

Tipperary County Council

M E M O

To: Marie Ryan, Senior Executive Planner
From: Nevan Phelan, Senior Executive Technician
Re: Peatland Survey of Sharragh Bog,
Location: Sharragh, Rathcabbin, Roscrea, Co Tipperary
Date of Report: 18/01/2023

Summary

A Peatland Survey of Sharragh 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



13/01/2023



13/01/2023



Folio's

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Property Number

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Folio Number	Document Type	Reference	Property Number
TY18456	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY18456	WILLIAM CARROLL (STARRAGH RATHCABBIN ROSCREA COUNTY TIPPERARY)	Copy Folio With Map

Postal Address

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Property Details

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Folio Number TY18456

Title Level Freehold

Plan Number 2

Property Number 2

Area of selected plans 39.77 hectares.

Number of Plans on this folio 3

Address Not Available

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*FRA Boundaries and Plan Area are not conclusive. See Section 62(7) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

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XY 598557, 704829

Scale 1 : 5000

Townland Lisballyard

Barony Ormond Lower

County Tipperary

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Property Number

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Folio Number	Document Type	Reference	Property Number
TY58077F	Copy Folio With Map	1	

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Folio	Owner Details	Copy Type
TY58077F	THOMAS GREGORY DARCY (Kyle Rathcabbin Roscrea County Tipperary)	Copy Folio With Map

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Property Details

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Folio Number	TY58077F
Title Level	Freehold
Plan Number	4
Property Number	2
Area of selected plans	41.02 hectares
Number of Plans on this folio:	3

Address

Not Available

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*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of the Registration of Title Act 2006](#) and [Rule 8\(2\) of the Land Registration Rules 2012](#).

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Document Type
Property Number

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Folio Number	Document Type	Reference	Property Number
TY18461	Copy Folio With Map	1	R

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

Folio	Owner Details	Copy Type
TY18461	RAYMOND KENNEDY (Ravakeen Rahcabbin Roscrea County Tipperary)	Copy Folio With Map

Postal Address
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CO. TIPPERARY.

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Property Details

Folio Number
Title Level
Plan Number
Property Number
Area of selected plans
Number of Plans on this folio:
Address

TY18461
Freehold
5
2
37.97 hectares.
3
Not Available

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Folio Number

Your Reference

Document Type

Property Number

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Folio Number	Document Type	Reference	Property Number
TY18457	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY18457	VINCENT LIFFEY (16 Corr na Meala Hillside Birr County Offaly)	Copy Folio With Map

Postal Address

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Scale

Townland

Barony

County

598183, 704486

1:5000

Sharragh

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

TY18457

Freehold

6

2

7.22 hectares.

2

Not Available

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*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

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Document Type

Property Number

Copy Folio With Map

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Folio Number	Document Type	Reference	Property Number
TY18029	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY18029	PATRICK O'MEARA (COLDLOW SHINRONE BIRR COUNTY OFFALY)	Copy Folio With Map

Postal Address

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XY

Scale

Townland

Barony

County

598167, 704032

1:5000

Sharragh

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

TY18029

Freehold

4A

3

38.03 hectares.

5

Not Available

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Your Reference

Document Type

Property Number

Copy Folio With Map

Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY33807	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY33807	JOHN PETER TREACY (HEATHLAWN KILLMOR BALLINASLOE COUNTY GALWAY)	Copy Folio With Map

Postal Address

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NENAGH,
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XY

Scale

Townland

Barony

County

598251, 704166

1:5000

Sharragh

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

TY33807

Freehold

23

3

37.58 hectares.

4

Not Available

View Folio PDF

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The following Applications are Pending on this Folio
D2022LR159433A Awaiting Attention

*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

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Landdirect.ie Pending Applications Report

Search Criteria

Folio	TY33807
Date	03/11/2022

Applications Pending

Application Number	Date Lodged	Application Types	Application Status	Applicant	Lodged By	Reference	Associated Folios
D2022LR159433A	18/10/2022 00:00:00	Release/ Discharge/ Vacate, Transfer (Voluntary)	Awaiting Attention	DAMIEN TREACY	CUDDY & COMPANY, SOLICITORS	668.TRD.17.21	TY21451, TY24992F, TY9371F, TY33807, TY18409

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Folio Number

Your Reference

Document Type

Property Number

Copy Folio With Map

Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY21452	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY21452	MICHAEL O'MEARA (Lisernane Rathcabbin Roscrea Co. Tipperary)	Copy Folio With Map

Postal Address

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Property Details

Back

Folio Number

TY21452

Title Level

Freehold

Plan Number

22

Property Number

2

Area of selected plans

22.71 hectares

Number of Plans on this folio

2

Address

Not Available

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Folio Number

Your Reference

Document Type

Property Number

Copy Folio With Map

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Selected Folios

Folio Number	Document Type	Reference	Property Number
TY34373F	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY34373F	THE MINISTER FOR ARTS, HERITAGE, GAEILTACHT AND THE ISLANDS (Government Buildings Dublin 2)	Copy Folio With Map

Postal Address

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CO. TIPPERARY,

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Property Details

Back

Folio Number

TY34373F

Title Level

Freehold

Plan Number

21

Property Number

1

Area of selected plans

1.20 hectares

Number of Plans on this folio

1

Address

Not Available

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Folio Number

Your Reference

Document Type

Property Number

Copy Folio With Map

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Selected Folios

Folio Number	Document Type	Reference	Property Number
TY18409	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY18409	JOHN PETER TREACY (HEATHLAWN KILLIMORE BALLINASLOE COUNTY GALWAY)	Copy Folio With Map

Postal Address

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XY

Scale

Townland

Barony

County

598619, 704288

1 : 5000

Lisballyard

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

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TY18409

Freehold

20

1

9.03 hectares.

2

Not Available

The following Applications are Pending on this Folio

D2022LR159433A

Awaiting Attention

PPSA Boundaries and Plan Area are not conclusive See Section 62(2) of Registration of Title Act 2006 and Rule 8(2) of the Land Registration Rules 2012.

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Landdirect.ie Pending Applications Report

Search Criteria

Folio	TY18409
Date	03/11/2022

Applications Pending

Application Number	Date Lodged	Application Types	Application Status	Applicant	Lodged By	Reference	Associated Folios
D2022LR159433A	18/10/2022 00:00:00	Release/ Discharge/ Vacate, Transfer (Voluntary)	Awaiting Attention	DAMIEN TREACY	CUDDY & COMPANY, SOLICITORS	668.TRD.17.21	TY21451, TY24992F, TY9371F, TY33807, TY18409

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Folio Number

Your Reference

Document Type

Property Number

Copy Folio With Map

Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY16079F	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY16079F	MUIREANN BROPHY LARKIN (Derry Rathcabbin Roscrea County Tipperary)	Copy Folio With Map

Postal Address

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LIMERICK ROAD,
NENAGH,
CO. TIPPERARY,

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Confirm

Cancel

XY

Scale

Townland

Barony

County

598472, 704479

1 : 5000

Sharragh

Ormond Lower

Tipperary

Property Details

Back

Folio Number

Title Level

Plan Number

Property Number

Area of selected plans

Number of Plans on this folio

Address

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TY16079F

Freehold

19

2

20.10 hectares.

2

Not Available

The following Applications are Pending on this Folio

D2022LR159433A

Awaiting Attention

PPSA Boundaries and Plan Area are not conclusive See Section 62(2) of Registration of Title Act 2006 and Rule 8(2) of the Land Registration Rules 2012.

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Folio Number

Your Reference

Document Type

Copy Folio With Map

Property Number

Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY21458	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY21458	DEIRDRE O MEARA (Lisballyard Rathcabbin Roscrea County Tipperary), SEAMUS O MEARA (Lisballyard Rathcabbin Roscrea County Tipperary)	Copy Folio With Map

Postal Address
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LIMERICK ROAD,
NENAGH,
CO. TIPPERARY,

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XY598991, 704544

Scale1 : 5000

TownlandLisballyard

BaronyOrmond Lower

CountyTipperary

Property Details

Back

Folio NumberTY21458

Title LevelFreehold

Plan Number18

Property Number2

Area of selected plans20.50 hectares.

Number of Plans on this folio2

AddressNot Available

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Folio Number

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Document Type

Copy Folio With Map

Property Number

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Selected Folios

Folio Number	Document Type	Reference	Property Number
TY62643F	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY62643F	GERARD NAGLE (Fawnlough Nenagh County Tipperary)	Copy Folio With Map

Postal Address
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CO. TIPPERARY,

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XY598764, 704143

Scale1 : 5000

TownlandLisballyard

BaronyOrmond Lower

CountyTipperary

Property Details

Back

Folio NumberTY62643F

Title LevelFreehold

Plan Number17

Property Number1

Area of selected plans1.01 hectares.

Number of Plans on this folio1

AddressNot Available

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Document Type

Copy Folio With Map

Property Number

Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY4606F	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY4606F	DECLAN O'MEARA (Ross Rathcassin Roscrea County Tipperary)	Copy Folio With Map

Postal Address
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NENAGH,
CO. TIPPERARY,

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XY598094, 704162

Scale1 : 5000

TownlandLisballyard

BaronyOrmond Lower

CountyTipperary

Property Details

Back

Folio NumberTY4606F

Title LevelFreehold

Plan Number16

Property Number2

Area of selected plans40.58 hectares.

Number of Plans on this folio4

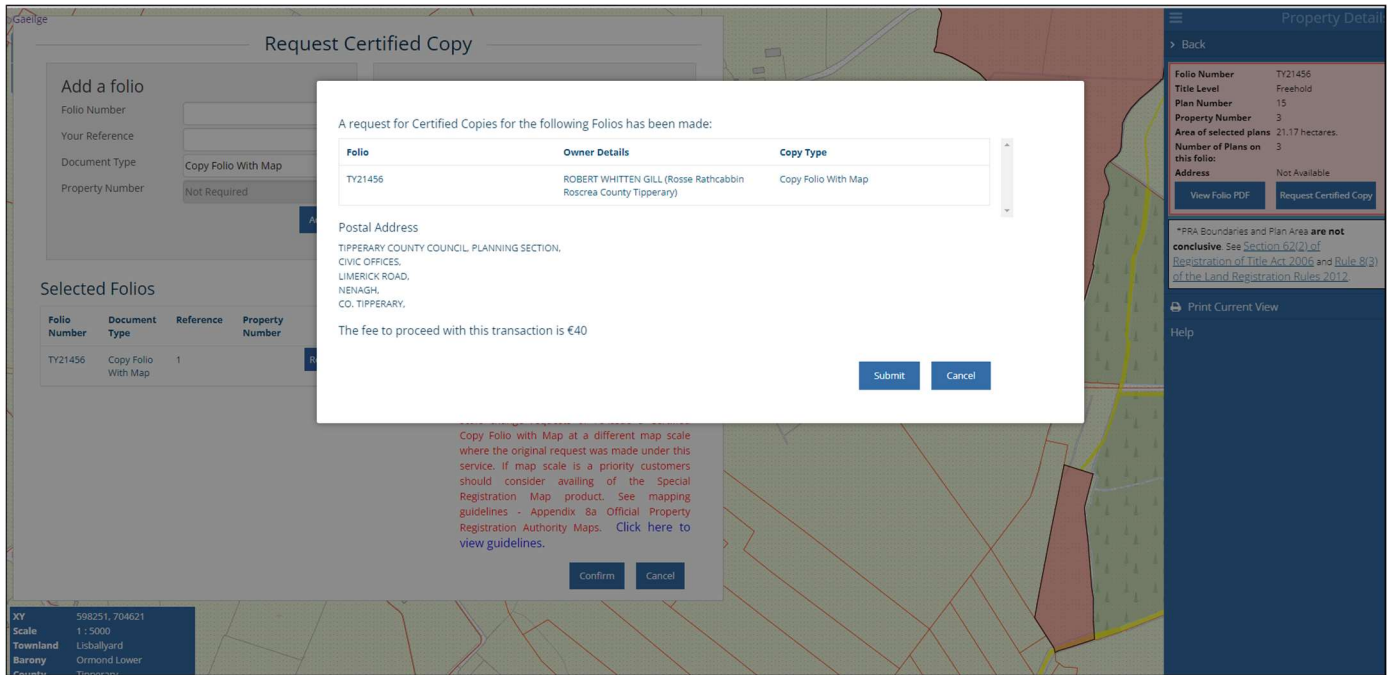
AddressNot Available

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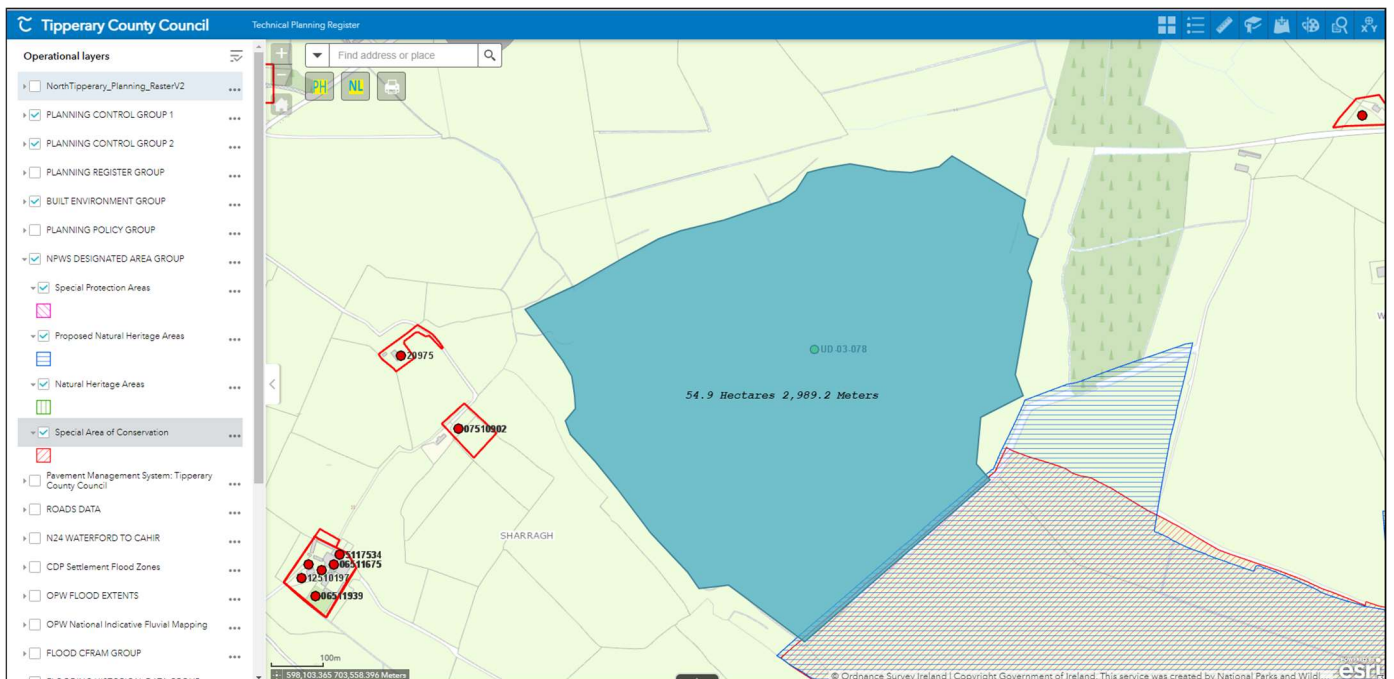
Help



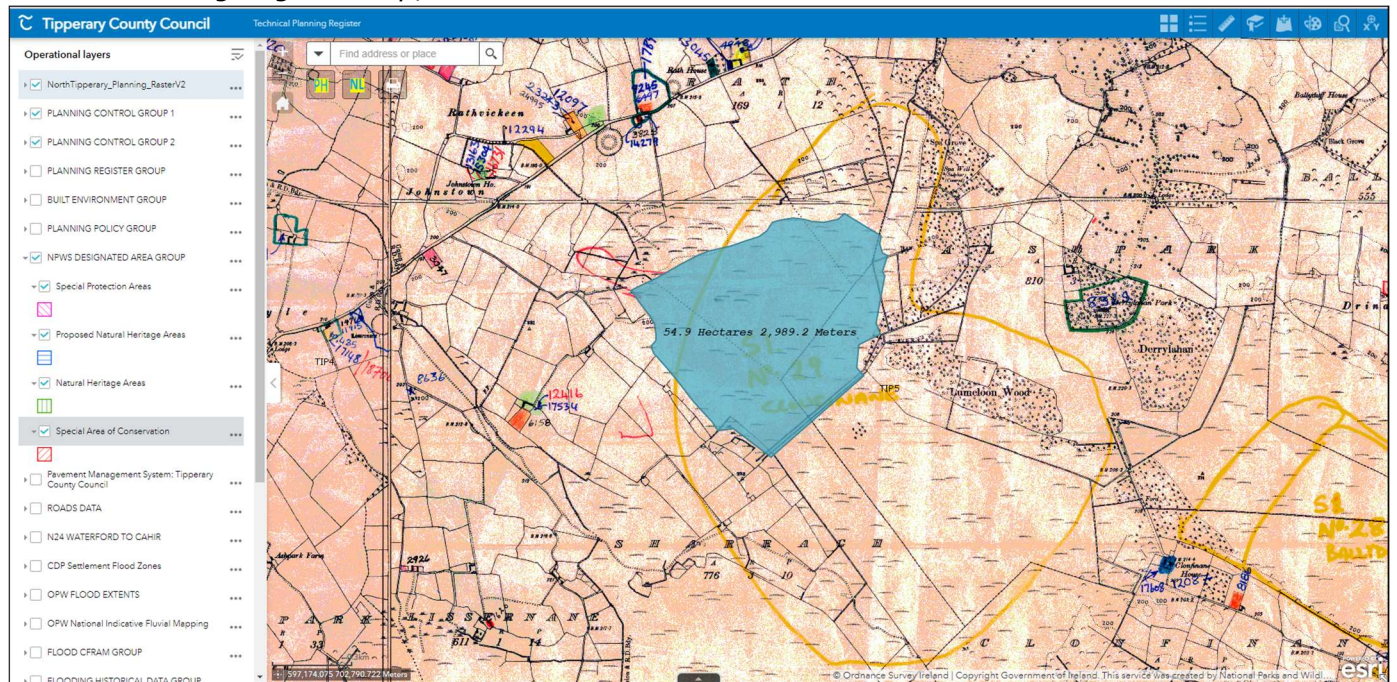
Site History

UD-03-078; Drainage of Sharragh Bog for Peat Extraction, case closed.

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 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 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 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 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 adjacent to a designated European Natura 2000 site 000641 SAC (Ballyduff/Clonfinane Bog SAC) and a Natural Heritage site 000641 (Ballyduff/Clonfinane Bog).

The extraction of the peat from this bog may be an issue for the EPA to authorise or enforce as the area is greater than 50ha which requires an Integrated Pollution Control licence from the EPA. This must be in place before any extraction of peat and any associated works such as drainage can take place as the size of the extraction area is over 54.9 hectares, and the overall bog size is over 170 Hectares.

Signed: 
Senior Executive Technician

Date: 18/01/2023