

## 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

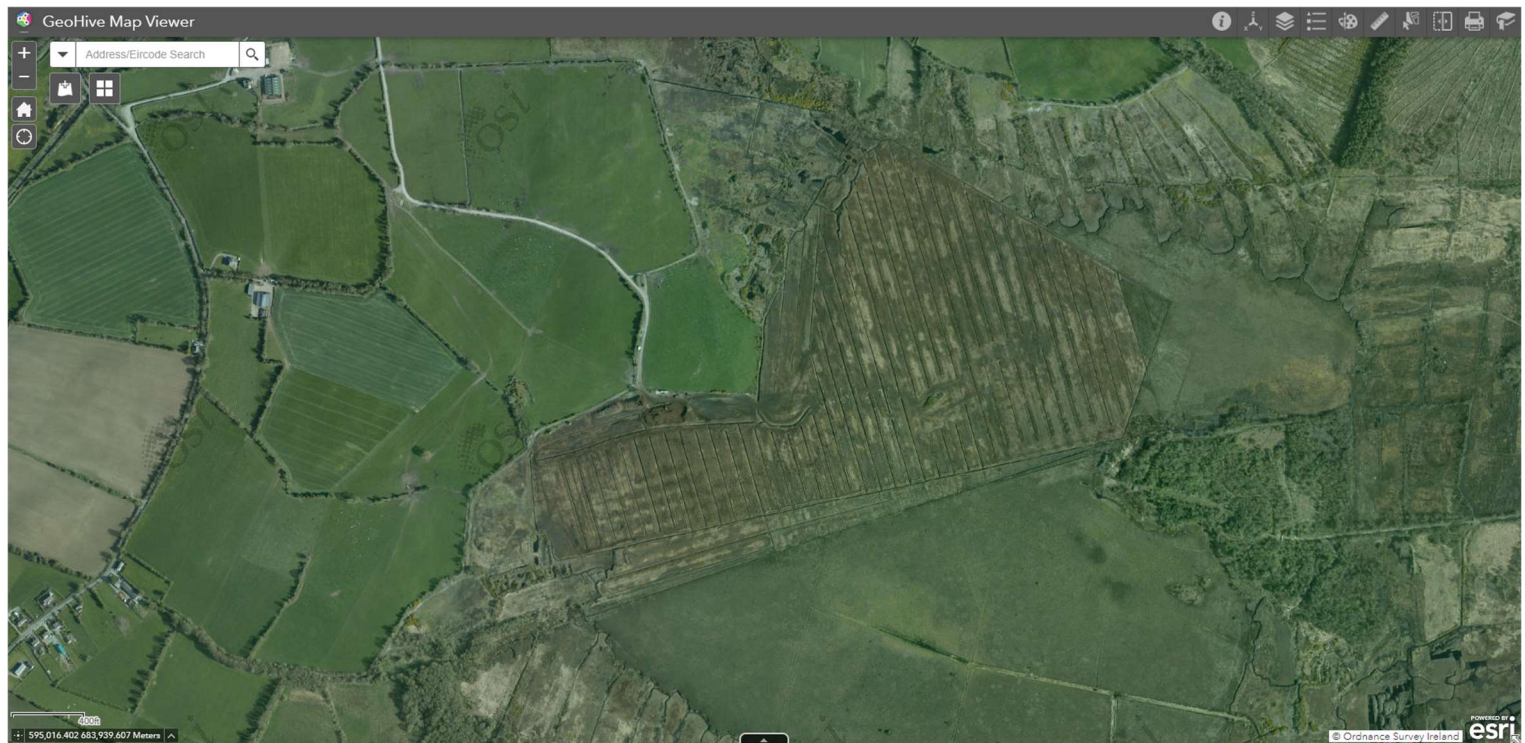
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#### Summary

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.

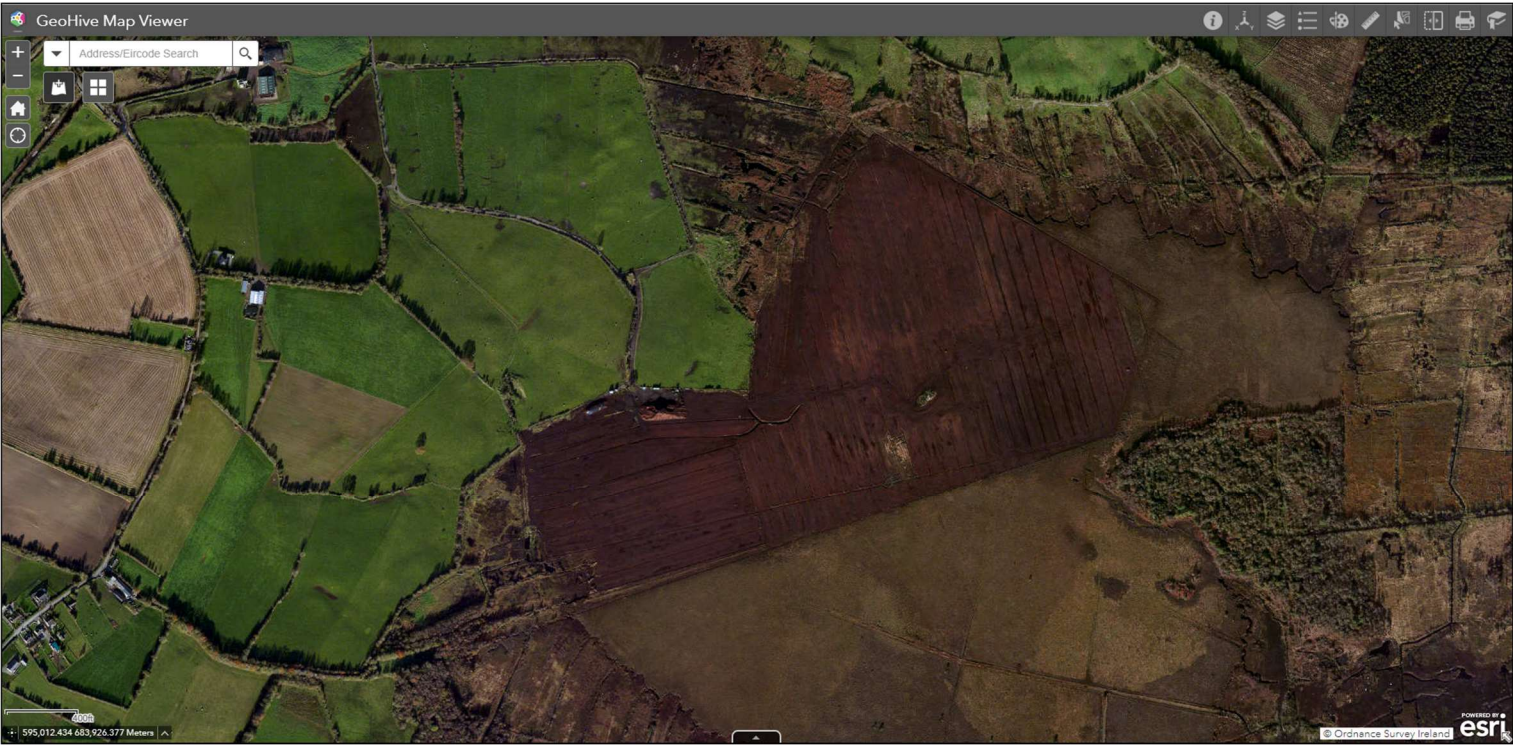
Extraction area outlined in red below.

OSI Ortho Imagery 2013-2018





OSI Ortho Imagery 2011-2013

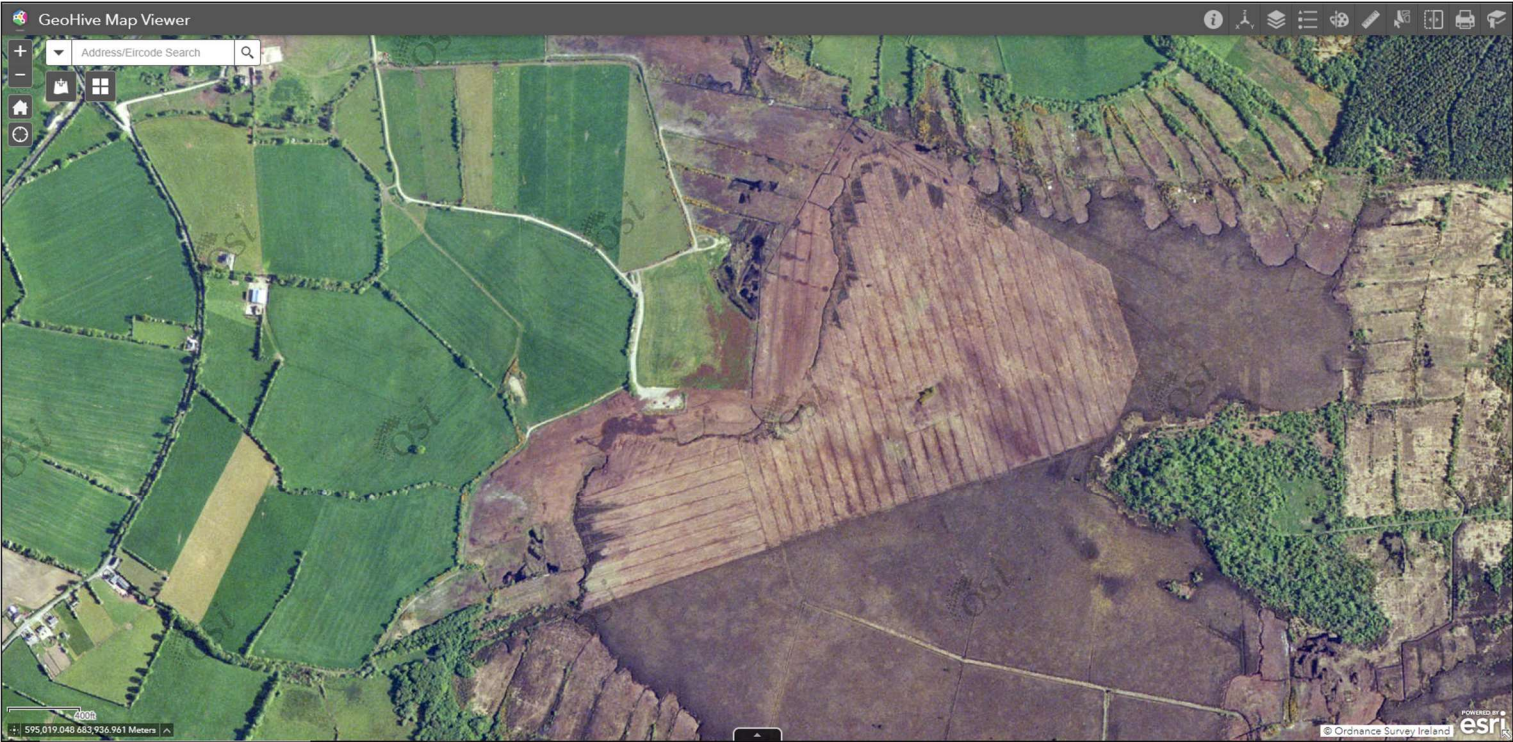


OSI Ortho Imagery 2005-2012





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





An aerial photograph showing a large area of dark, muddy sediment covering a field. The sediment is dark brown and black, with some patches of green vegetation visible. A road runs along the top edge of the sediment area, and a green field is visible in the background. A small green structure is located near the road. The date '13/01/2023' is visible in the top left corner.

*Folio's*

[illegible]



**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 Baloghly Maghercfelt Co Derry BT458ND.

Further Information requested on 12/09/2019.

Applicant appeal to ABP ref; [ABP-307167-20](#), on [12/05/2020](#).

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-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.

Tipperary County Council

Technical Planning Register

Operational layers

- ☒ PLANNING CONTROL GROUP 1
- ☒ PLANNING CONTROL GROUP 2
- ☒ PLANNING REGISTER GROUP
- ☐ BUILT ENVIRONMENT GROUP
- ☐ PLANNING POLICY GROUP
- ☒ NPWS DESIGNATED AREA GROUP
  - ☒ Special Protection Areas
  - ☒ Proposed Natural Heritage Areas
  - ☒ Natural Heritage Areas
  - ☒ Special Area of Conservation
- ☐ Pavement Management System: Tipperary County Council
- ☐ ROADS DATA
- ☐ N24 WATERFORD TO CAHIR
- ☐ CDP Settlement Flood Zones
- ☐ OPW FLOOD EXTENTS
- ☐ OPW National Indicative Fluvial Mapping
- ☐ FLOOD CFRAM GROUP
- ☐ FLOODING HISTORICAL DATA GROUP
- ☐ WASTE INFRASTRUCTURE GROUP

Find address or place

GLENAHILTY

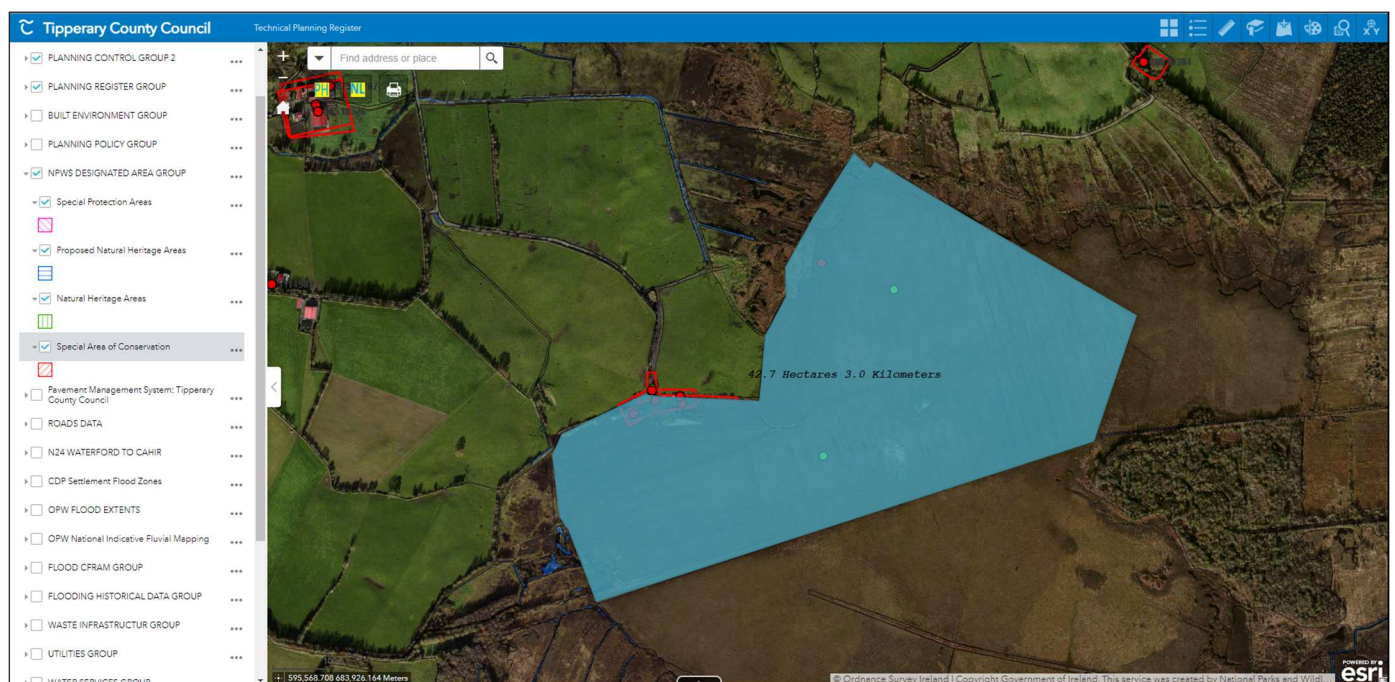
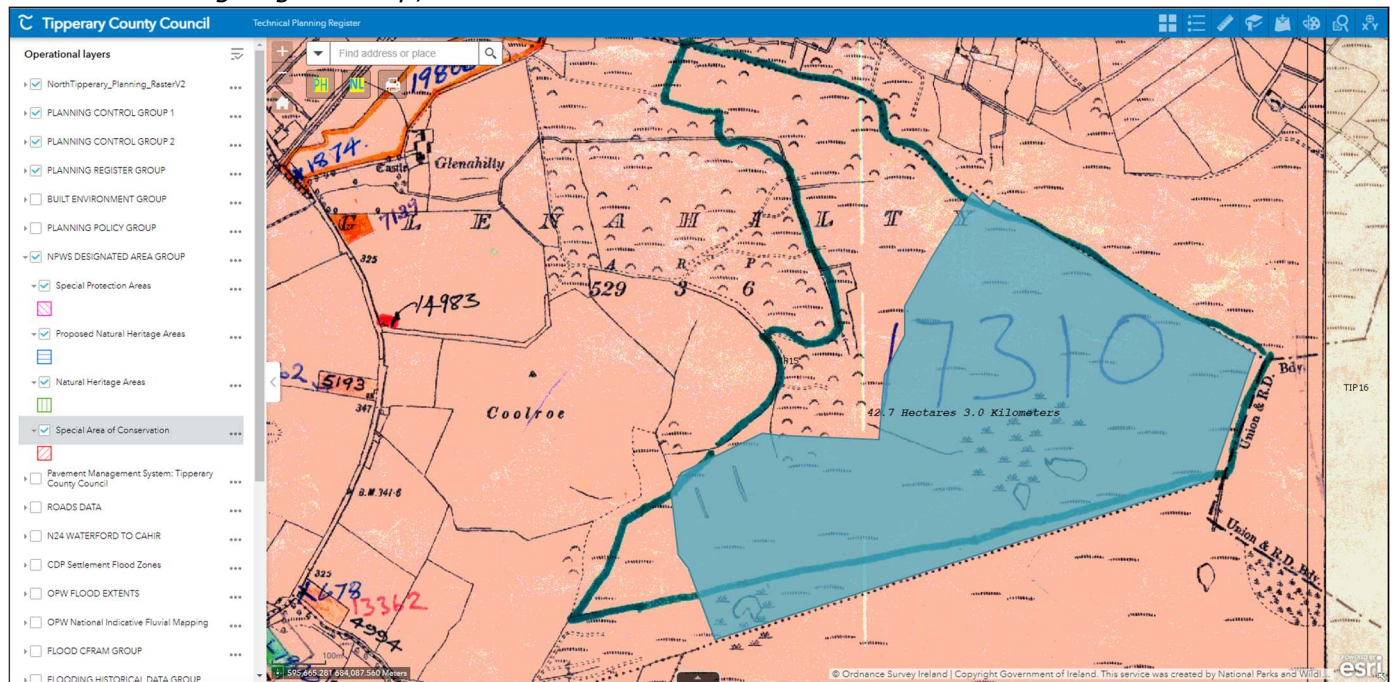
42.7 Hectares 3.0 Kilometers

BROWNSTOWN

100m

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## 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 Hortuculture Ltd** have ceased operations on this bog since **mid 2019**.

Signed:   
Senior Executive Technician

Date: 18/01/2023