

Tipperary County Council

MEMO

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



13/01/2023



Land Registry

Folio's

Gaeilge

Request Certified Copy

Add a folio

Folio Number:

Your Reference:

Document Type: Copy Folio With Map

Property Number: Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY3857	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY3857	JOHN FRANCIS CARROLL (RATH HOUSE RATH RATHCABBIN 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

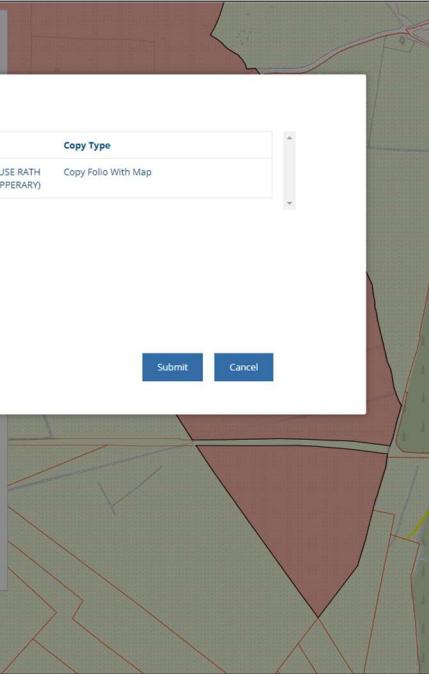
XY: 597909, 704305
Scale: 1:5000
Townland: Lisballyard
Barony: Ormond Lower
County: Tipperary

Property Details

Folio Number: TY3857
Title Level: Freehold
Plan Number: 1A
Property Number: 1
Area of selected plans: 67.60 hectares.
Number of Plans on this folio: 2
Address: Not Available
View Folio PDF Request Certified Copy

*PRA Boundaries and Plan Area are not conclusive. See Section 6(2)(1) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

Print Current View Help



Gaeilge

Request Certified Copy

Add a folio

Folio Number:

Your Reference:

Document Type: Copy Folio With Map

Property Number: Not Required

Selected Folios

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

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

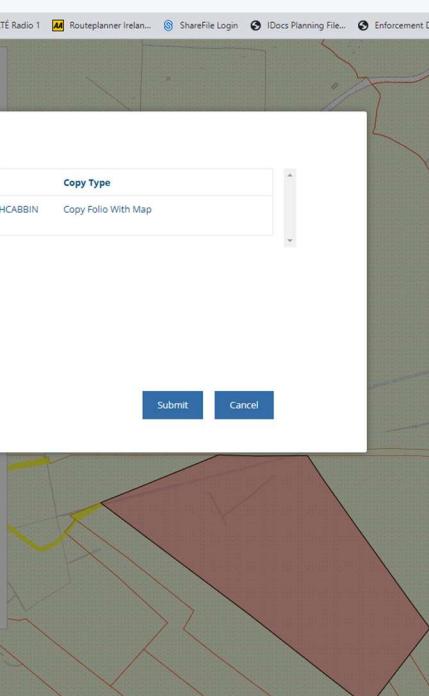
XY: 598557, 704829
Scale: 1:5000
Townland: Lisballyard
Barony: Ormond Lower
County: Tipperary

Property Details

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
View Folio PDF Request Certified Copy

*PRA Boundaries and Plan Area are not conclusive. See Section 6(2)(1) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

Print Current View Help



Gaeilge **Request Certified Copy**

Add a folio

Folio Number
 Your Reference
 Document Type
 Property Number

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY13226F	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY13226F	WILLIAM CARROLL (JOHNSTOWN RATHCABIN ROSCREA COUNTY TIPPERARY), WILLIAM CARROLL (JOHNSTOWN RATHCABIN 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

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 598170, 704466
 Scale 1 : 5000
 Townland Sharragh
 Barony Ormond Lower
 County Tipperary

Property Details

Folio Number TY13226F
 Title Level Freehold
 Plan Number 3
 Property Number 2
 Area of selected plans 9.63 hectares.
 Number of Plans on this folio: 2
 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

Gaeilge **Request Certified Copy**

Add a folio

Folio Number
 Your Reference
 Document Type
 Property Number

Selected Folios

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

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

Folio	Owner Details	Copy Type
TY58077F	THOMAS GREGORY DARCY (Kyle Rathcabin 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 597986, 704387
 Scale 1 : 5000
 Townland Sharragh
 Barony Ormond Lower
 County Tipperary

Property Details

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
 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

Gaeilge **Request Certified Copy**

Add a folio

Folio Number
 Your Reference
 Document Type
 Property Number

Selected Folios

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

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

Folio	Owner Details	Copy Type
TY18461	RAYMOND KENNEDY (Ravakeen Rahcabin 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 597553, 704053
 Scale 1 : 5000
 Townland Sharragh
 Barony Ormond Lower
 County Tipperary

Property Details

Folio Number TY18461
 Title Level Freehold
 Plan Number 5
 Property Number 2
 Area of selected plans 37.97 hectares.
 Number of Plans on this folio: 3
 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	
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

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

TIPPERARY COUNTY COUNCIL, PLANNING SECTION,
CIVIC OFFICES,
LIMERICK ROAD,
NENAGH,
CO. TIPPERARY.

The fee to proceed with this transaction is €40

Selected Folios

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

Property Details

Folio Number	TY18457
Title Level	Freehold
Plan Number	6
Property Number	2
Area of selected plans	7.22 hectares.
Number of Plans on this folio:	2
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of the 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	
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

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

Folio	Owner Details	Copy Type
TY18029	PATRICK O'MEARA (COLD BLOW SHIRNANE BIRR COUNTY OFFALY)	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

Selected Folios

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

Property Details

Folio Number	TY18029
Title Level	Freehold
Plan Number	4A
Property Number	3
Area of selected plans	38.03 hectares.
Number of Plans on this folio:	5
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of the 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	
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

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

Folio	Owner Details	Copy Type
TY33807	JOHN PETER TREACY (HEATHLAWN KILLIMOR BALLYNASLOE COUNTY GALWAY)	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

Selected Folios

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

Property Details

Folio Number	TY33807
Title Level	Freehold
Plan Number	23
Property Number	3
Area of selected plans	37.58 hectares.
Number of Plans on this folio:	4
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

The following Applications are Pending on this Folio
D2022L15943A Awaiting Attention

*PRA Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of the Registration of Title Act 2006 and Rule 8\(3\) of the Land Registration Rules 2012](#).

[Print Current View](#) [Help](#)

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

Gaeilge

Request Certified Copy

Add a folio

Folio Number

Your Reference

Document Type

Copy Folio With Map

Property Number

Not Required

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

Folio	Owner Details	Copy Type
TY21452	MICHAEL O'MEARA (Lisserneane Rathcabbin Roscrea Co. 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 598845, 704488
Scale 1:5000
Townland Sharragh
Barony Ormond Lower
County Tipperary

Property Details

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

*PRA Boundaries and Plan Areas 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

Gaeilge

Request Certified Copy

Add a folio

Folio Number

Your Reference

Document Type

Copy Folio With Map

Property Number

Not Required

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

Folio	Owner Details	Copy Type
TY34373F	THE MINISTER FOR ARTS, HERITAGE, GAELTACHT AND THE ISLANDS (Government Buildings Dublin 2)	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 598333, 704369
Scale 1:5000
Townland Sharragh
Barony Ormond Lower
County Tipperary

Property Details

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

*PRA Boundaries and Plan Areas 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

Gaeilge [Back](#)

Request Certified Copy

Add a folio

Folio Number	TY18409
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

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

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 598619, 704288
Scale 1 : 5000
Townland Lisballyard
Barony Ormond Lower
County Tipperary

TY18409 598619, 704288
TY18409 1 : 5000
Lisballyard Ormond Lower
Tipperary Tipperary

Property Details

Folio Number TY18409
Title Level Freehold
Plan Number 20
Property Number 1
Area of selected plans 9.03 hectares.
Number of Plans on this folio: 2
Address Not Available
View Folio PDF Request Certified Copy

The following Applications are Pending on this Folio
D2022LR159433A Awaiting Attention

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

Print Current View Help

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

Gaeilge [Back](#)

Request Certified Copy

Add a folio

Folio Number	TY16079F
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

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

Folio	Owner Details	Copy Type
TY16079F	MUIREANN BROPHY LARKIN (Derry Rathcabin 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 598472, 704479
Scale 1 : 5000
Townland Sharagh
Barony Ormond Lower
County Tipperary

TY16079F 598472, 704479
TY16079F 1 : 5000
Sharagh Ormond Lower
Tipperary Tipperary

Property Details

Folio Number TY16079F
Title Level Freehold
Plan Number 19
Property Number 2
Area of selected plans 20.10 hectares.
Number of Plans on this folio: 2
Address Not Available
View Folio PDF Request Certified Copy

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

Print Current View Help

Request Certified Copy

Add a folio

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

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

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

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.](#)

Selected Folios

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

Property Details

Folio Number	TY21458
Title Level	Freehold
Plan Number	18
Property Number	2
Area of selected plans	20.50 hectares.
Number of Plans on this folio:	2
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

[Print Current View](#) [Help](#)

Request Certified Copy

Add a folio

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

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

Folio	Owner Details	Copy Type
TY62643F	GERARD NAGLE (Fawlough Nenagh 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

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.](#)

Selected Folios

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

Property Details

Folio Number	TY62643F
Title Level	Freehold
Plan Number	17
Property Number	1
Area of selected plans	1.01 hectares.
Number of Plans on this folio:	1
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

[Print Current View](#) [Help](#)

Request Certified Copy

Add a folio

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

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

TIPPERARY COUNTY COUNCIL, PLANNING SECTION,
CIVIC OFFICES,
LIMERICK ROAD,
NENAGH,
CO. TIPPERARY,

The fee to proceed with this transaction is €40

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.](#)

Selected Folios

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

Property Details

Folio Number	TY4606F
Title Level	Freehold
Plan Number	16
Property Number	2
Area of selected plans	40.58 hectares.
Number of Plans on this folio:	4
Address	Not Available

[View Folio PDF](#) [Request Certified Copy](#)

[Print Current View](#) [Help](#)

Request Certified Copy

Add a folio

Folio Number	TY21456
Your Reference	
Document Type	Copy Folio With Map
Property Number	Not Required

Selected Folios

Folio Number	Document Type	Reference	Property Number
TY21456	Copy Folio With Map	1	

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

Folio	Owner Details	Copy Type
TY21456	ROBERT WHITTEN GILL (Rosse Rathcabbin 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 598251, 704621
Scale 1:5000
Townland Lisballyard
Barony Ormond Lower

Property Detail

Folio Number TY21456
Title Level Freehold
Plan Number 15
Property Number 3
Area of selected plans 21.17 hectares.
Number of Plans on this folio: 3
Address Not Available
View Folio PDF Request Certified Copy

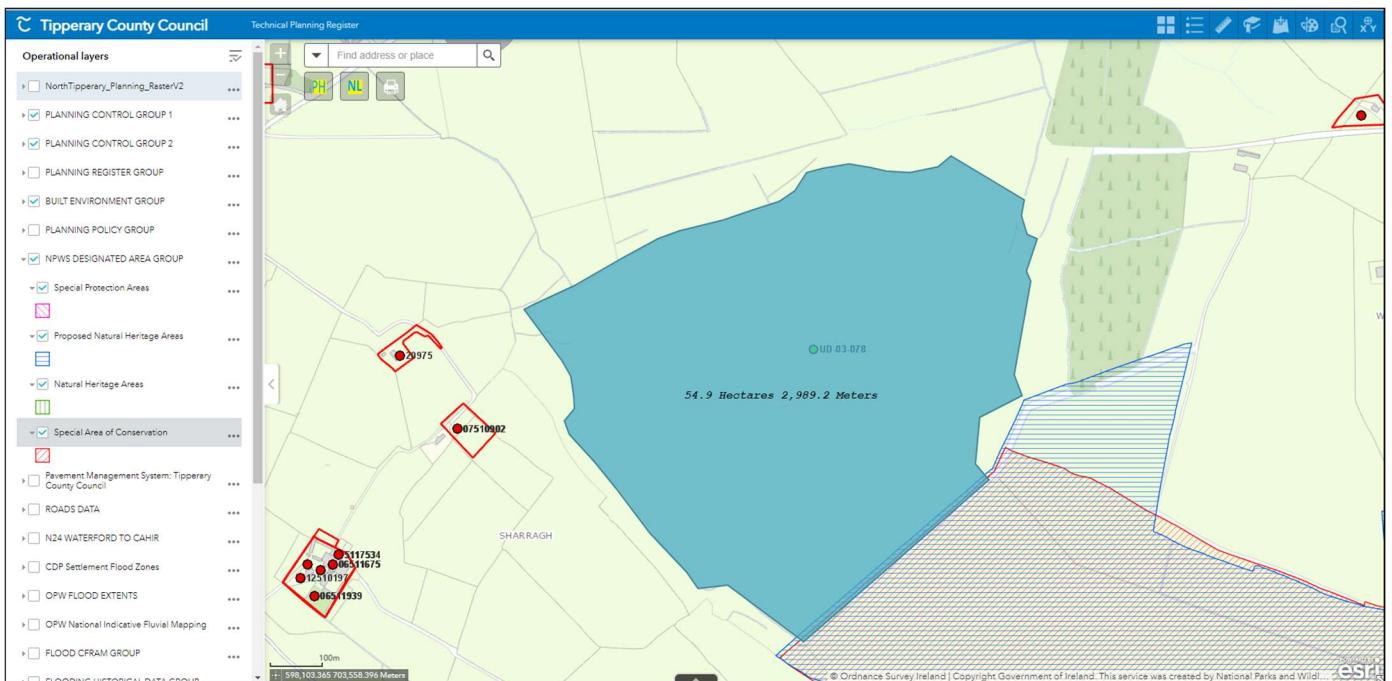
*FRA Boundaries and Plan Areas are not conclusive. See Section 6(2)(2) of the Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.

Print Current View Help

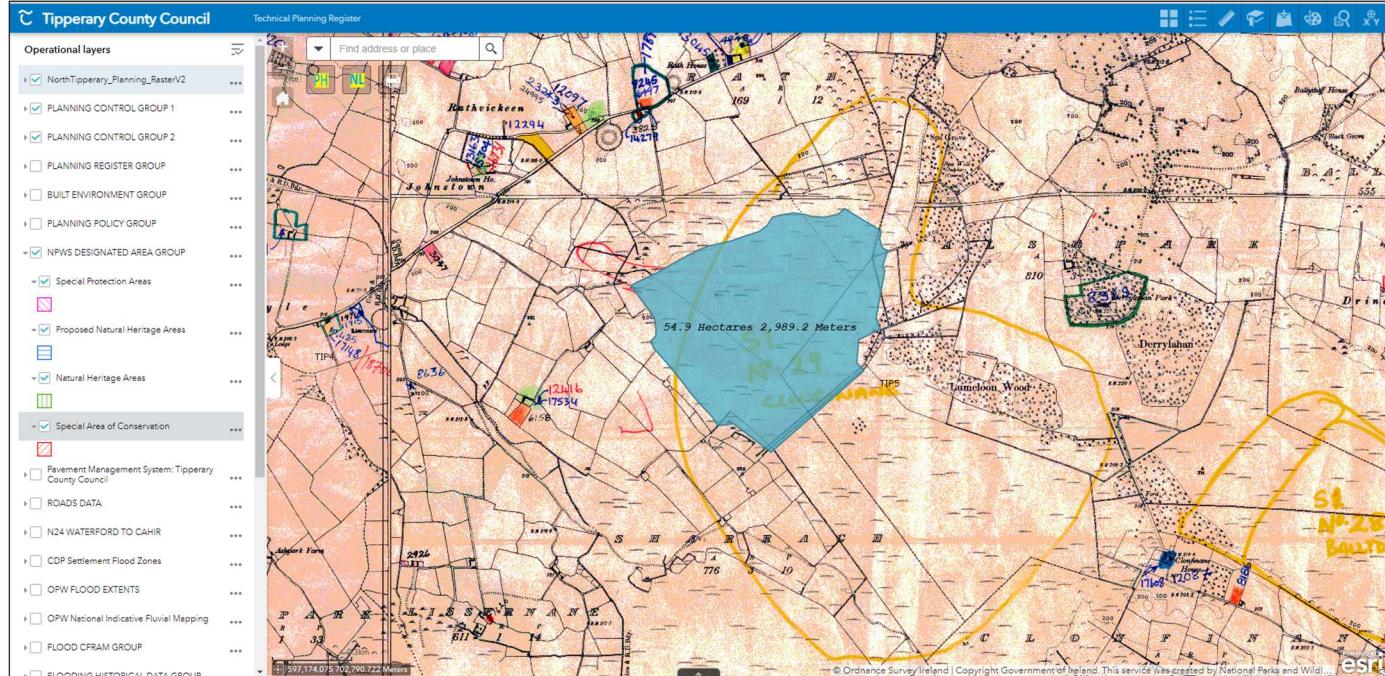
Site History

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.

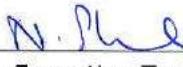
CLASS 17

- (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