

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: Arraghbeg, Riverstown, Co Tipperary

Date of Report: 05/01/2024

Summary

A Peatland Survey of Arraghbeg 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

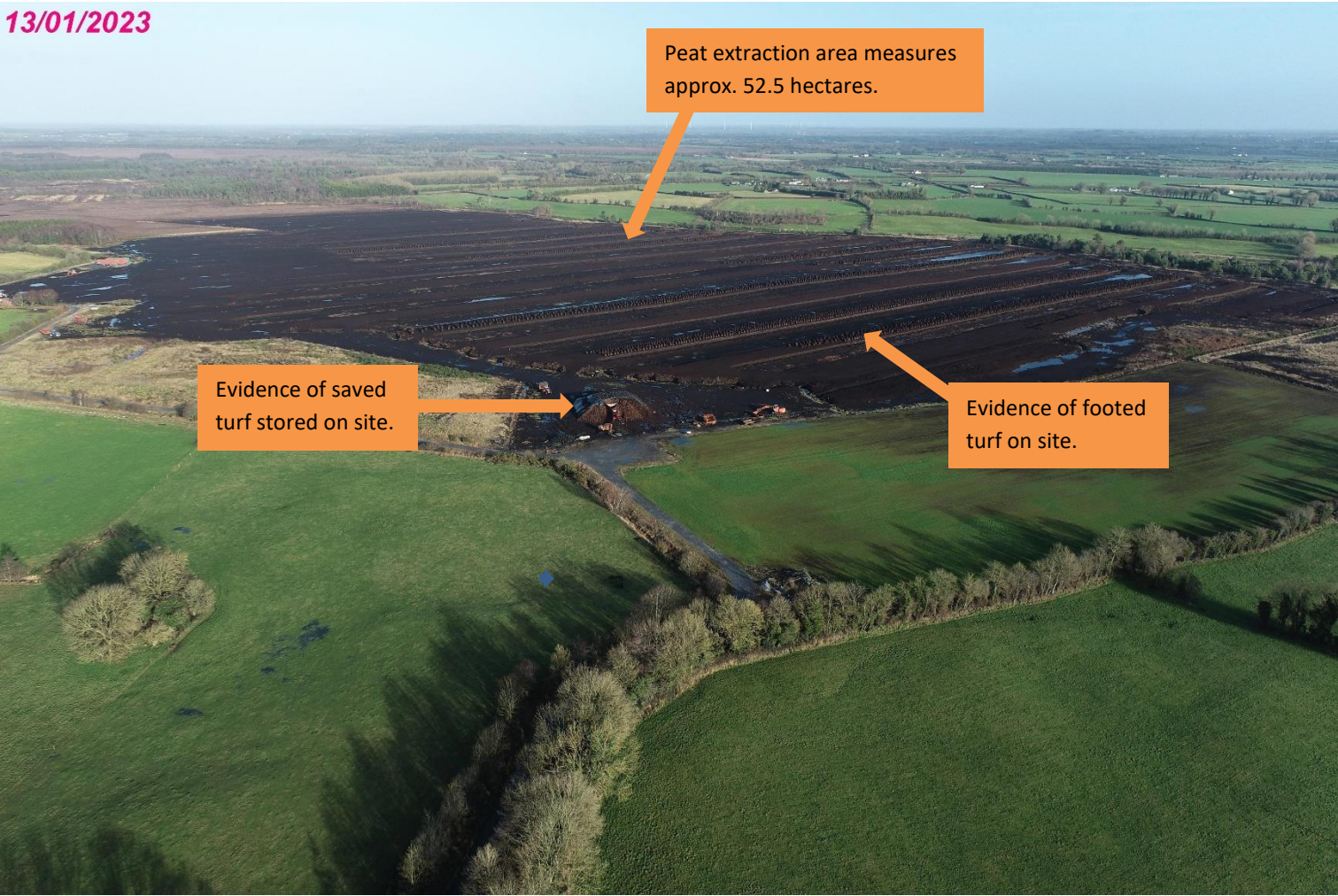


OSI Ortho Imagery 1999-2003





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



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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.

The screenshot shows a web application interface for requesting certified copies of land registry folios. A modal dialog box is displayed in the center, titled "Request Certified Copy". It contains a table with the following data:

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

Below the table, the postal address is listed: TIPPERARY COUNTY COUNCIL, PLANNING SECTION, CIVIC OFFICES, LIMERICK ROAD, NENAGH, CO. TIPPERARY. The fee to proceed with this transaction is €40. There are "Submit" and "Cancel" buttons at the bottom of the dialog.

In the background, the "Request Certified Copy" form is visible, showing fields for "Add a folio" (Folio Number, Your Reference, Document Type, Property Number) and a "Selected Folios" table. The "Selected Folios" table has the following data:

Folio Number	Document Type	Reference	Property Number
TY20510F	Copy Folio With Map	1	

The map in the background shows a land parcel with a red outline. A sidebar on the right contains "Property Details" for folio TY20510F, including title level (Freehold), plan number (38), property number (1), area of selected plans (66.12 hectares), and number of plans on this folio (1). It also includes a "View Folio PDF" button and a "Request Certified Copy" button.

The screenshot shows a web application interface for requesting certified copies of land registry folios. A modal dialog box is displayed in the center, titled "Request Certified Copy". It contains a table with the following data:

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

Below the table, the postal address is listed: TIPPERARY COUNTY COUNCIL, PLANNING SECTION, CIVIC OFFICES, LIMERICK ROAD, NENAGH, CO. TIPPERARY. The fee to proceed with this transaction is €40. There are "Submit" and "Cancel" buttons at the bottom of the dialog.

In the background, the "Request Certified Copy" form is visible, showing fields for "Add a folio" (Folio Number, Your Reference, Document Type, Property Number) and a "Selected Folios" table. The "Selected Folios" table has the following data:

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

The map in the background shows a land parcel with a red outline. A sidebar on the right contains "Property Details" for folio TY55342F, including title level (Freehold), plan number (1A), property number (1), area of selected plans (5.41 hectares), and number of plans on this folio (1). It also includes a "View Folio PDF" button and a "Request Certified Copy" button.

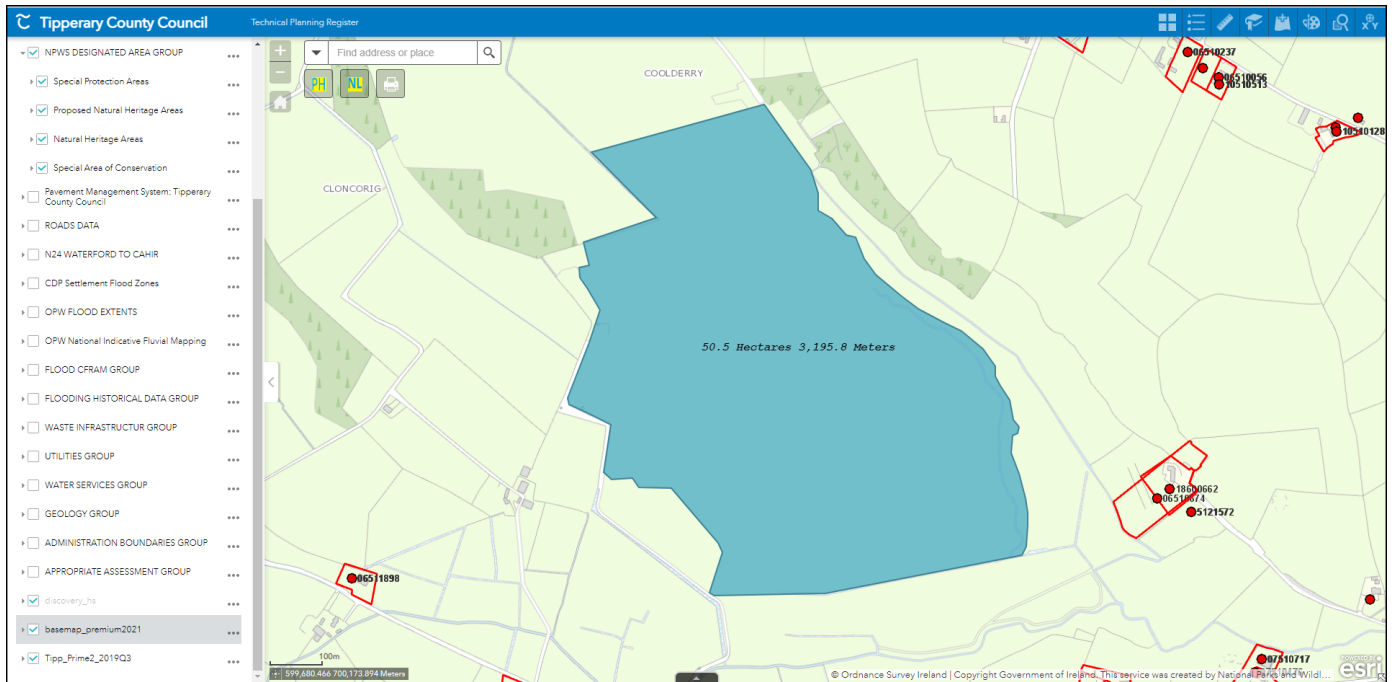
B. The details of the planning status of the identified area(s) of peat extraction;

Site History

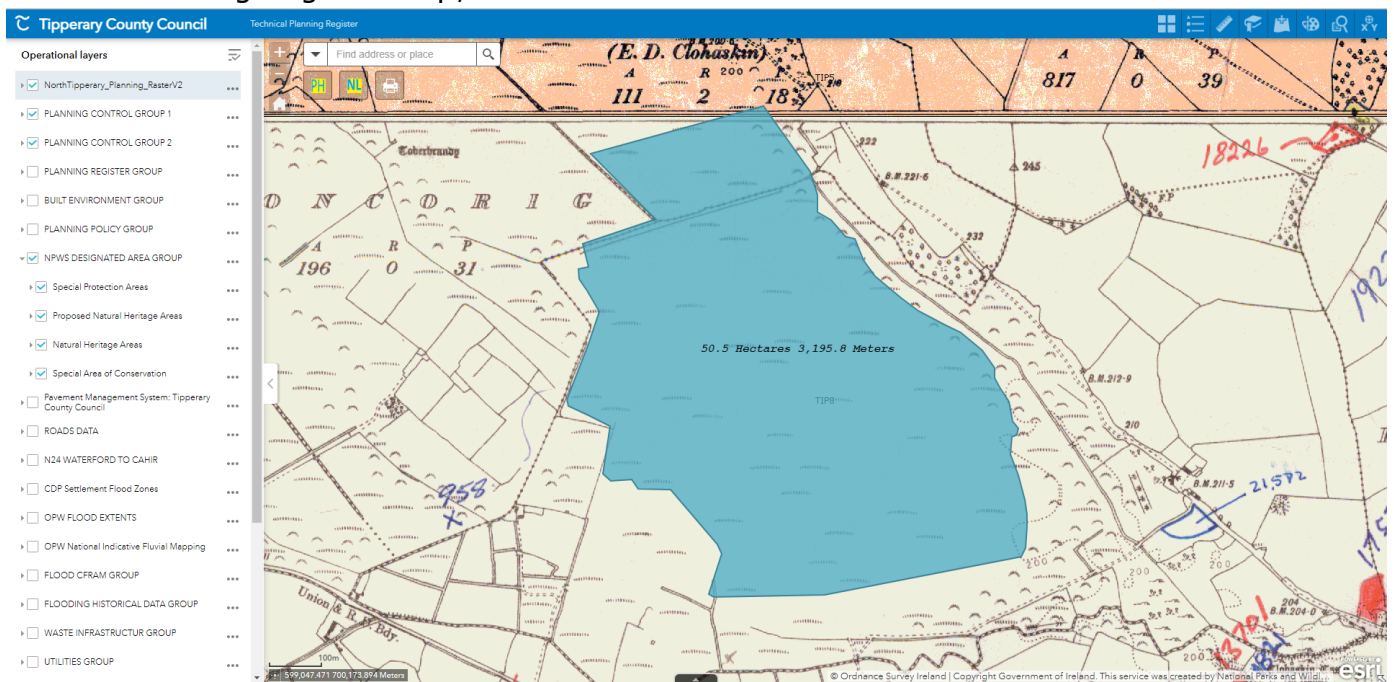
Tipperary County Council Planning Register Map; No planning permission noted on the register.

The bog lands are not within or adjacent to a designated European Natura site or a Natural Heritage Area or pNHA site.

Planning Register Map;



Historic Planning Register Map;





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, 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).

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 Area highlighted in blue

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.

The bog lands are not within or adjacent to a designated European Natura site or a Natural Heritage Area or pNHA site.

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 pre-1963 development and any minor extension to same may be deemed to be exempted development by virtue of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

It is recommended that no further action is currently required.

Signed: 
Senior Executive Technician

Date: _18/01/2023_

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

Senior Executive Planner:



Date: 05/01/2024