

## OBSERVATIONS ON FURTHER INFORMATION

Substitute Consent Application SU19.323676

Section 177E, Planning and Development Act 2000 (as amended) for peat extraction and ancillary works relating to Lemanaghan Bog, Co.Offaly.

Lemanaghan Bog in the townlands of Cooldorragh, Kilnagarnagh, Cappanalosset, Tumbeagh, Killaghintober, Castlearmstrong, Leabeg, Cornafurrish and Corrabeg, Lemaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Ber and Corbane, Co Offaly.

Case Number: ACP-323676-25

Observer:

Deborah Corcoran

Secretary,

Leamonaghan Graveyard & Heritage Site Group,

Leamonaghan

Ballycumber

Co.Offaly

AN COIMISIÚN PLEANÁLA	
LDG- _____	
ACP- _____	
18 FEB 2026	
Fee: € _____	Type: _____
Time: 9:15	By: Post

17<sup>TH</sup> February, 2026

Dear Sir/Madam,

I refer to the above and list hereunder my observations:

1. I cannot find any evidence to support ownership by Bord na Mona Energy Ltd. of "Brouders Road" (highlighted in blue – from "C" to "D" in the attached map). This road is used by the Brouder family on a daily basis for, at least, the last 60 years, to farm their land, highlighted as "E" on the attached map.
2. I cannot find any evidence to support ownership by Bord na Mona Energy of the "Banagher Line" (highlighted in black – from "A" to "B" in the attached map). This is the old railway line that ran from Clara to Banagher many years ago. The Banagher line has, for many years, been used by locals to work on their turf banks which are located along the Banagher Line, and for the Doyle family to tend to their animals on their lands which they own, along the Banagher line – indicated as "F" in the attached map.

3. On 8<sup>th</sup> September, 2021, a local resident, Sean Corcoran received a letter from Bord na Mona – copy of letter and map attached – appendix 1. In this letter, Bord na Mona state that they intend to register their right of way on the road which is indicated with a red line on the map. Mr. Corcoran contacted his solicitor, Des Houlihan in relation to same. Mr. Houlihan checked the matter out and it transpired that the road was / is in charge of Offaly County Council – a public road. (Appendix 2 – see response from Solicitor and Offaly County Council)  
I don't understand why Bord na Mona felt the need to register a "right of way" on this road which was/is classified as a public road.
4. See appendix 3. These are examples of S49 Applications by Bord na Mona Energy Limited, back in 2021, on 4 four plots in the Derrica More area. Bord na Mona had milled peat for over 30 years on these plots without having title to them.

I trust you will take into consideration the above observations.

Yours faithfully,

  
Deborah Corcoran

Sean Corcoran,  
Lemanaghan,  
Ballycumber,  
Co. Offaly.

8<sup>th</sup> September 2021

Our Ref: Group00212/OC

RE: Right of Way at Lemanaghan, Co. Offaly.

Dear Mr Corcoran,

We are writing to you in connection with Bord na Mona's right of way which crosses lands owned by you at Lemanaghan, Co. Offaly. We enclose a map of the entire Right of Way marked in red.

You may be aware that the Land and Conveyancing Law Reform Act 2009 requires that landowners apply to the Land Registry to formally register any unregistered rights of way that they have held for twenty years or more.

Bord na Mona's solicitors are commencing the registration process for all of its Rights of Way, including this Right of Way, and an application will be lodged to the Land Registry in the coming weeks. The Land Registry will then write to you to notify you that our application has been lodged.

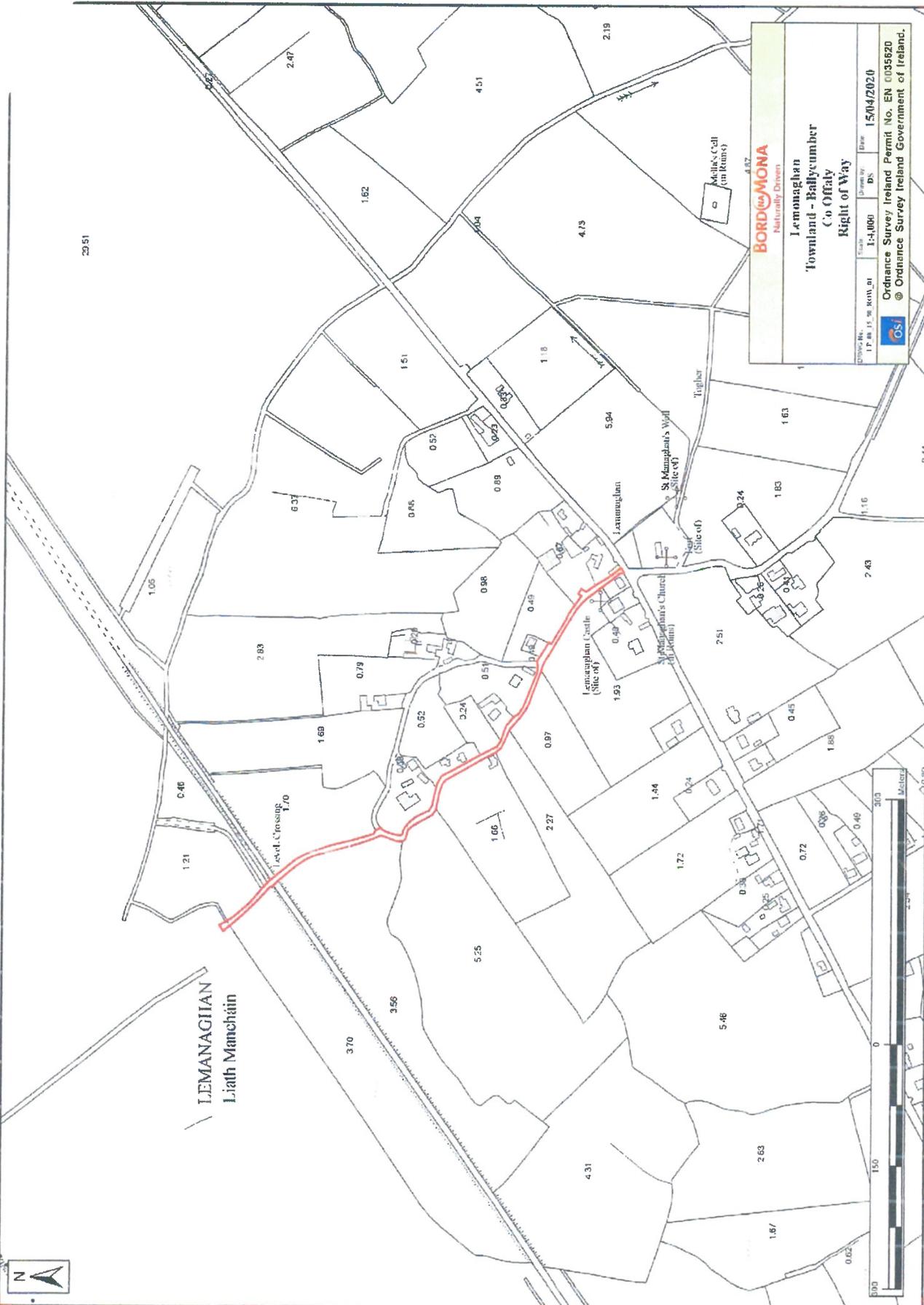
The purpose of this letter is just as a courtesy to let you know that Bord na Mona is commencing this process under the 2009 Act, and to let you know to expect a letter from the Land Registry about it. If you wish, you can write to us confirming that you have no objection to Bord na Mona making an application to the Land Registry for formal registration of our Right of Way over that part of the access route owned by you and we would greatly appreciate that.

If you have any questions, please do not hesitate to contact us. We would be happy to call to you to discuss this if you wish once the current Public Health Emergency has ended.

Yours sincerely

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ROISIN GILES  
Junior Legal Executive  
Roisin.giles@bnm.ie



**BORD na MONA**  
Naturally Driven

Lemnagh  
Townland - Ballycumber  
Co Offaly  
Right of Way

Scale: 1:1,000 Date: 15/04/2020

OSI Ordnance Survey Ireland Permit No. EN 0035620 © Ordnance Survey Ireland Government of Ireland.

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**Right of Way**

6 messages

**Des Houlihan** <des@dahoulihan.ie>

Fri, Sep 24, 2021 at 2:17 PM

To: "lemonaghan2@gmail.com" &lt;lemonaghan2@gmail.com&gt;

Sean &amp; Dora

I refer to our telephone conversation on Monday and I subsequently sent the Bord na Mona map to Offaly County Council requesting clarification whether or not the "right of way" marked in red on the Bord na Mona map was a public road or a private road. I am now attaching the roads & services certificate dated the 24 September 2021 received from Offaly County Council and you will note the section of the road marked in pink on the Council's map is in charge (i.e. public), whereas the section marked in blue is not in charge (i.e. private).

As discussed on Monday, I do not see why a right of way would need to be registered over a public road.

My understanding is that you do not own the land adjoining the private road marked in blue on the Council's map so again it is not clear why Bord na Mona would have written to you in relation to the matter.

I hope this is clear. If there is anything else you would like to check with me, please let me know.

Regards

Des Houlihan

D.A. Houlihan LLP

Solicitors

John's Place

Birr

Co Offaly

DX 15003 BIRR

Tel: 00 353 57 9120026

## Offaly County Council

Áras an Chontae, Charleville Road,  
Tullamore, Co. Offaly, R35 F893.

## Comhairle Chontae Uíbh Fhailí

Áras an Chontae, Bóthar Charleville,  
An Tulach Mhór, Contae Uíbh Fhailí, R35 F893.



T 057 9346800 F 057 9346868 / [www.offaly.ie](http://www.offaly.ie) / [customerservices@offalycoco.ie](mailto:customerservices@offalycoco.ie)

24<sup>th</sup> September 2021

### DA Houlihan & Son Solicitors

John's Place

Birr

Co. Offaly R42 AC63

Your Ref: DH/EM/COD100/0013/18192

## Roads and Services In Charge Certificate 21-274

*Leamonaghan, Ballycumber, Co. Offaly*

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Dear Sir/Madam,

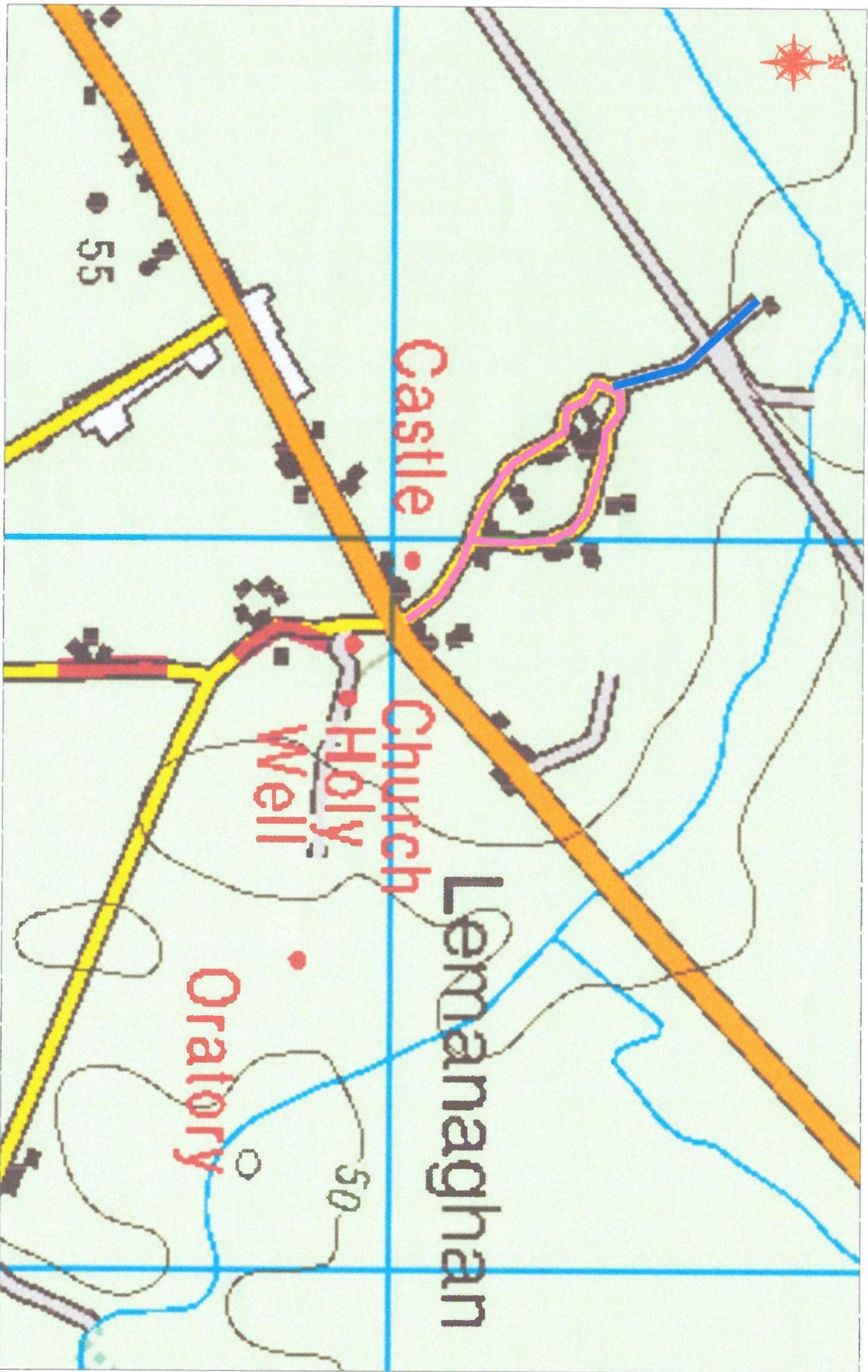
I refer to your correspondence dated 20<sup>th</sup> September 2021 in relation to the above and wish to confirm the road marked PINK on the attached map is the L-70201 and is in the charge of Offaly County Council. The road marked BLUE on the attached map is a private road and is not in the charge of Offaly County Council.

The Boher Group Water Scheme services this area. There are no public sewerage services at this location.

While every effort has been made to ensure the accuracy of the information provided above, if you have any queries, please do not hesitate to contact this office.

Yours faithfully

*for Administrative Officer*  
*Roads Section*



Offaly  
County  
Council

Tom Shanahan, CEng, F.I.R.I.,  
Director of Services  
Areas an Chonclae,  
Charleville Rd., Tullamore.

Project  
Roads & Services in Charge

Title  
Location: Lemnaghnan Pink road: L- 70201 Blue road: Private

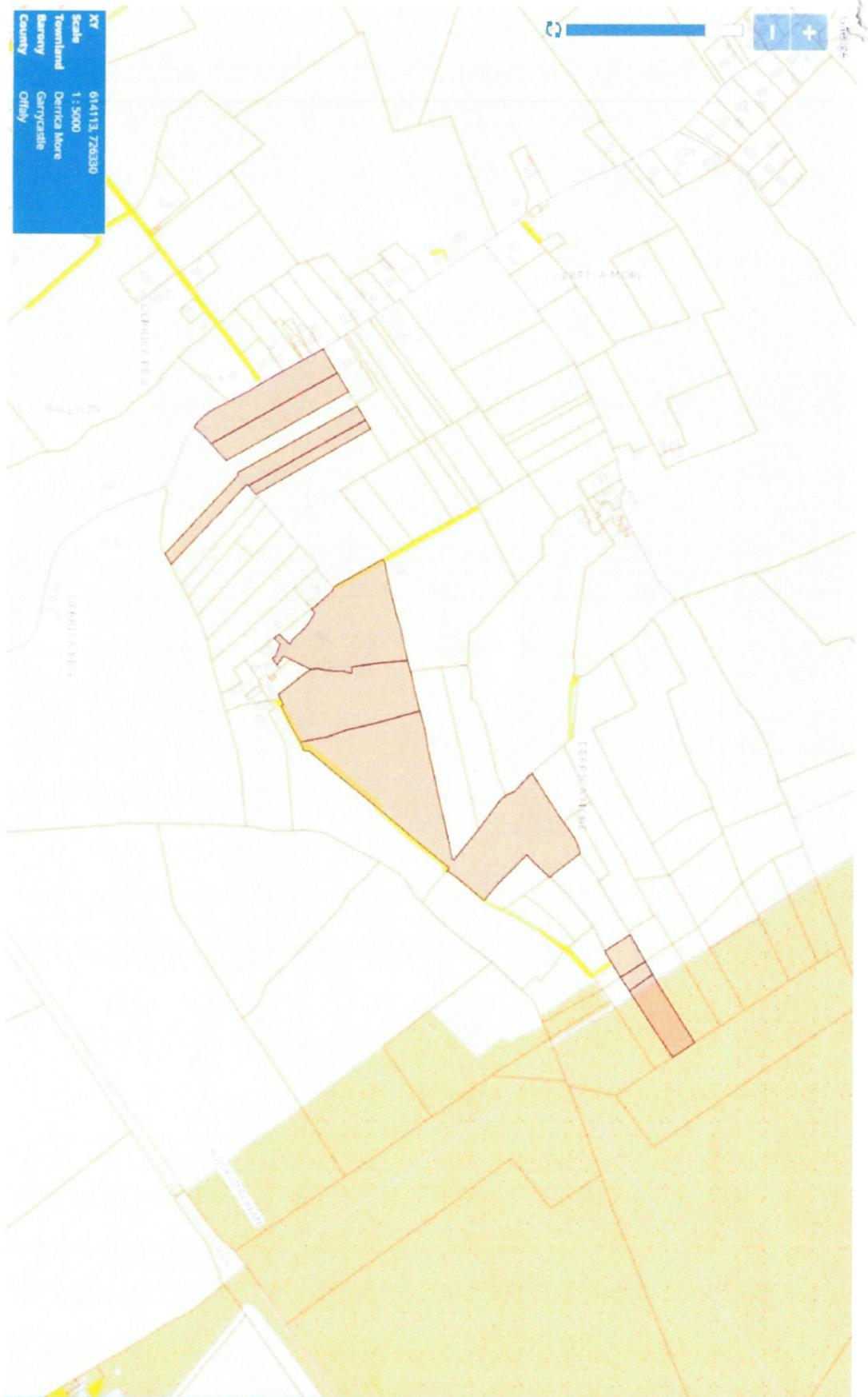
# Applications Report

## Search Criteria

Application Number	
Date	21/07/2021
Filter Applied	

## Application Details

Application Number	Date Lodged	Application Type(s)	Application Status	Applicant	Lodged By	Reference	Associated Folios
D2021LR024969W	12/03/2021 00:00:00	Section 49 Case	Awaiting Attention	BORD NA MONA ENERGY LIMITED	BEAUCHAMPS SOLICITORS	BOR17 2 Plot 22C3 A Brazil Lemanaghan	OY12312F



XT 614113 726330  
 Scale 1 : 5000  
 Township Orrick More  
 Range Garrycastle  
 County Orlay

Property Detail

> Back  
 Folio Number C112312F  
 Title Level Feehold  
 Plan Number 21  
 Property Number 1  
 Area of selected plans 11.43 Acres  
 Number of Plans on 10  
 this folio:  
 Address Not Available

View Folio PDF Request Certified Copy  
 The following Applications are Pending on this Folio  
 D2021E.R024969W Amending Application  
 Q2015L.R014731J For Further Attention

Note: The applications are not conclusive. For more information, please contact the Planning Department at 714.841.2222, ext. 2222.

Print Current View Help

Please Note  
 Your current balance is  
 \$56

# Applications Report

## Search Criteria

Application Number	
Date	21/07/2021
Filter Applied	

## Application Details

Application Number	Date Lodged	Application Type(s)	Application Status	Applicant	Lodged By	Reference	Associated Folios
D2021LR024973R	12/03/2021 00:00:00	Section 49 Case	Awaiting Attention	BORD NA MONA ENERGY LIMITED	BEAUCHAMPS SOLICITORS	BOR17 2 Plot 22C4 Rourke Lemamaghan	OY12311F



Property Details

> Back  
 Folio Number 0112311F  
 Title Level Freehold  
 Plan Number 102  
 Property Number 1  
 Area of selected plans 5.99 hectares  
 Number of Plans on this folio 13  
 Address N31-A-248B  
 View Folio PDF Request Certified Copy

The following Applications are Pending on this folio  
 D2021LH024973R Auction application  
 Q2015LH014778C Mapped

-Note: Some applications are not conclusive  
 For more information on the status of applications, please contact the relevant authority.  
 The following Applications are Pending on this folio

Print Current View  
 Help

Please Note  
 Your current balance is  
 €56

# Applications Report

## Search Criteria

Application Number	
Date	20/07/2021
Filter Applied	

## Application Details

Application Number	Date Lodged	Application Type(s)	Application Status	Applicant	Lodged By	Reference	Associated Folios
D2021LR024865N	12/03/2021 00:00:00	Section 49 Case	Awaiting Attention	BORD NA MONA ENERGY LIMITED	BEAUCHAMPS SOLICITORS	BOR17.2 Plot 22C D Egan Lemnaghara	0Y12286F



XY 613804, 726072  
 Scale 1 : 5000  
 Townland Derricka More  
 Barony Garrycastle  
 County Offaly

Property Details

Back  
 Folio Number D1112366F  
 Title Level Freehold  
 Plan Number 56  
 Property Number 2  
 Area of selected plans 0.90 hectares  
 Number of Plans on this folio 1  
 Not Available  
 Address  
 View Folio PDF Request Certified Copy  
 The following Applications are Pending on this folio  
 D1021M024865N Amending Extension

Print Current View  
 Help  
 Please Note  
 Your current balance is €96

# Applications Report

## Search Criteria

Application Number	
Date	21/07/2021
Filter Applied	

## Application Details

Application Number	Date Lodged	Application Type(s)	Application Status	Applicant	Lodged By	Reference	Associated Folios
D2021LR024889X	12/03/2021 00:00:00	Section 49 Case	Awaiting Attention	BORD NA MONA ENERGY LIMITED	BEAUCHAMPS SOLICITORS	EOR17.2.Plot 22C2 Devery Lemnaghnan	OY12288F



XY 6131801, 7266716  
 Scale 1 : 5000  
 Township Derrica Moore  
 Range Garycastle  
 County Oriskany

Property Detail

Back

Folio Number	OM12268F
Title Level	Folio-Id
Plan Number	100
Property Number	1
Area of selected plans	3.01 hectares
Number of Plans on this folio	5
Address	Not Available

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

The following Applications are Pending on this Folio  
 D30211R024889X   [Amber's application](#)

The following Applications are Pending on this Folio  
 D30211R024889X   [Amber's application](#)

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[Help](#)

Please Note  
 Your current balance is  
 \$56