



**An  
Bord  
Pleanála**

**Pre-Application Consultation  
pursuant to Section 177E(1A) of the  
Planning and Development Acts,  
2000-2021, as amended**

**Inspector's Report on  
323931-25**

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<b>Proposed Development</b>	Retention of historical peat extraction works and associated ancillary activities works
<b>Location</b>	Littleton, Longfordpass, Lanepark and Derryvella Bogs in County Tipperary.
<b>Planning Authority</b>	Tipperary County Council
<b>Prospective Applicants</b>	Bord Na Móna
<b>Date of Consultation Meeting</b>	13/02/2026
<b>Inspector</b>	Bébhinn O'Shea

## 1.0 Introduction

The Commission received a request on the 3<sup>rd</sup> December 2025 from Fehily Timoney & Company consultants on behalf of Bord Na Móna, to enter into pre-application consultations under section 177E(1A) of the Planning and Development Act, 2000, as amended. The Commission decided to grant this request from the prospective applicants.

One pre-application consultation meeting was held on 13/2/2026. The purpose of this report is to inform the Commission of the nature of the pre-application consultations undertaken, pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.

## 2.0 Site Location

The subject lands are located at Littleton, Longfordpass, Lanepark and Derryvella Bogs in County Tipperary. The lands are generally east of Thurles, and crossed by the M8.

The site area is stated to be c. 1,616 ha.

A number of other uses are evident within the identified site including briquette factory, shooting range, amenity area/trail and carpark.

Nearest European Sites are the Lower River Suir SAC c. 9km west and Special Area of River Barrow and River Nore SAC c. 9km east. Kilcooly Abbey Lake pNHA is c. 5km from the site.

## 3.0 Description of Proposal

Retention of historical peat extraction works and associated ancillary activities works.

## 4.0 Planning History

ABP Ref 316033-23 application for leave to apply for substitute consent; deemed withdrawn in January 2024, following commencement (December 2023) of the transitional provisions outlined in Section 41 of the Planning and Development, Maritime and Valuation (Amendment) Act, 2022.

20/802 Permission granted for the erection of a guyed wind monitoring mast.

25/60154 and ACP-323662-25 Permission granted on appeal for a recreational shared cycle and walkway to connect into the existing Loch Dhoire Bhile Loop

25/60196 Application by Premier Engineering for permission for the construction of two new buildings. Currently on Further Information.

## 5.0 **Legislation**

Any subsequent application for Substitute Consent will be lodged under the provisions of section 177E of the Planning and Development Act, 2000, as amended and Part 19 of the Planning and Development Regulations, 2001, as amended.

## 6.0 **Prospective Applicant's Case**

The prospective applicant stated that substitute consent is being sought for

- installation of surface water drainage infrastructure (1988 to present day),
- vegetation clearance and industrial scale peat extraction (1988 to 2017),
- use and maintenance of pre-existing ancillary supporting infrastructure and services (1988 to present day),
- control measures associated with the above inclusive of IPC licence measures (2001 to present day),
- ancillary works.

## 7.0 **Pre-Application Consultation Meeting**

A Pre-Application Consultation meeting took place via Microsoft Teams on the 13/02/2026. Representatives of the prospective applicant and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting. The prospective applicant was advised in advance of the meeting that the

consultation would relate solely to the administrative procedures around the lodgement of an application, and any associated requirements.

This report should be read in conjunction with the written record on file of the pre-application consultation meeting held with the prospective applicant. It is not proposed to repeat the contents of those records in detail here. The main topics discussed at the meeting were as follows:

- Description of development and relevant background
- The scope of any prospective application for Substitute Consent.
- Procedural advice with regard to any subsequent application.

## 8.0 Conclusion

The meeting concluded with An Coimisiún Pleanála representatives stating that they did not foresee the need for a further meeting but if requested by the prospective applicant, the request would be examined.

Following conclusion of the pre-application consultation meeting, the prospective applicant was furnished with a copy of the meeting record and provided with an opportunity to comment thereon. No comments were received.

I therefore recommend that the pre-application consultation process should be closed.

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Bébhinn O'Shea  
Senior Planning Inspector  
11<sup>th</sup> March 2026