

## 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

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#### **Summary**

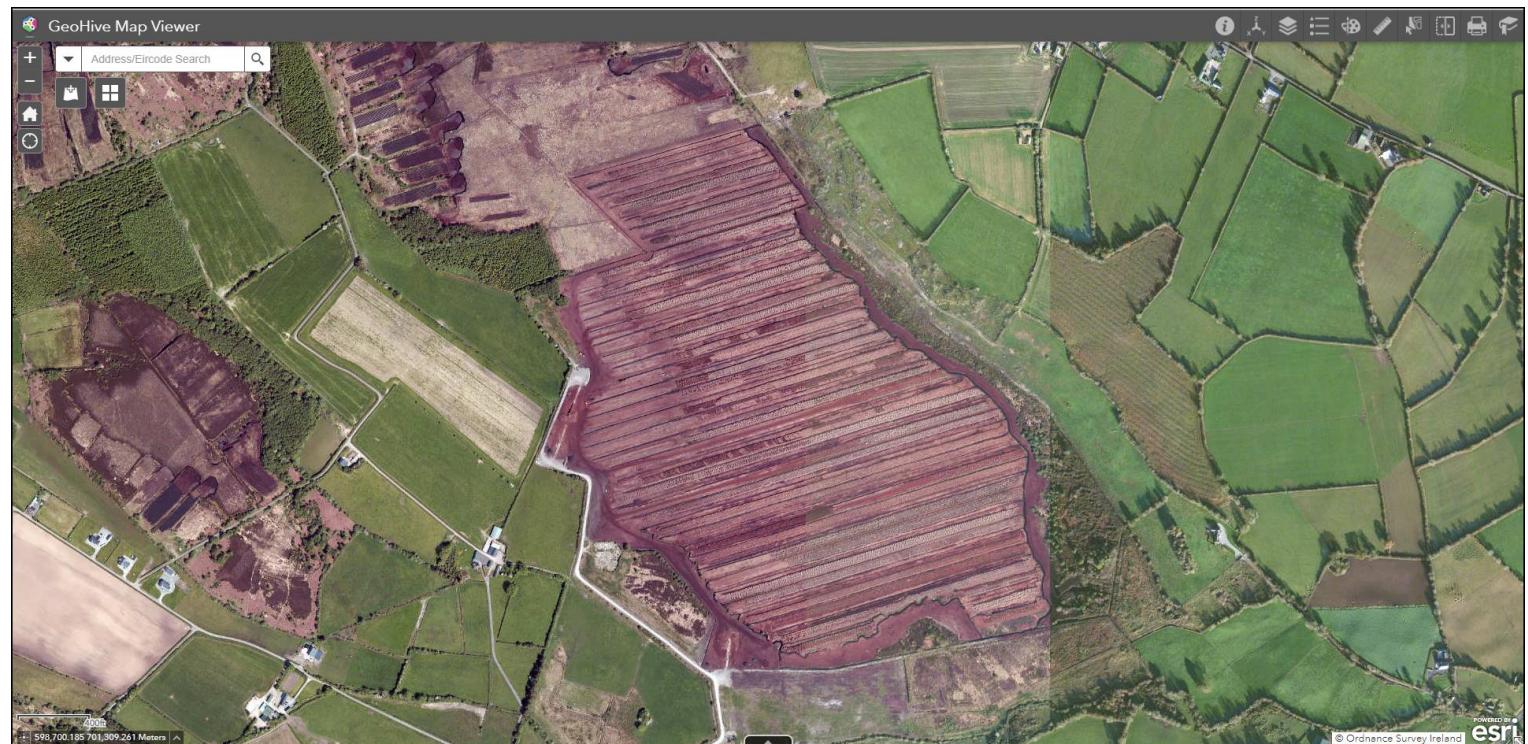
A Peatland Survey of Arraghbeg Bog, was undertaken by Nevan Phelan, Senior Executive Technician on the 13/01/2023 with a desk top study carried out in relation to the bog.

Extraction area outlined in red below.

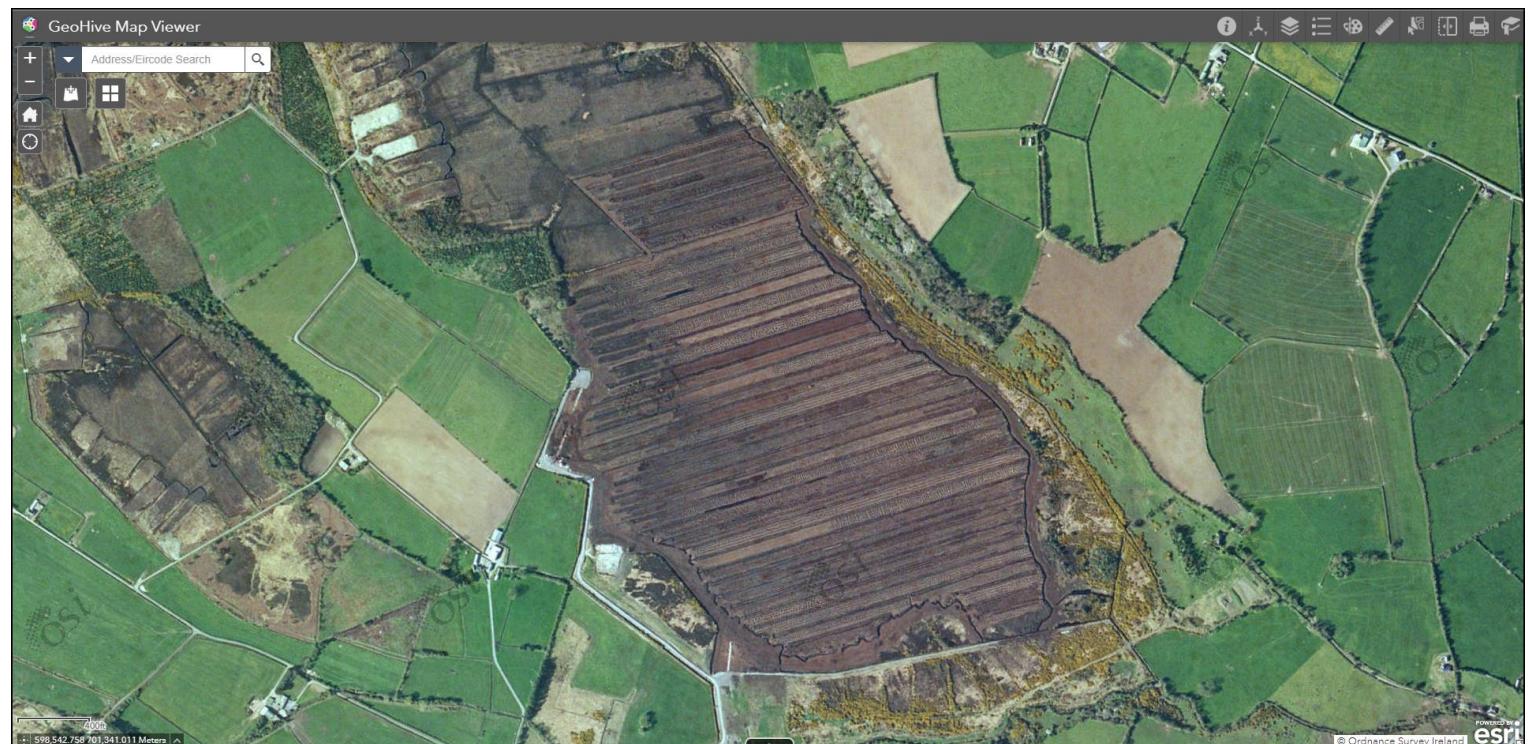
#### OSI Ortho Imagery 2013-2018



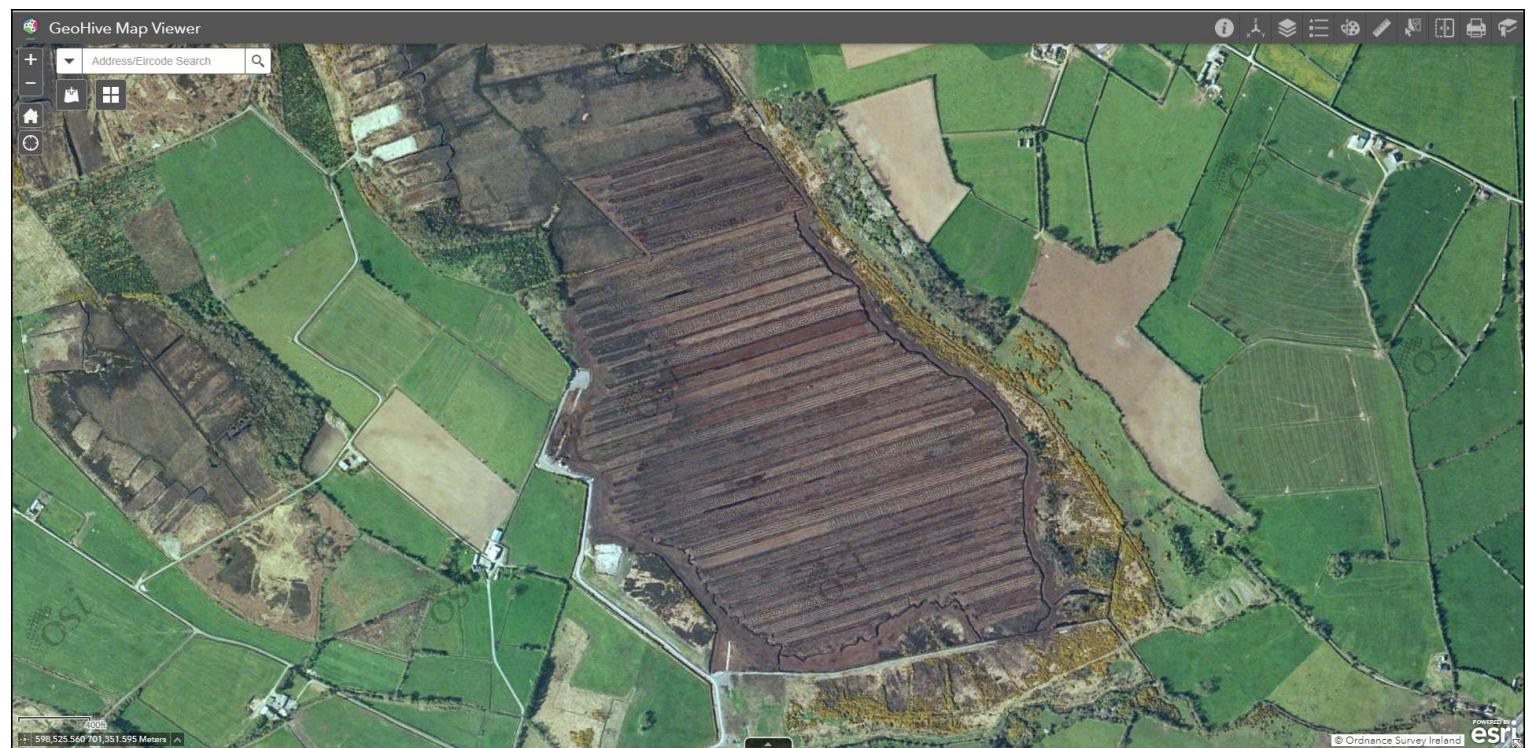
## OSI Ortho Imagery 2011-2013



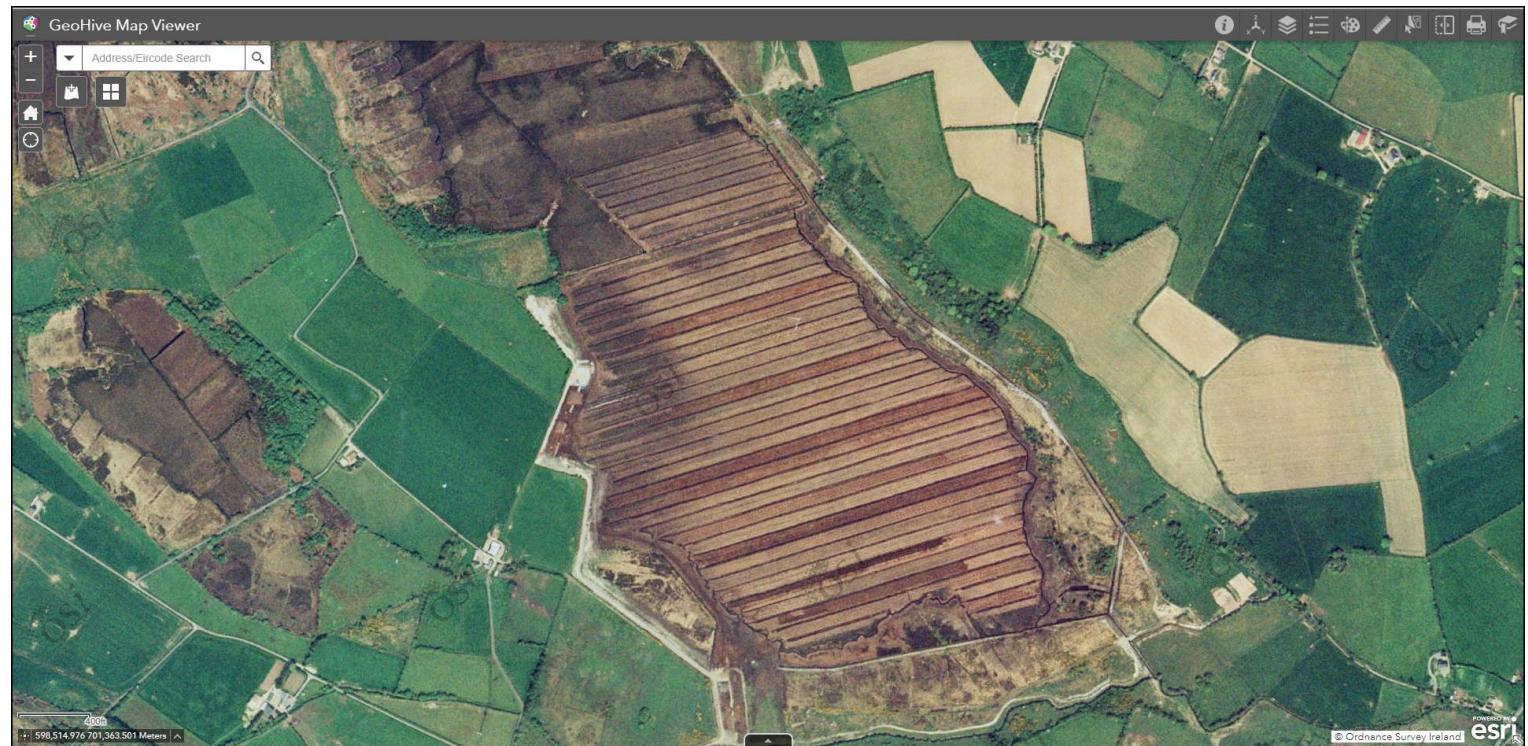
## OSI Ortho Imagery 2005-2012



## OSI Ortho Imagery 2004-2006



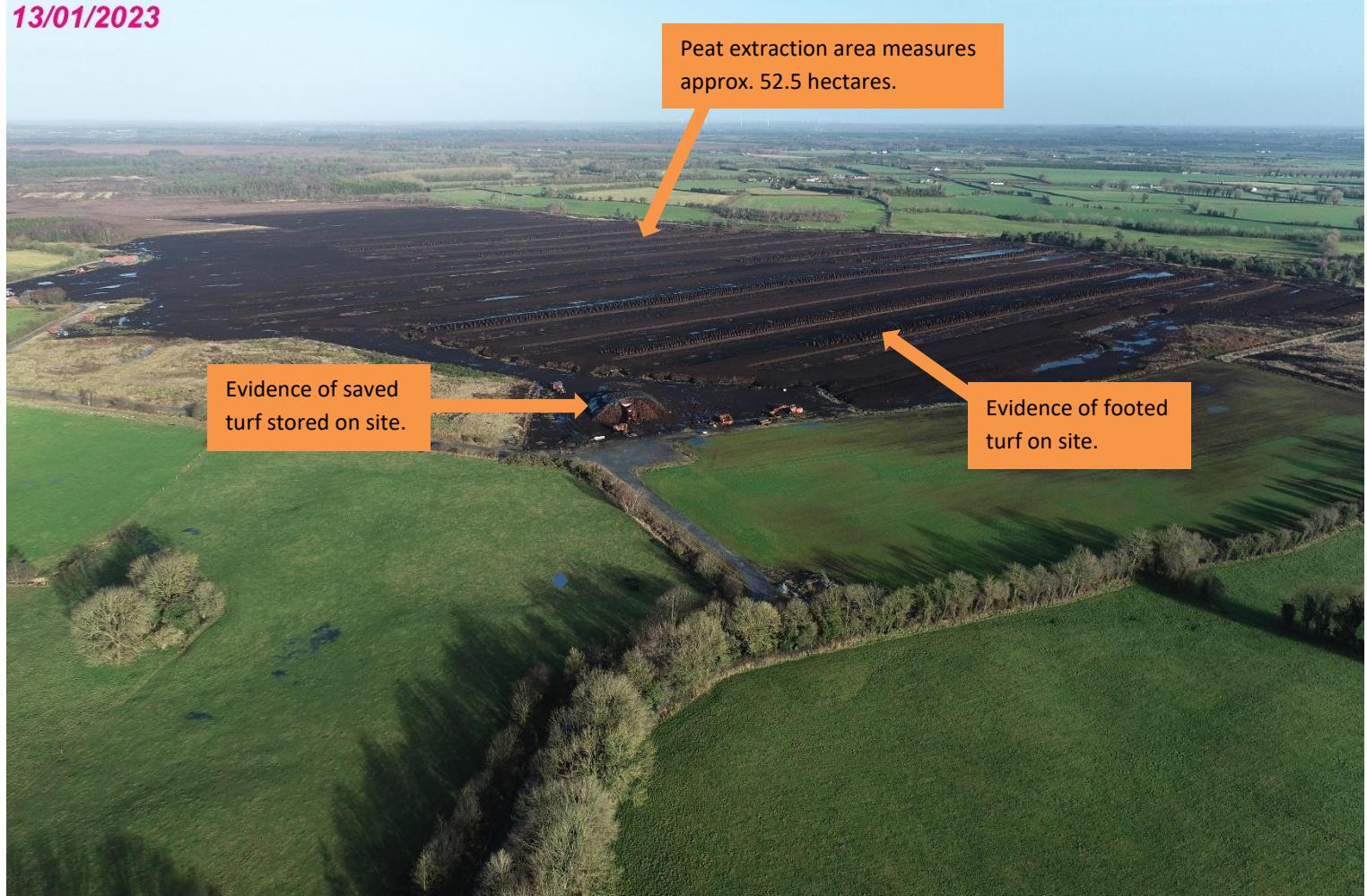
## OSI Ortho Imagery 1999-2003





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



13/01/2023



13/01/2023



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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	TY20510F
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

**Selected Folios**

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

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

Folio	Owner Details	Copy Type
TY20510F	MANORSTAR LIMITED (Main Street Roscrea 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

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.](#)

Confirm Cancel

XY 600411, 700798  
Scale 1:5000  
Townland Faddan More  
Barony Ormond Lower  
County Tipperary

**Property Details**

Folio Number TY20510F  
Title Level Freehold  
Plan Number 38  
Property Number 1  
Area of selected plans 66.12 hectares.  
Number of Plans on this folio: 1  
Address Not Available  
View Folio PDF Request Certified Copy

\*PRA Boundaries and Plan Area 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

**Request Certified Copy**

**Add a folio**

Folio Number	TY55342F
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

**Selected Folios**

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

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

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

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Confirm Cancel

XY 599849, 701370  
Scale 1:5000  
Townland Clonconig  
Barony Ormond Lower  
County Tipperary

**Property Details**

Folio Number TY55342F  
Title Level Freehold  
Plan Number 1A  
Property Number 1  
Area of selected plans 5.41 hectares.  
Number of Plans on this folio: 1  
Address Not Available  
View Folio PDF Request Certified Copy

\*PRA Boundaries and Plan Area 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

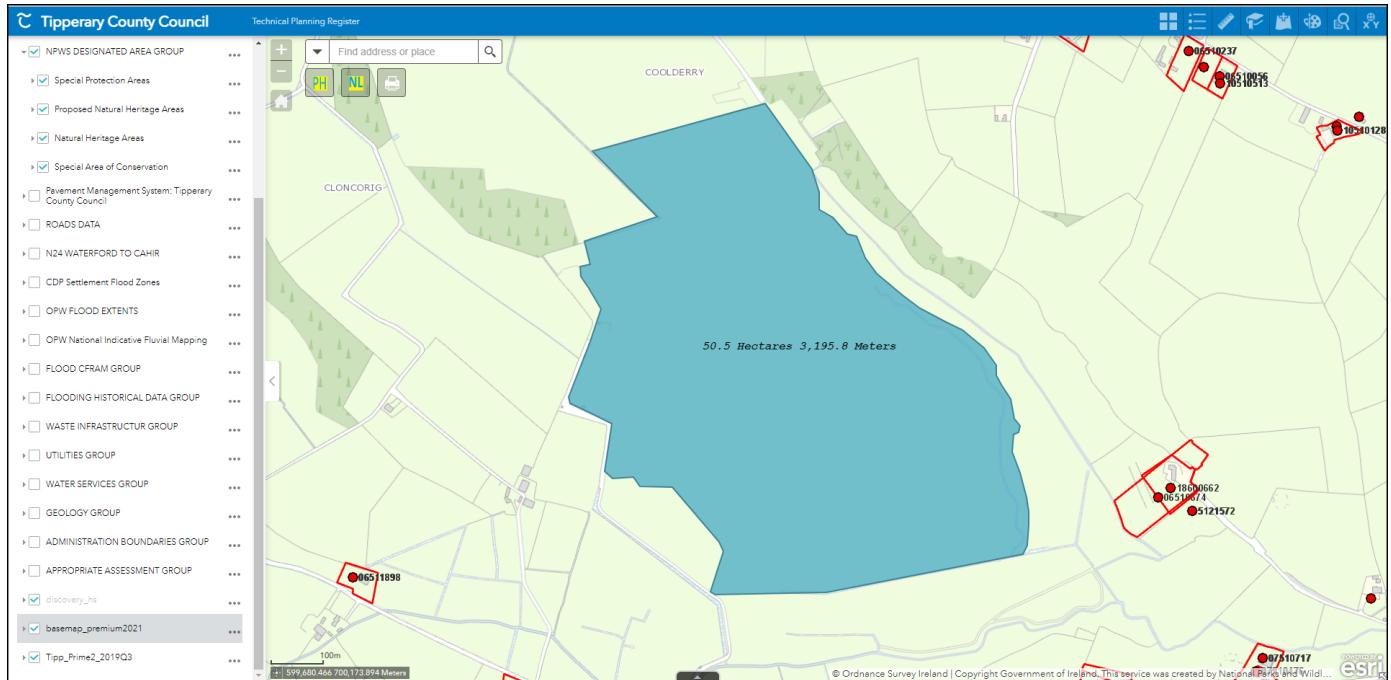
**B.** The details of the planning status of the identified area(s) of peat extraction;

## **Site History**

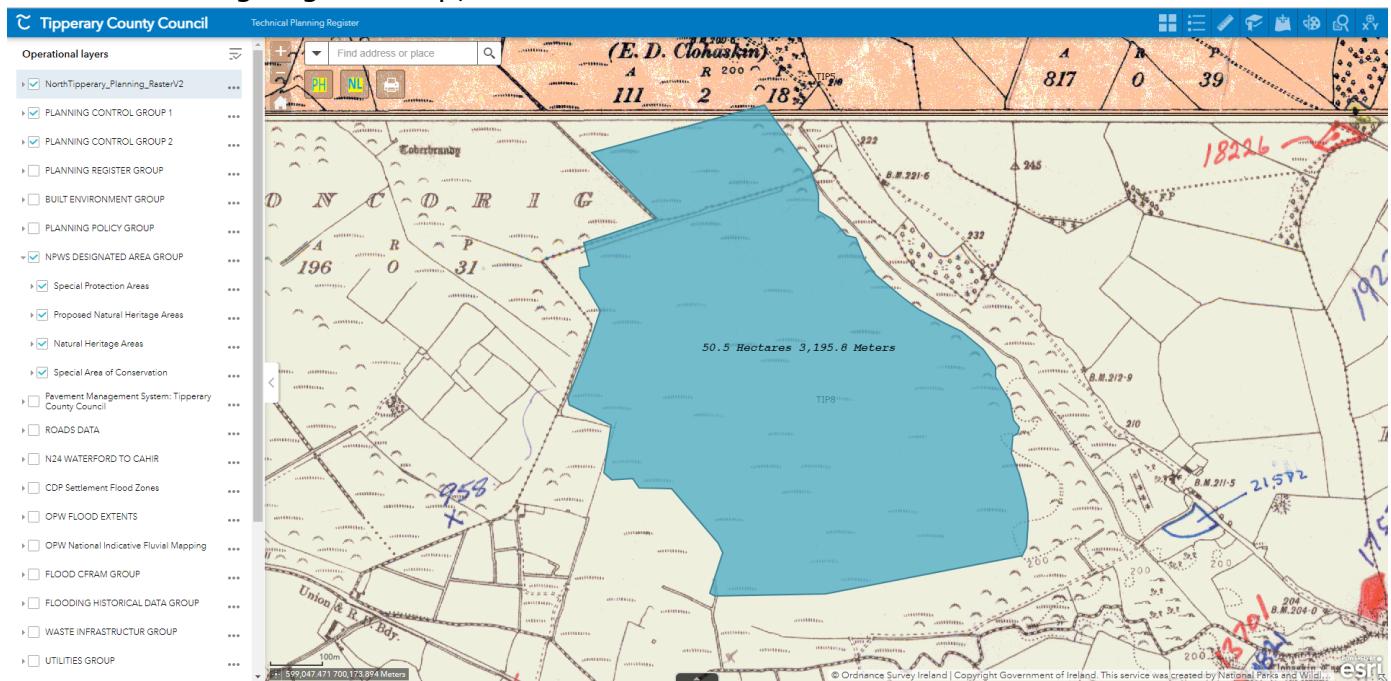
Tipperary County Council Planning Register Map; No planning permission noted on the register.

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 13<sup>th</sup> 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: N. Phil  
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:** Marie Ryan **Date:** 05/01/2024