

## Tipperary County Council

### M E M O

**To:** Anne-Marie Devaney, A/Senior Planner  
**From:** Marie Ryan, Senior Executive Planner  
**Re:** Survey of Bog at Corville, TheSheehys & Monaincha, Roscrea  
**Location:** Bog at The Sheehys & Monaincha, Roscrea, Co Tipperary  
**Date of Report:** 05/01/2024

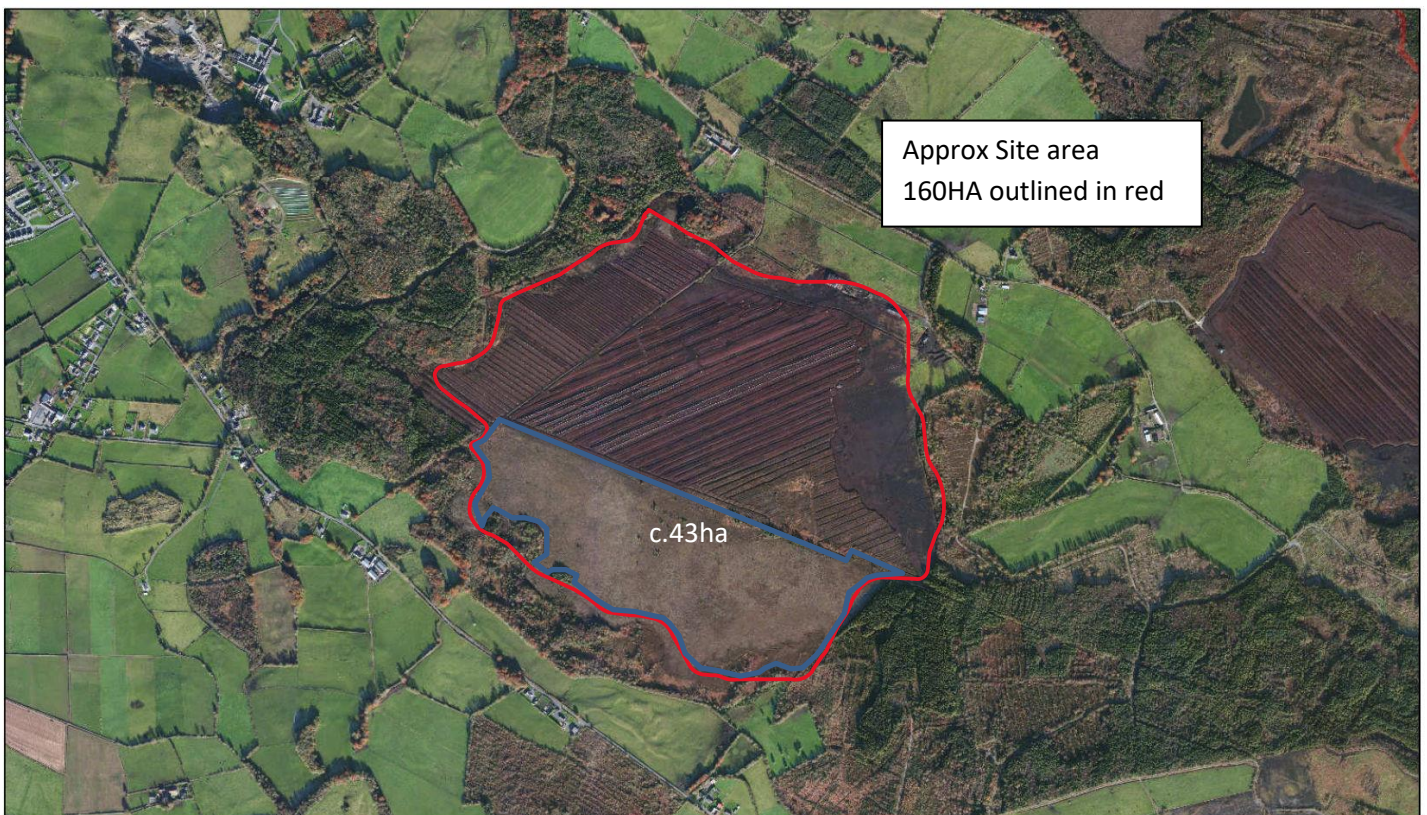
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#### Summary

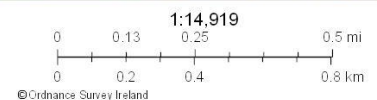
A drone survey of the existing bog at The Sheehys & Monincha, Roscrea was undertaken by Stephen Ryan, Executive Technician, on the 01/12/2022 with a desk top study carried out in relation to the bog. the size of the overall bog is approx. 160Ha.

2011-2013 Ordnance Survey of Ireland Ortho image.

2011-2013 Digi Globe



February 1, 2021





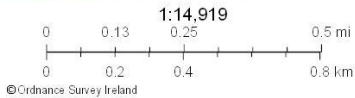
2005 Ordnance Survey of Ireland Ortho image.

2005 Ortho



Approx Site area  
160HA outlined in red

February 1, 2021





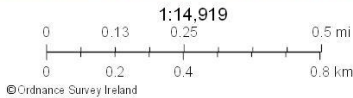
2000 Ordnance Survey of Ireland Ortho image.

2000 Ortho



Approx Site area  
160HA outlined in red

February 1, 2021

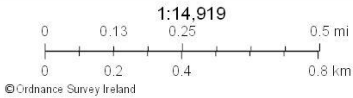


1995 Ordnance Survey of Ireland Ortho image.

1995 Ortho



February 1, 2021





Drone images taken on the 01/12/2022





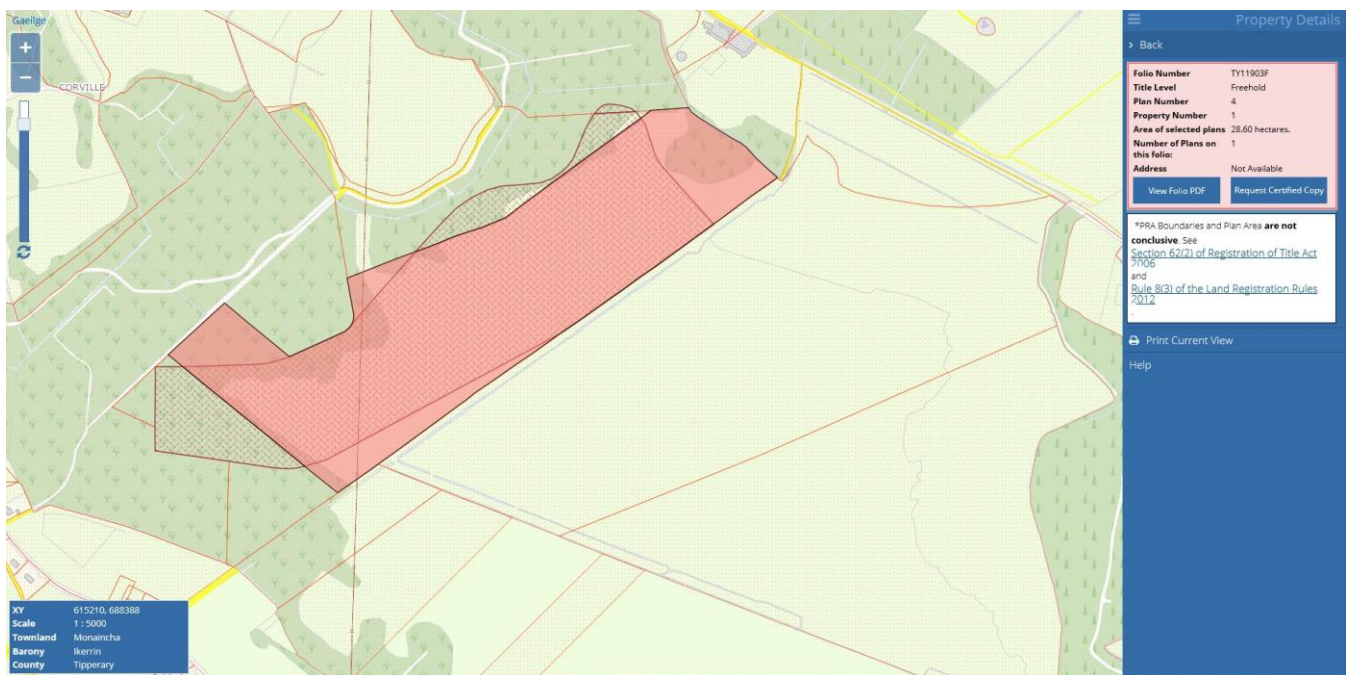




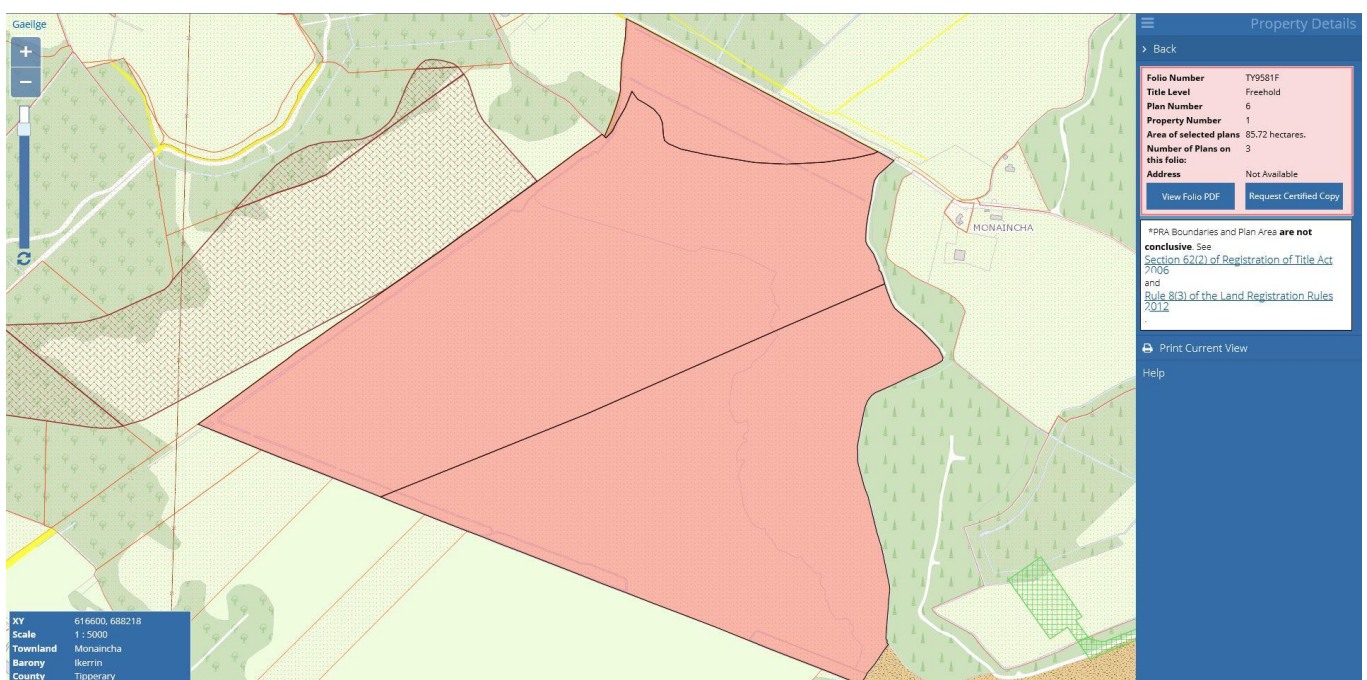
**A.** A list of the names and details of the operators undertaking or have undertaken the peat extraction (and where there are a number of operators on different parcels of land on the same bog, a clear indication demarcated on the map as to which operator is extracting or has extracted peat from which area).

Land Registry Folio details as follows – no details on operators.  
There is a number of owners of the bog and with a section which is unregistered on Land Direct. The following below are the two large owners of the bog;

Folio TY11903F which is registered to Ann Tierney, Dublin Road, Roscrea, Co.Tipperary approx. plot size of 28.6ha and this folio has registered Turbary Rights.



Folio TY9581FF which is registered to Dermot Brehony, Raheen, Killimona, Ballinasloe, Co.Galway approx. plot size of 85.72ha



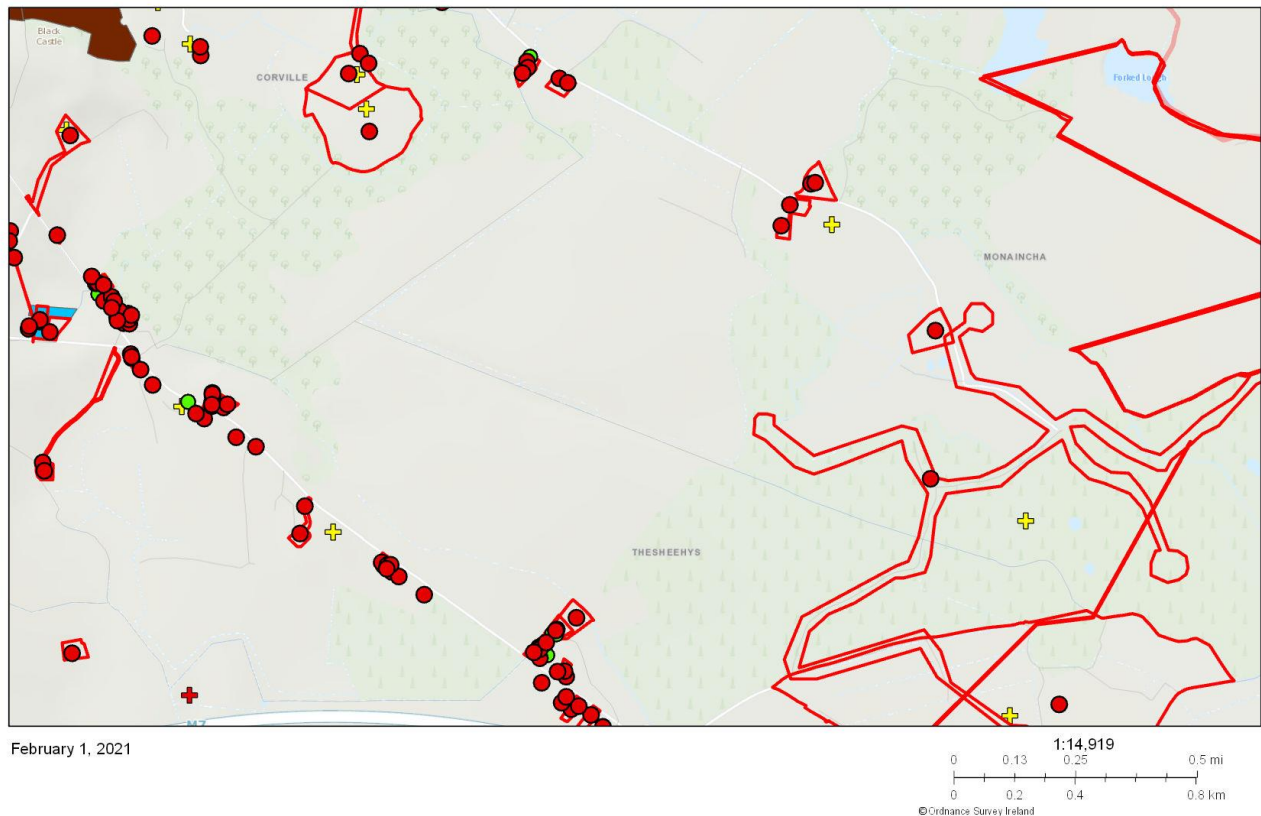
**B.** The details of the planning status of the identified area(s) of peat extraction;

### **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 site,

Tipperary County Council Planning Register



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### **Site Inspection**

A site inspection was carried out on the 01/12/2022 in which a drone survey of the land was carried out, nobody was met on site at the time of the inspection.

It was observed no works were ongoing at the time of the inspection.

Machinery was observed on the site with a stock pile of peat. (refer drone image 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.;





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Possible Extension 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**

#### **Planning and Development Regulations, 2001 as amended.**

#### **Part 3 of Schedule 2**

#### **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 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. The extension (c. 43ha outlined in blue on Photo 1 - 2011-2013 Ordnance Survey of Ireland Ortho image on page 1 of this report) to same may be deemed to not be exempted development by virtue size greater than 10ha of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended).

It is recommended that an unauthorised development file be opened and referred to the Enforcement Officer.

Signed: Stephen Ryan  
Executive Technician

Date: 06/01/2023

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