRACTION FOR COMMERCIAL PURPOSES, GLENHILTY CLOUGHJORDAGLENHILTY CLOUGHJORDAN, CO TIPPERARY, P.J. BRISLANE, 16/09/1995**.

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 I met with the owner **Mr PJ Brislane** who declared that **Bullrush Horticulture Ltd** had ceased operations on this bog in **mid 2019**.

It was observed that there was no activity on the site, and there was no evidence of any machinery operating or located on this site, (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 bog land 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), that activities at the bog have been taking place for a considerable time. The bog size identified in 1995 relative to present day has increased over 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 size of the extraction area in this bog was approx. 42.7 hectares, and the overall bog size was in excess of 60 Hectares.

The owner **Mr PJ Brislane** has declared that **Bullrush Horticulture Ltd** have ceased operations on this bog since **mid 2019**.

Signed: N. Phelan
Senior Executive Technician

Date: 18/01/2023