

Tipperary County Council

M E M O

To: Eamon Lonergan, Director of Services

From: Marie Ryan, Senior Executive Planner

Re: Survey of Potential Peatlands

Location: Nenagh and Templemore-Thurles MD Areas, Co Tipperary

Date of Report: 24/02/2023

The following is a summary of 6 peatland site in Nenagh and Templemore-Thurles MD Areas, Co Tipperary investigated following request from Environment Protection Agency to review.

In summary:

Site 1 Monincha, Roscrea - The extraction of the peat from the bog (c.54ha) may be an issue for the EPA to authorise or enforce as the area is greater than 50ha.

Site 2 The Sheehys & Monincha, Roscrea - The extraction of the peat from the bog (c.160ha) may be an issue for the EPA to authorise or enforce as the area is greater than 50ha.

Site 3 Annagh & Straduff Bog, Graigue ED - These activities may be deemed to represent exempted development by virtue of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended), as the extraction area of the peat on this bog is less than 10 hectares (c.8.5 hectares).

Site 4 Arraghbeg, Riverstown - The extraction of the peat from this bog (c.59Ha) may be an issue for the EPA to authorise or enforce as the area is greater than 50ha.

Site 5 Glenahilty, Roscrea - The owner Mr PJ Brislane has declared that Bullrush Horticulture Ltd have ceased operations on this bog at since mid 2019.

Site 6 Sharragh, Rathcabbin - The extraction of the peat from this bog (c.54.9ha) may be an issue for the EPA to authorise or enforce as the area is greater than 50ha.

Regards,
Marie

Unauthorised Commercial Peat Extraction Sites in Co. Tipperary



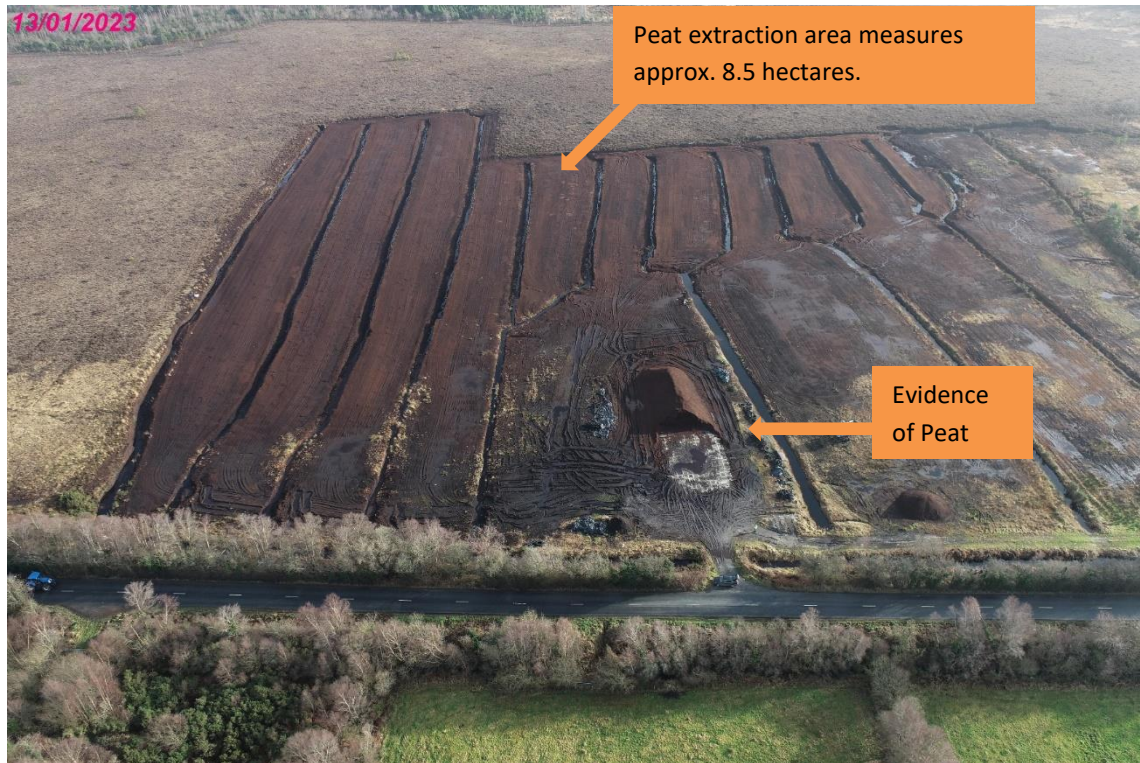
Map from EPA

- Site No.1 - Unknown, Graigue Co. Tipperary;
- Site No.2 - Klassmann Deilmann, Sharragh, Co. Tipperary (closed);
- Site No. 3 - Manorstar Ltd, Arraghbeg, Co. Tipperary;
- Site No. 4 - Breheny Peat Products, Thesheehys, Co. Tipperary;
- Site No. 5 - Klassmann Deilmann, Monaincha, Co. Tipperary
- Site No. 6 - Unknown, Ballaghveny, Co. Tipperary

Site 1 – Annagh & Straduff Bog, Graigue ED, Birr, Co. Tipperary.

A Peatland Survey of Annagh & Straduff Bog, Graigue ED took place on the 13/01/2023 with a desk top study carried out in relation to the bog.

Drone images taken on the 13/01/2023



Land Registry

There is a number of owners of the bog on land direct.

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.

Site Inspection

The subject site was inspected 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 no machinery operating on this site.

It was noted that a stock pile of peat was located adjacent to the main site entrance.

Assessment

Part 3 of Schedule 2 of the Planning & Development Regulations.

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 Jan 2023 that activities at this bog have been taking place for a considerable time.

These activities may be deemed to represent exempted development by virtue of Class 17 of Part 3 of Schedule 2 of the Planning & Development Regulations 2001 (as amended), as the extraction area of the peat on this bog is less than 10 hectares (c.8.5 hectares).

It is also noted that the bog lands are not within a designated European Natura site or a Natural Heritage site.

Site 2 - Sharragh, Rathcabbin, Roscrea, Co. Tipperary.

A drone survey of the existing bog at Sharragh, Rathcabbin took place on the 13/01/2023 with a desk top study carried out in relation to the bog.

Drone images taken on the 13/01/2023

13/01/2023



Drone Photo taken on the 13/01/2023

13/01/2023



Land Registry

There is a number of owners of the bog on land direct.

Site History

Tipperary County Council Planning Register Map; No planning permission noted on the register in relation to peat or turf cutting.

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

Site Inspection

The subject site was inspected 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.

Assessment

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 (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).

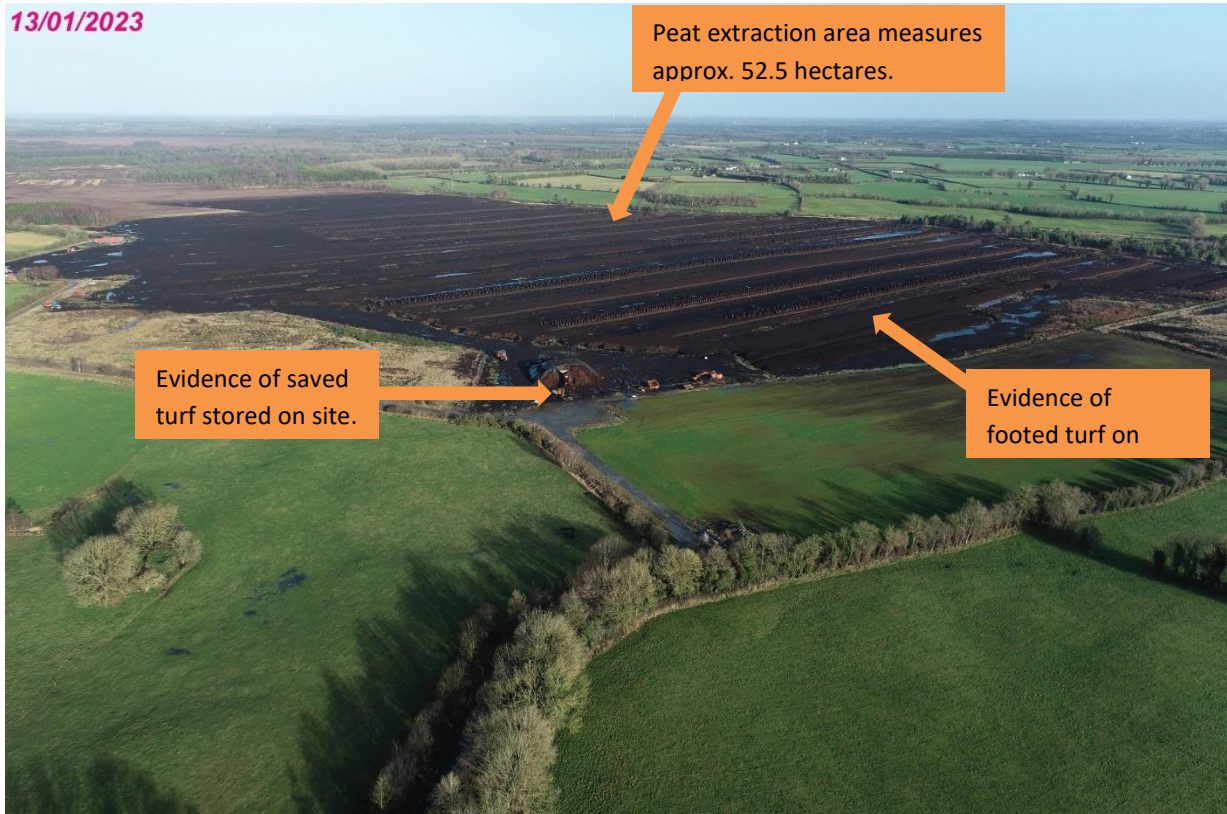
The extraction of the peat from this bog may be an issue for the EPA to authorise or enforce as the area is greater than 50ha which requires an Integrated Pollution Control licence from the EPA. This must be in place before any extraction of peat and any associated works such as drainage can take place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

Site 3 – Arraghbeg, Riverstown, Co. Tipperary.

A drone survey at Arraghbeg, Riverstown took place on the 13/01/2023 with a desk top study carried out in relation to the bog.

Drone images taken on the 01/12/2022

13/01/2023



Drone Photo taken on the 13/01/2023

13/01/2023



Land Registry

The bog is registered to Monostar Ltd. on land direct.

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.

Site Inspection

The subject site was inspected 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.

Assessment

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 not within a designated European Natura site or a Natural Heritage site.

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 50 hectares, and the overall bog size is over 59 Hectares.

Site 4 – The Sheehys & Monaincha, Roscrea, Co. Tipperary.

A drone survey of the existing bog at The Sheehys & Monincha, Roscrea took place on the 01/12/2022 with a desk top study carried out in relation to the bog.

Drone images taken on the 01/12/2022



Land Registry

There is a number of owners of the bog and with a section which is unregistered on Land Direct.

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.

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.

Assessment

Part 3 of Schedule 2 of the Planning & Development Regulations. 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 images, that activities at the bog has been taking place at this site 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).

The extraction of the peat from the 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 overall bog is approx. 160HA.

Site 5 - Monincha, Roscrea, Co. Tipperary.

A drone survey of the existing bog at Monincha, Roscrea took place on the 01/12/2022 with a desk top study carried out in relation to the bog.

Drone images taken on the 01/12/2022

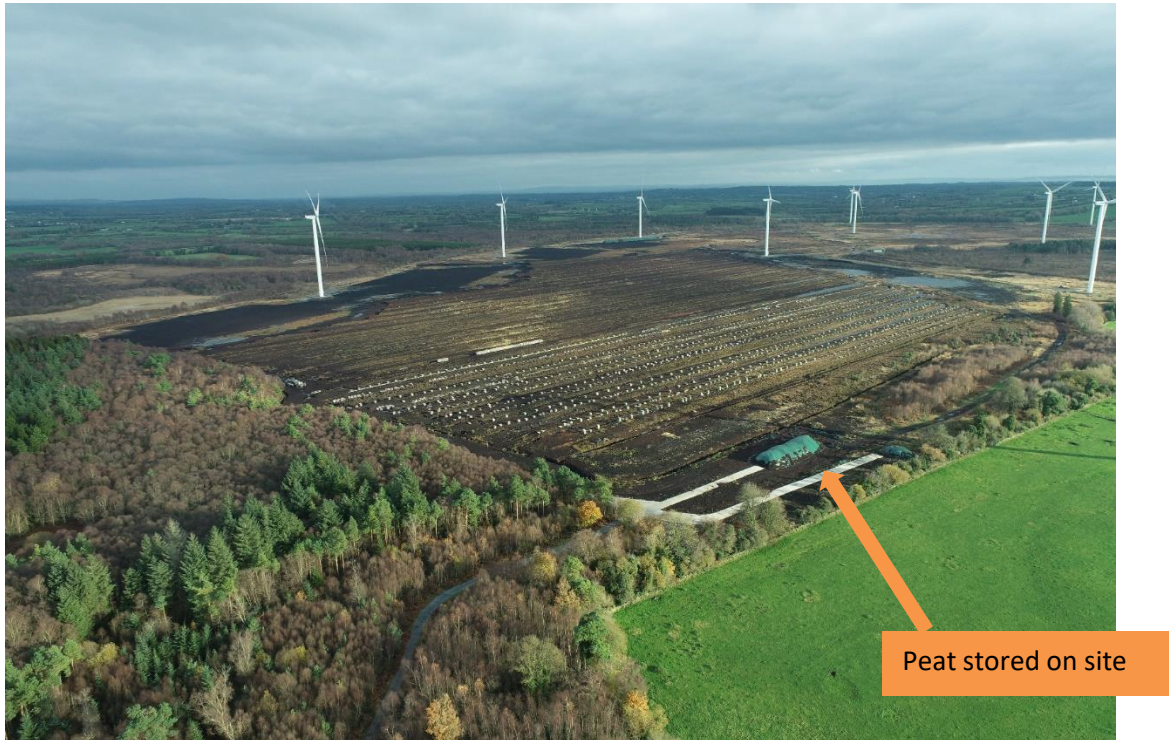


Photo taken on the 01/12/2022



Land Registry

The bog is not registered on land direct.

Site History

Tipperary County Council Planning Register Map; No planning permission noted on the register in relation to peat or turf cutting. The bog lands are not within a designated European Natura site or a Natural Heritage site but are adjacent to Monaincha Bog/Ballaghmore Natural Heritage Area. There are a number of planning applications within and abutting the bog site but these applications relate to a wind turbine farm and a proposed solar farm.

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. No machinery was observed on the site but a stock pile of peat was observed. A number of timber pallets were observed within the bog site stacked.

Assessment

Part 3 of Schedule 2 of the Planning & Development Regulations. 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 images, that activities at the bog has been taking place at this site 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).

The extraction of the peat from the 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 overall bog is approx. 54HA.

Site 6 – Glenahilty, Roscrea, Co Tipperary

A drone survey of the existing bog at Glenahilty, Roscrea took place on the 13/01/2023 with a desk top study carried out in relation to the bog.

Drone images taken on the 13/01/2023

13/01/2023



Drone Photo taken on the 13/01/2023

13/01/2023



Land Registry

The bog is registered to Patrick J. Brislane on land direct.

Site History

19/60/0859: Planning Retention permission for, existing portacabin with toilet and canteen, storage containers, weighbridge, waste water treatment system/polishing filter and yard, at Glenahilty Bog, Glenahilty, Cloughjordan, Co Tipperary, submitted by Bulrush Horticulture Ltd, Newfenry Road Baloghy Maghercfelt Co Derry BT458ND.

Decision due date 30/09/2019.

Further Information requested on 12/09/2019.

Refused permission on 06/04/2020.

Applicant appeal to ABP ref; ABP-307167-20, on 12/05/2020.

Granted permission under appeal to ABP.

UD-12-017: Non compliance with conditions 4b, c, d, 5 a & b of ABP 22.238742 (10/51/0299), Case closed.

10/51/0299: Planning permission for, proposed proprietary waste water treatment system and retention permission for existing portacabbin and storage container, at Glenahilty Bog, Glenahilty, Cloughjordan, Co. Tipperary, granted to Bulrush Horticulture Ltd under appeal, ABP ref no; 22.238742, on 11/08/2011.

UD-08-053: possible unauthorised peat extraction for commercial purposes, case closed.

5117310: Planning permission for, PERMISSION FOR PEAT EXTRACTION FOR COMMERCIAL PURPOSES, GLENHILTY CLOUGHJORDAGLENHILTY CLOUGHJORDAN, CO TIPPERARY, P.J. BRISLANE, 16/09/1995.

Site Inspection

The subject site was inspected 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 the owner **Mr PJ Brislane** was met and who declared that **Bulrush Horticulture Ltd** had ceased operations on this bog in **mid 2019**.

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

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), that activities at the bog have been taking place for a considerable time. The bog size identified in 1995 relative to present day has increased over 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 not within a designated European Natura site or a Natural Heritage site.

The size of the extraction area in this bog was approx. 42.7 hectares, and the overall bog size was in excess of 60 Hectares.

The owner **Mr PJ Brislane** has declared that **Bullrush Horticulture Ltd** have ceased operations on this bog since **mid 2019**.