

AIE Request

Ref. No. AIE 134

Requester – Right to Know

Records Released/Part Released -

Planning Enforcement File UDR 2904

Records Numbered 1 to 25

with the Exception of Record Numbered 20

Therese Kelly

From: Tracy Davis
Sent: 02 May 2024 14:29
To: PlanningEnforcement
Subject: FW: Commercial Peat Extraction at Aghafin 2
Attachments: Aghafin 01.06.2023.png; Horticulture peat 2.jpg; Commercial peat.jpg

From: Ethan Devaney (Housing) <Ethan.Devaney@npws.gov.ie>
Sent: Thursday 2 May 2024 13:51
To: Planning Department <Planning@roscommoncoco.ie>; Environment Department <Environment@roscommoncoco.ie>; Colm Kelly (Boyle MD) <colmkelly@roscommoncoco.ie>
Subject: FW: Commercial Peat Extraction at Aghafin 2

Kind regards

*Ethan Devaney
Conservation Ranger North Roscommon
National Parks & Wildlife Service
Government Buildings
Convent Road
Roscommon town
F42 VX53*

An Roinn Tithíochta, Rialtas Áitiúil & Oidhreacht
Department of Housing, Local Government & Heritage
Email: ethan.devaney@npws.gov.ie
Phone: 053 911 7682

From: Ethan Devaney (Housing)
Sent: Thursday 2 May 2024 13:46
To: 'planning@roscommoncoco.ie' <planning@roscommoncoco.ie>; 'environment@roscommoncoco.ie' <environment@roscommoncoco.ie>; 'colmkelly@roscommoncoco.ie' <colmkelly@roscommoncoco.ie>
Subject: Commercial Peat Extraction at Aghafin 1

I would like to log a complaint about commercial peat extraction taken place at the location on the complaint form attached. Please see pictures taken by me yesterday 01/05/2023 along with aerial images from google earth over the years showing the spread of extraction and drainage. This was subject to a complaint by my NPWS colleague Chris Pepiatt back in January 2022 (Enforcement complaint Reference: FS398089156).

Some of the previous Files between Chris and Council are too big to add to this email so I will forward them on after. Since this complaint in 2022 the extraction at the site has intensified and spread. This is a significant concern to the National Parks and Wildlife Service.

There has been breeding Curlew at this site. There are only 120 pairs of Curlew left and they are part of multi million euro investment by the NPWS in a conservation program to increase the numbers of curlew across Ireland. Curlew have been recorded on the bog in previous years and last year there was a nest with chicks recorded here. This year to date the birds have not returned despite efforts by nest protection officers on the



Kind regards

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Conservation Ranger North Roscommon
National Parks & Wildlife Service
Government Buildings
Convent Road
Roscommon town
F42 VX53

An Roinn Tithíochta, Rialtas Áitiúil & Oidhreachta
Department of Housing, Local Government & Heritage
Email: ethan.devaney@nps.gov.ie
Phone: 053 911 7682

Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours



Therese Kelly

From: Tracy Davis
Sent: 02 May 2024 14:29
To: PlanningEnforcement
Subject: FW: Commercial Peat Extraction at Aghafin 1
Attachments: UDR Complaint Form - Aghafin 2024.docx; UDR Complaint Form Aghafin 20220107.docx; 16-UDR 2704 28-6-2022 closed to C-signed.pdf

From: Ethan Devaney (Housing) <Ethan.Devaney@npws.gov.ie>
Sent: Thursday 2 May 2024 13:46
To: Planning Department <Planning@roscommoncoco.ie>; Environment Department <Environment@roscommoncoco.ie>; Colm Kelly (Boyle MD) <colmkelly@roscommoncoco.ie>
Subject: Commercial Peat Extraction at Aghafin 1

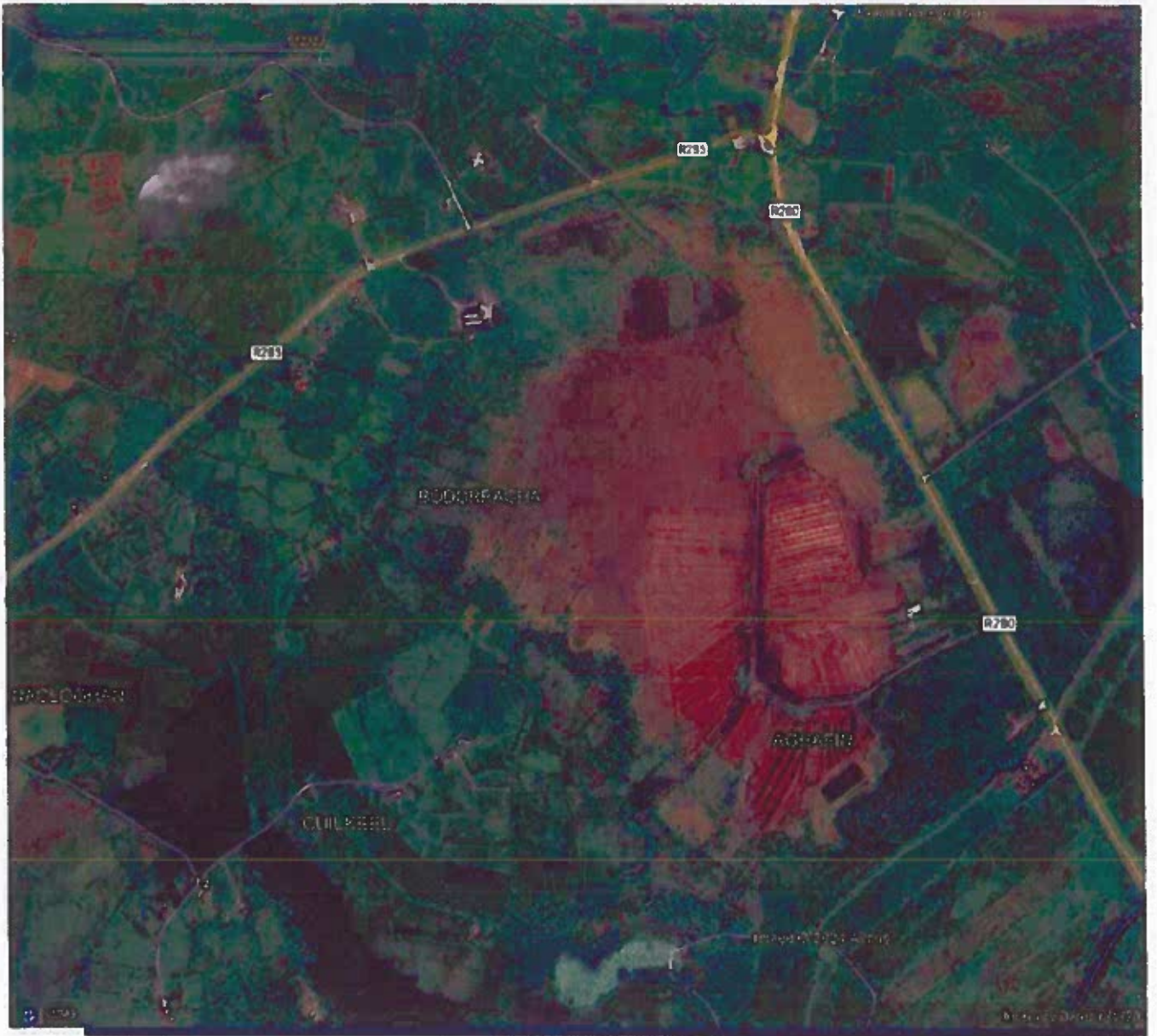
I would like to log a complaint about commercial peat extraction taken place at the location on the complaint form attached. Please see pictures taken by me yesterday 01/05/2023 along with aerial images from google earth over the years showing the spread of extraction and drainage. This was subject to a complaint by my NPWS colleague Chris Pepiatt back in January 2022 (Enforcement complaint Reference: FS398089156).

Some of the previous Files between Chris and Council are too big to add to this email so I will forward them on after. Since this complaint in 2022 the extraction at the site has intensified and spread. This is a significant concern to the National Parks and Wildlife Service.

There has been breeding Curlew at this site. There are only 120 pairs of Curlew left and they are part of multi million euro investment by the NPWS in a conservation program to increase the numbers of curlew across Ireland. Curlew have been recorded on the bog in previous years and last year there was a nest with chicks recorded here. This year to date the birds have not returned despite efforts by nest protection officers on the ground trying to locate nests. Curlew are facing extinction. We are gravely concerned about the works been carried out on this bog and fear the birds may not come back.

We would be happy to work with you in this investigation.

Please reach out to me at any stage.





Kind regards

Ethan Devaney
Conservation Ranger North Roscommon
National Parks & Wildlife Service
Government Buildings
Convent Road
Roscommon town
F42 VX53

An Roinn Tithíochta, Rialtas Áitiúil & Oldhreachta
Department of Housing, Local Government & Heritage
Email: ethan.devaney@npws.gov.ie
Phone: 053 911 7682

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ROSCOMMON COUNTY COUNCIL – PLANNING SECTION COMPLAINT OF UNAUTHORISED DEVELOPMENT

This form is to assist the Planning Section investigate alleged unauthorised developments. Completion of the following details to the fullest extent possible will assist the investigation process.

Please read notes on the reverse, prior to completing this form.

Please fully complete the following details (in BLOCK CAPITALS) and return to: Roscommon County Council, Planning Section, Áras an Chontae, Roscommon, Co. Roscommon or E-mail to planning@roscommoncoco.ie

Alleged Developer(s)/Owners Details	
Name(s):	[REDACTED]
Alleged developers address:	
Is the developer the (please tick as appropriate)	Owner <input type="checkbox"/> Occupier <input checked="" type="checkbox"/>
Location Details	
Site Address:	The site is at Aghafin, Co. Roscommon, west of the R280 and south of Arigna Bridge and Mountallen.
Eircode:	No eircode, it is an area of bog
Nature of subject site (for example building site, private garden, field etc.)	An area of bog
Alleged Unauthorised Development	
Please provide a brief description of the alleged unauthorised development	<p>A gravel access track onto peatlands was constructed in 2022 and machines were engaged in what appeared to be drainage works out on the bog. The scale of the works being carried was such that the Ranger at the time was of the belief it appeared likely that they were commercial, rather than domestic, in nature. He enquired if there is planning permission for these works and (if not) if planning permission is required for what is the apparent drainage of a wetland. Please see previous complaint planning ref UDR 2704. There is significant evidence the extraction of peat is on a commercial scale. Please see the attached pictures and previous correspondence between my colleague and Roscommon County Council. There was a breeding pair of Curlew at this site during the 2021 breeding season. The NPWS would be concerned about potential impacts on breeding Curlew, given that they are now such rare breeders in Ireland and are critically endangered with less than 120 pairs. The bird was recorded in the bog last year with a confirmed nest. To date the bird has not been recorded on the bog in 2024. This is of grave concern to the NPWS and requires an urgent response considering these birds are on the verge of extinction.</p> <p>We are happy to work with Roscommon County Council on this case.</p>
Date of commencement of development (if known):	Date: On, or shortly before 7th of January 2022.
Your details	
Your Name:	Ethan Devaney

Your Address:	National Parks & Wildlife Service Government Buildings Convent Road Roscommon town F42 VX53
Your Contact details:	Email: ethan.devaney@npws.gov.ie Tel: 085 835 4038

Instruction for use

This form is to assist the Planning Section to investigate alleged unauthorised development.

Please note that representations which are deemed to be frivolous, without substance or foundation will not be investigated. Anonymous complaints and/or complaints where contact details for the complainant are incorrect or incomplete do not assist the planning authority in framing subsequent legal action, if required, and therefore will not be investigated.

Please fully complete this form, as the information provided will assist the investigation process.

Required supporting information

The submission of additional supporting information is essential. In this regard please ensure that you attach:

- a map of the location
- Eircode, where available
- Photographs of the alleged unauthorised development

Protecting the complainant

The Planning Authority shall always seek to protect persons making a complaint and therefore all information will be treated as confidential.

At no stage will the complainant's details be made available to the owner or occupier of the alleged unauthorised development or to other members of the public.

Contacting the complainant

Please advise how you wish the Planning Authority to acknowledge your complaint and to inform you of the outcome in due course.

Please tick the appropriate box

By Post

Or

By Email

The Planning Authority recommend that all complaints are forwarded via email to

planningenforcement@roscommoncoco.ie, please ensure to enclose the required supporting information outlined above.

Please read notes on the reverse, prior to completing this form.



ROSCOMMON COUNTY COUNCIL – PLANNING SECTION COMPLAINT OF UNAUTHORISED DEVELOPMENT

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Alleged Developer(s)/Owners Details	
Name(s):	Not known
Alleged developers address:	The site is at Aghafin, Co. Roscommon, west of the R280 and south of Arigna Bridge and Mountallen.
Is the developer the (please tick as appropriate)	Owner <input type="checkbox"/> Occupier <input type="checkbox"/>
Location Details	
Site Address:	Aghafin townland, west of the R280, a new access track leaves the R280 at 54.061N -8.074W, ITM ITM E595155 N812430
Eircode:	No eircode, it is an area of bog
Nature of subject site (for example building site, private garden, field etc.)	An area of bog
Alleged Unauthorised Development	
Please provide a brief description of the alleged unauthorised development	A new gravel access track onto peatlands has recently been constructed and six machines were engaged in what appeared to be drainage works out on the bog. The scale of the works being carried was such that it appeared likely that they were commercial, rather than domestic, in nature. I would like to enquire if there is planning permission for these works and (if not) if planning permission is required for what is the apparent drainage of a wetland. There was a breeding pair of Curlew at this site during the 2021 breeding season. The NPWS would be concerned about potential impacts on breeding Curlew, given that they are now such rare breeders in Ireland.
Date of commencement of development (if known):	Date: On, or shortly before 7 th of January 2022.
Your details	
Your Name:	Dr. Chris Peppiatt, NPWS Conservation Ranger for North Roscommon
Your Address:	National Parks & Wildlife Service Government Buildings Convent Road Roscommon town F42 VX53
Your Contact details:	Email: Chris.Peppiatt@housing.gov.ie Tel: 085 7483886

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Please tick the appropriate box

By Post

Or

By Email

The Planning Authority recommend that all complaints are forwarded via email to planningenforcement@roscommoncoco.ie, please ensure to enclose the required supporting information outlined above.



Comhairle Contae
Ros Comáin
Roscommon
County Council



Email: Chris.Peppiatt@housing.gov.ie
Chris Peppiatt, National Parks & Wildlife Service
Government Buildings
Convent Road
Roscommon town
F42 VX53

Planning Ref.: UDR 2704
Date: 28 June, 2022.

Re: **Alleged unauthorised development consisting of the creation of a new gravel access track to peatlands together with drainage works at Aghafin, Co. Roscommon, (west of the R280 and south of Arigna Bridge and Mountallen).**

A Chara,

I refer to the alleged unauthorised development outlined above.

I wish to inform you that this matter has been investigated by the Planning Authority, where initial inspections found that drainage works were being carried out at this location, in advance of the turf cutting season, however not overtly visibly on a commercial scale.

A Warning Notice issued as it was felt that these works may have related to increased drainage activity in an area of peatland which may relate to commercial peat extraction without the benefit of planning permission, based on the photographs which you submitted.

Our inspector called to this location on several occasions, most recently in the last couple of days. At no time during these visits, did he find evidence that commercial activity was taking place. In fact, only on one occasion did the inspector find machinery present.

In light of the above, Roscommon County Council will not be taking any further action in relation to this matter. Therefore, I wish to advise you that this file is now closed.

Mise le meas,

Tracy Davis

Tracy Davis, Senior Executive Planner, Planning Department
Email: planningenforcement@roscommoncoco.ie

Áras an Chontae Roscommon F-42 VR98
T 090 6637100 F 090 6625599 E customerservice@roscommoncoco.ie
W roscommon.ie [Facebook](https://www.facebook.com/RoscommonCountyCouncil) [Instagram](https://www.instagram.com/roscommoncoco)



Therese Kelly

From: Tracy Davis
Sent: 02 May 2024 16:30
To: PlanningEnforcement
Subject: FW: Commercial Peat Extraction at Aghafin 3
Attachments: Aghafin 06.05.2020.png; Aghafin 15.04.2014.png; Aghafin 21.04.2020.png; Aghafin 28.10.2018.png; example of drainage.jpg; Horticulture peat.jpg

From: Ethan Devaney (Housing) <Ethan.Devaney@npws.gov.ie>
Sent: Thursday 2 May 2024 13:54
To: Planning Department <Planning@roscommoncoco.ie>; Environment Department <Environment@roscommoncoco.ie>; Colm Kelly (Boyle MD) <colmkelly@roscommoncoco.ie>
Subject: RE: Commercial Peat Extraction at Aghafin 3

Kind regards

*Ethan Devaney
Conservation Ranger North Roscommon
National Parks & Wildlife Service
Government Buildings
Convent Road
Roscommon town
F42 VX53*

An Roinn Tithíochta, Rialtas Áitiúil & Oidhreachta
Department of Housing, Local Government & Heritage
Email: ethan.devaney@npws.gov.ie
Phone: 053 911 7682

From: Ethan Devaney (Housing)
Sent: Thursday 2 May 2024 13:46
To: 'planning@roscommoncoco.ie' <planning@roscommoncoco.ie>; 'environment@roscommoncoco.ie' <environment@roscommoncoco.ie>; 'colmkelly@roscommoncoco.ie' <colmkelly@roscommoncoco.ie>
Subject: Commercial Peat Extraction at Aghafin 1

I would like to log a complaint about commercial peat extraction taken place at the location on the complaint form attached. Please see pictures taken by me yesterday 01/05/2023 along with aerial images from google earth over the years showing the spread of extraction and drainage. This was subject to a complaint by my NPWS colleague Chris Pepiatt back in January 2022 (Enforcement complaint Reference: FS398089156).

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recorded here. This year to date the birds have not returned despite efforts by nest protection officers on the ground trying to locate nests. Curlew are facing extinction. We are gravely concerned about the works been carried out on this bog and fear the birds may not come back.

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Please reach out to me at any stage.





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National Parks & Wildlife Service
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Convent Road
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F42 VX53

An Roinn Tithíochta, Rialtas Áitiúil & Oldhreachta
Department of Housing, Local Government & Heritage
Email: ethan.devaney@npws.gov.ie
Phone: 053 911 7682

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Therese Kelly

From: Tracy Davis
Sent: 02 May 2024 14:32
To: Therese Kelly
Subject: Peat extraction

Therese

Please send the files through to Shane for the Aghafin complaint and highlight the 6 week WL deadline. Mary had a meeting with the EPA today and this 6 week with WL will have to be met.

Thanks
Tracy

Tracy Davis | Planning Department
Áras an Chontae, Roscommon, Co. Roscommon. F42 VR98
☎ (090) 6637100 ✉ planningenforcement@roscommoncoco.ie
🌐 www.roscommoncoco.ie



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Sharon Kelly



From: Environmental Complaints <E.Complaints@epa.ie>
Sent: Friday 3 May 2024 13:04
To: Customer Service; Planning Department
Cc: Environment Department; Sabrina Lawless; Sarah Scott
Subject: Ref. COM018949 Concerns about unauthorised commercial peat extraction, Aghafin Bog
Attachments: COM018949 Concerns about unauthorised commercial peat extraction, Aghafin Bog.pdf

FAO: Roscommon County Council – Planning Department,

The Environmental Protection Agency (EPA) received correspondence on 02/05/2024 relating to concerns about drainage of the bog and peat extraction at Aghafin Bog, Co. Roscommon (Our Reference No. COM018949). Please see attached copy for your attention and action.

Roscommon County Council should take steps to investigate the matter using appropriate enforcement actions. You are also requested to directly contact the complainant in relation to this matter and to advise them how Roscommon County Council is investigating and dealing with the complaint.

Please use the reference number above in any further correspondence with the EPA regarding this matter.

Kind regards,

Damien Masterson

Inspector II – Complaints Team
 Office of Environmental Enforcement, Wexford
 Cigire II, Foireann Gearán
 An Oifig um Fhorfheidhmiú Comhshaoil, Loch Garman



053-9160600
E.Complaints@epa.ie
www.epa.ie



Complaint Summary Report

Complaint Number: COM018949

Licence Details

Complainant Details

Complainant Name: Mr Ethan Devaney
Complainant Address: GOVERNMENT BUILDINGS
CONVENT ROAD
ROSCOMMON

Roscommon

Confidential: No
Telephone Number:
Mobile Number: 0858354038
Email Address: ethan.devaney@npws.gov.ie
Affects Complainants: N/A

Complaint Details

Issue / Theme: Planning
Date of Occurrence: 01/05/2024 15:00
Duration: 3 years

Received Date: 02/05/2024
Record Created On: 02/05/2024 10:18
Record Created By: Eden System
Reported to Licensee by complainant: No

Odour Details

Issue Experienced:
Precipitation:
Temperature:

Odour Persistence:
Wind Strength:

Complaint Description and Location

Complaint Detail: There is commercial peat extraction taking place at the bog at Aghafin.
<https://maps.app.goo.gl/okBGFwULhtv9K8GC6>

There are various drains dug across the bog by a man known to me as [REDACTED]. He is actively draining this bog and extracting peat for horticulture. Please see the attached pictures of the bog along with images from google earth showing the extent of the drainage works over the past 3 years.

One local man has advised he owns a bank that is been harvested and did not give permission for the use of his bog. He advised there are over 40 different owners of the plots and does not understand how this man has a license to drain other peoples land. Can this please be looked into urgently as I believe this could be in breach of planning.

Complaint Location: Aghafin Bog jus off the R280

Complainant Contact with Licensee:





Comhairle Contae
Ros Comáin
Roscommon
County Council



6

Email: Ethan.Devaney@npws.gov.ie
Ethan Devaney
Conservation Ranger North Roscommon
Government Buildings
Convent Road
Roscommon Town
Co. Roscommon
F42 VX53

Planning Ref.: UDR 2904
Date: 8 May 2024.

Re: **Alleged unauthorised development consisting of the drainage of bog land and the extraction of peat for commercial purposes at Aghafin Bog, Co. Roscommon**

A Chara,

I wish to acknowledge receipt of your correspondence received on 2nd of May, 2024 in relation to the alleged unauthorised development consisting of the drainage of bog land and the extraction of peat for commercial purposes at Aghafin Bog, Co. Roscommon.

I wish to inform you that this complaint will be investigated by the Planning Authority. Please note that at all times, your details will be held in the strictest of confidence by this department.

You will be informed of our findings or the next steps in the enforcement process, where relevant, in due course.

Mise le meas,

Thérèse Kelly

For Tracy Davis, Senior Executive Planner
Planning Department
Email: planningenforcement@roscommoncoco.ie

7

MEMORANDUM

To: Shane Winters, E.P./Enforcement Inspector
Planning

From: Tracy Davis,
Senior Executive Planner
Planning

Ref.: UDR 2904

Date: 8 May, 2024

Re: Alleged unauthorised development consisting of the drainage of bog land and the extraction of peat for commercial purposes at Aghafin Bog, Co. Roscommon

I refer to the alleged unauthorised development outlined above.

Please arrange to have a site inspection carried out and let me have your report on same within 3 weeks. i.e. 23rd of May, 2024 or at your earliest convenience.

Please note that under Section 152 of the Planning Development Act, 2000, a Planning Authority shall issue the Warning Letter not later than 6 weeks after receipt of representation i.e. in this case 13th of June, 2024.

Therese Kelly

*for Tracy Davis,
Senior Executive Planner
Planning Department*

8

Therese Kelly

From: Therese Kelly on behalf of PlanningEnforcement
Sent: 08 May 2024 16:46
To: 'Ethan.Devaney@npws.gov.ie'
Subject: UDR 2904
Attachments: 5-UDR 2904 8-5-2024 Ack.pdf

A Chara

Please see attached.

Mise, le meas

Thérèse Kelly, Staff Officer, Planning Department
Áras an Chontae, Roscommon Town, Co. Roscommon. F42 VR98
☎ (090) 6637157 ✉ planningenforcement@roscommoncoco.ie
🌐 www.roscommoncoco.ie



Comhairle Contae
Ros Comáin
Roscommon
County Council



Therese Kelly

From: Irish Peatland Conservation Council <bogs@ipcc.ie>
Sent: 16 October 2023 11:55
To: PlanningEnforcement; info@epa.ie
Subject: Aghafin Bog County Roscommon - peat extraction

Dear Planning Department & Environmental Protection Agency,

A member of the public living local to Aghafin Bog is concerned that there is no proper planning or oversight to a large peat extraction development currently destroying Annex I Raised Bog habitat (EU Habitats and Species Directive).

The development is located at <https://maps.app.goo.gl/U1LmX8CTPnoNq8iXA> .

We have had a look to see if the the development is licensed under the IPC extractive industry system but can not see it listed, even though the development is over 30ha.

Using the OSI Geohive mapping we can see that drainage has been more intensive since 2001 in this bog but the extractive actions must be more recent as it is not visible on current bing maps but is visible on current google maps.

Please see recent images taken by the anonymous local who enquired with The Irish Peatland Conservation Council (attached) showing the large amount of sod moss product stacked drying for export. This peat product is taken from the top of the bog, the living layer, causing direct loss of habitat and biodiversity decline from one of the rarest habitats in Europe. This has created an open mine releasing emissions to air and water which taxes and government spending will have to fix while the developer prospers. As this site is not monitored under the EPA or National Parks and Wildlife Service what oversights do the developers have to adhere to? It is not possible to even see silt ponds which would at least catch some of the organic particulate matter before reaching the neighbouring waterways.

County Roscommon once had 39,764ha of raised bog habitat but this had been reduced to 7,698ha (19.3%) in 2021 (Peatlands & Climate Change Action Plan 2023, IPCC, 2021), the peatland habitat in County Roscommon now has been reduced further by this development highlighting that the Biodiversity emergency is still in full swing.

There is still intact raised bog on this site and there is a chance for remediation, restoration and rehabilitation which would help reverse the current biodiversity emergency officially announced by Government in 2019, or if allowed to be destroyed, it will contribute further to climate change and the destruction of our native species, terrestrial and aquatic.

Please investigate this development and initiate enforcement procedures if found to be operating outside planning legislation.

We await your response.

Kindest Regards

Tristram Whyte BSc (Hons) Applied Freshwater & Marine Biology
Conservation, Policy & Fundraising Officer
Irish Peatland Conservation Council
Lullymore
Rathangan

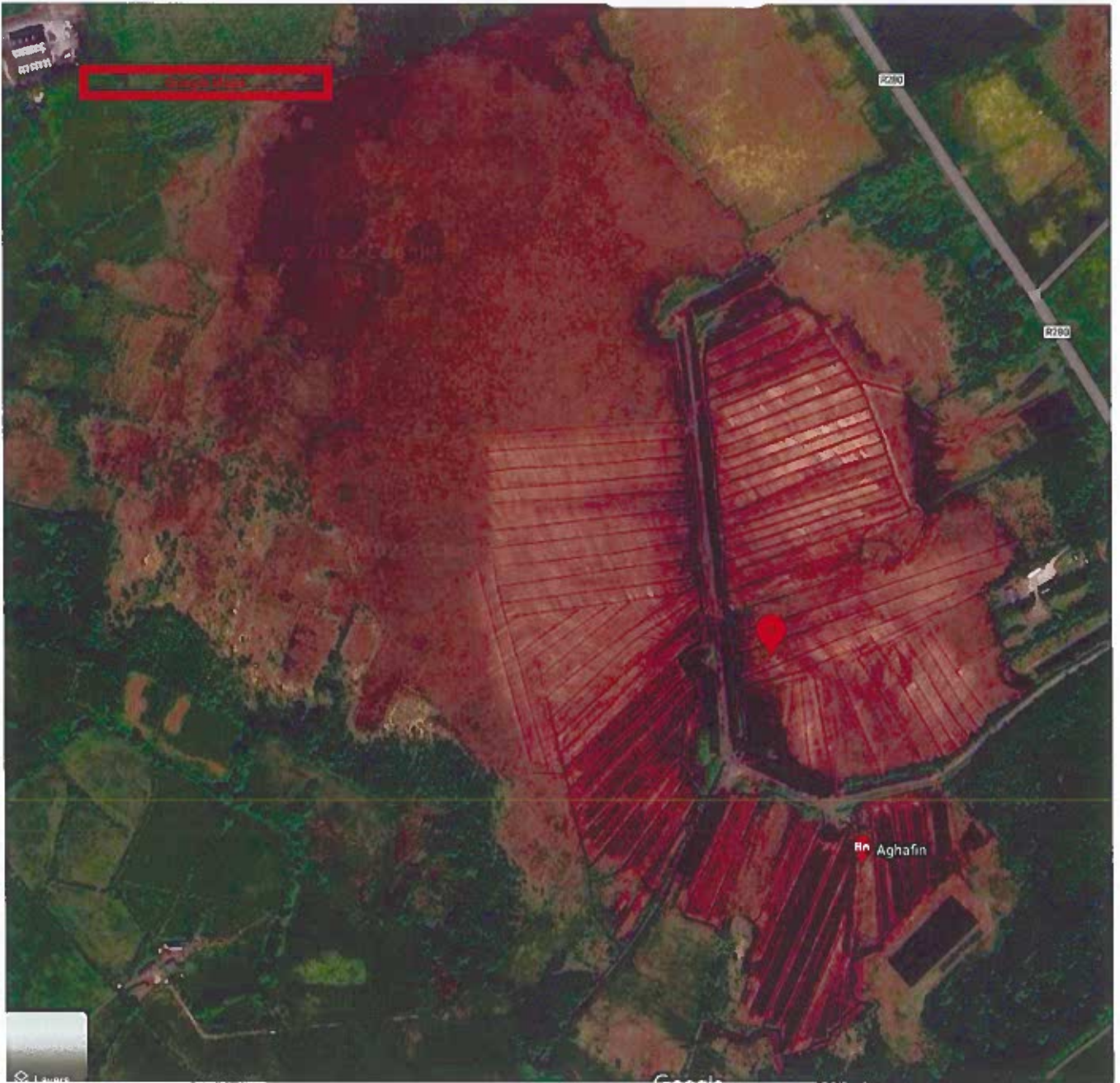
Co. Kildare
R51 V293

045 860133
bogs@ipcc.ie
CHY6829

Registered Charity Number 20013547

Visit <http://www.ipcc.ie> to learn all about the Save the Bogs Campaign or to arrange your visit to the Bog of Allen Nature Centre







UDR 2904 – Addendum



DRAINS PRE 2020

DRAINS JUNE 2023

●
WARNING NOTICE

<p>ROSCOMMON COUNTY COUNCIL Planning Section Newry Campus, Roscommon Phone 087 8612175 M. O'Connell Acting Director of Services</p>	<p>ACHAFIN BOG UNAUTHORIZED DEVELOPMENT PLAN</p>	<p>Project: UDR 2904 ACHAFIN BOG</p>	
		<p>Title: GOOGLE EARTH IMAGERY OF DRAINAGE/PLANT EXTRACTION</p>	
		<p>Scale: 1:250</p>	<p>Date: 17/08/2024</p>
		<p>Scale: 1:250</p>	<p>Project: UDR 2904 ACHAFIN BOG-REG-011</p>





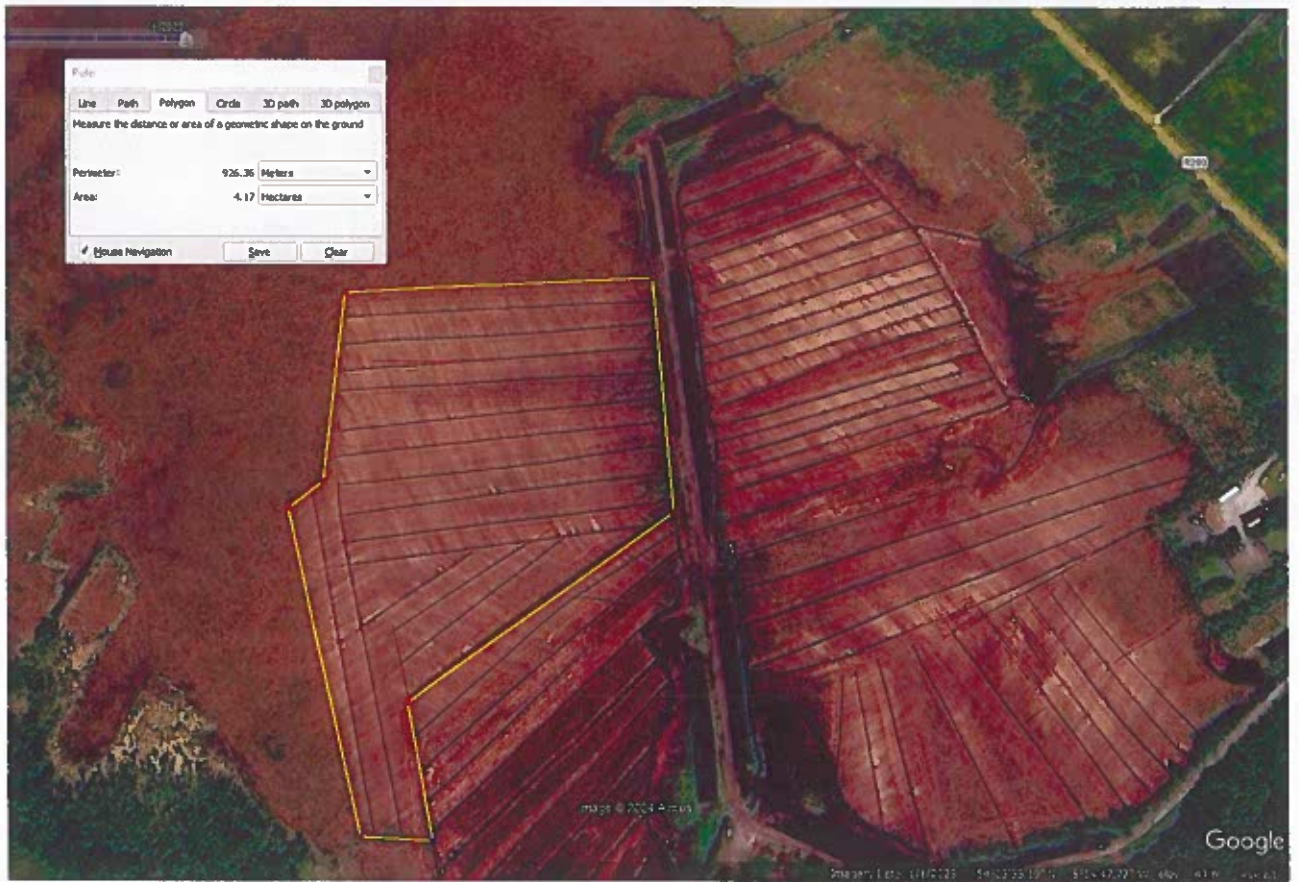
Photo taken with Warning Letter Notice erected on site (14th June 2024) and a drain excavated in the background (P10 as per maps on previous page)



Photo taken with Warning Letter Notice erected on site (14th June 2024) and a drain excavated in the background (P11 as per maps on previous page)



Google Earth Pro aerial image on 01/06/2023



Google Earth Pro aerial image on 01/06/2023 of measured area of intensified/expanded peatland extraction (4.17ha)



RCCs MapGenie Ortho 1996 with little evidence of drains excavated to the west of existing bog road



RCCs MapGenie Ortho 1996-2000 with little evidence of open drains to the west of the existing bog road



RCCs MapGenie Ortho 2001-2005



RCCs MapGenie Ortho 2006-2012



RCCs MapGenie Ortho 2013-2018



RCCs Bluesky Aerial Photography



Comhairle Contae
Ros Comáin
Roscommon
County Council



REGISTERED POST.



21

Planning Ref.: UDR 2904
Date: 12 June, 2024

WARNING LETTER

AS PRESCRIBED UNDER SECTION 152 OF PLANNING & DEVELOPMENT ACT, 2000 as amended

Development: Alleged unauthorised development consisting of the expansion of peat extraction and carrying out of drainage works without the benefit of planning permission on lands at Aghafin and Bodórragha Townlands, (west of the R280), Co. Roscommon.

A Chara,

It has come to the attention of Roscommon County Council, being the Planning Authority for the area in which the land concerned is situated and as set out in the First Schedule, that an unauthorised development may have been, is being or may be carried out.

- (a) Please note that you may make submissions or observations in writing to the Planning Authority regarding the purported offence not later than four weeks from the date of the service of the Warning Letter i.e. 9th of July, 2024

AND FURTHER NOTE that when a Planning Authority considers that unauthorised development has been, is being or may be carried out, an Enforcement Notice may be issued.

Officials of the Planning Authority may at all reasonable times enter on the land for the purposes of inspection.

CERTIFIED A TRUE COPY

12 JUN 2024

SIGNATURE



Comhairle Contae
Ros Comáin
Roscommon
County Council



AND FURTHER TAKE NOTICE that a person who is guilty of an offence under Section 151 and 154 shall be liable: -

- (a) on conviction on indictment, to a fine not exceeding €12,697,380.00 or to imprisonment for a term not exceeding 2 years, or to both, or
- (b) on summary conviction, to a fine not exceeding €5,000, or to imprisonment for a term not exceeding 6 months, or to both.

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Any costs reasonably incurred by the Planning Authority in relation to enforcement proceedings may be recovered from a person on whom an Enforcement Notice is served or where court action is taken.

This matter is currently being investigated by Roscommon County Council. If you wish to have your written submission considered by the Planning Authority, please do so within four weeks from the date of the service of this letter, i.e. 9th of July, 2024

FIRST SCHEDULE

Alleged unauthorised development consisting of the expansion of peat extraction and carrying out of drainage works without the benefit of planning permission on lands at Aghafin and Bodorragha Townlands, (west of the R280), Co. Roscommon.

Mise, le meas,

Tracy Davis

Tracy Davis, Senior Executive Planner
Planning Department
Email: planningenforcement@roscommoncoco.ie

CERTIFIED A TRUE COPY

12 JUN 2024

SIGNATURE



Comhairle Contae
Ros Comáin
Roscommon
County Council



REGISTERED POST.



22

Planning Ref.: UDR 2904
Date: 12 June, 2024

WARNING LETTER

AS PRESCRIBED UNDER SECTION 152 OF PLANNING & DEVELOPMENT ACT, 2000 as amended

Development: Alleged unauthorised development consisting of the expansion of peat extraction and carrying out of drainage works without the benefit of planning permission on lands at Aghafin and Bodorrágha Townlands, (west of the R280), Co. Roscommon.

A Chara,

It has come to the attention of Roscommon County Council, being the Planning Authority for the area in which the land concerned is situated and as set out in the First Schedule, that an unauthorised development may have been, is being or may be carried out.

- (a) Please note that you may make submissions or observations in writing to the Planning Authority regarding the purported offence not later than four weeks from the date of the service of the Warning Letter i.e. 9th of July, 2024

AND FURTHER NOTE that when a Planning Authority considers that unauthorised development has been, is being or may be carried out, an Enforcement Notice may be issued.

Officials of the Planning Authority may at all reasonable times enter on the land for the purposes of inspection.

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REGISTERED POST



23

Planning Ref.: UDR 2904
Date: 12 June, 2024

WARNING LETTER

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Email: planningenforcement@roscommoncoco.ie

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12 JUN 2024

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Comhairle Contae
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Roscommon
County Council



REGISTERED POST,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

24

Planning Ref.: ÚDR 2904
Date: 12 June, 2024

WARNING LETTER

AS PRESCRIBED UNDER SECTION 152 OF PLANNING & DEVELOPMENT ACT, 2000 as amended

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25

Planning Ref.: UDR 2904
Date: 12 June, 2024

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