



**Tailte  
Éireann**

**Your Reference: OCE-147108-R2Q7W3**

**Our Reference: AIE 01/2024**

**25 June 2025**

**Re: Appeal under the Access to Information on the Environment (AIE) Regulations 2007 to 2018  
(the Regulations)**

Dear Ms. Nicole Leggett,

I refer to your correspondence of 5 June in relation to an appeal under the AIE regulations. Since the initial response, and internal appeal, issued by Tailte Éireann, the responsibility for AIE has moved under my remit as Chief of Staff for Tailte Éireann. As such, I was not involved in the original request, and I have taken an independent review of the request.

Tailte Éireann (TÉ) is in agreement with your view that the information available through LandDirect.ie does fall under environmental information, however, for the reasons provided below, we are not in a position to release the information in the scope or manner requested.

There is currently no access to information from the Land Register through an API, from LandDirect.ie or any other portal, and reasonable access to the information has been provided to all members of the public in accordance with current legislation and the Open Data Directive.

I hope that the information below adequately answers your questions and clarifies Tailte Éireann's position on the request.

Yours sincerely,

David Nugent

Chief of Staff  
Tailte Éireann

## Background Information

LandDirect.ie was developed to provide an electronic means for members of the public to search the National Land Register for basic details of whether a parcel of land has been registered on the Land Register, and if so, the folio number is provided. All further details in relation to the registered title appearing on that folio are protected under legislation (details below).

LandDirect business account holders are provided access to certain further details about pending applications for registration on the Land Register for a specific folio, such as lodging party, date and type of application etc., to assist when carrying out searches when engaged in the conveyancing process.

All business account holders must pay the same fees as members of the public when requesting copies of folio or filed plans (maps) through their LandDirect business account.

It is important to clarify from the outset that there are two different maps in use on LandDirect.ie.

The **National Map** (Surveying) is Tailte Éireann's detailed, object-based digital mapping database that underpins Ireland's national mapping system. It stores real-world features like buildings, roads, and water bodies as individual, topologically connected objects with rich attribute data. Captured to sub-metre accuracy and regularly updated, the National Map provides a consistent and authoritative spatial framework for mapping, analysis, and decision-making across a wide range of sectors.

The National Map is used to create [MapGenie](#) basemaps, one of which is used on LandDirect.ie, which are updated periodically as data is updated within the National Map. The basemaps are available through the Open Data Directive.

The **Land Registry Map** identifies legal property boundaries of registered land in Ireland. It does not show where physical features are on the ground, and the Land Register does not record the existence of any buildings or otherwise on the property.

The legal extent of a parcel of land is determined by the documents lodged for registration of the property. The Land Registry Map is an index map only and plots the ownership of property on the Land Register using the map lodged for registration.

The use of the national topographical map as a reference base layer is to assist members of the public in showing approximately where on the ground the property boundary is. In simple terms, only the red lines you see to denote the legal property boundary on LandDirect.ie, and any registered burdens marked in yellow, come from the Land Registry Map (screenshot provided below for reference).

The information recorded on the Land Register has been prescribed by legislation (details provided below).

## Release of Data under the Open Data Directive or under Statute

The boundary datasets of the National Map are available under the Open Data Directive. Products and services available on the Surveying Open Data Portal by T   are widely used to support the social, economic, legislative and administrative functions of the state in Ireland. Any data released by T   will be free to use if T   are attributed as the content creator. A standard Creative Commons licence applies to this data. Full details are available on the [Surveying Open Data Portal](#).

The Land Register is a public record and an inspection or copy of any folio or folio with map is available to any person on the payment of the prescribed fee as per the Land Registration Fees Order 2012.

Access to the details of title on a folio is set out in Rule 165 of the Land Registration Rules, 2012 (S.I. No. 483/2012) as follows:

*165. (1) Any person, on payment of the prescribed fee, may search in the registry maps, the index of names, the index of lands, and the folios of the registers during the hours the Registry is open to the public.*

*(2) Where the Authority is satisfied that appropriate arrangements are in place for searching by electronic means, such searching may be conducted during such hours as may be directed by the Authority.*

*(3) Copies of folios or maps or extracts from folios or maps may be obtained on payment of the prescribed fee. Where the register or any part thereof is in electronic form, a reproduction in paper form may be issued as a copy.*

The prescribed fees are set out in legislation in the Land Registration (Fees) Order, 2012 (S.I. No. 380/2012). As the details of the Land Register are protected under Statute, it is not possible to release the data under the Open Data Directive.

## API Access to LandDirect

Currently, there is no API facility in place for LandDirect and as such T   are not able to provide the records as requested.

Use of an API is a request that T   have had on occasion from different Departments, for example National Parks and Wildlife, however, efforts to date to enable API sharing of the data have not progressed to completion for administrative, legal and security reasons. The legal and governance approvals regarding the Terms of Use in particular have not been secured.

Any decision to provide API access to LandDirect, and the Land Register data it holds, is not entirely within the control of T   as it would require a broad range of consultation with Government

Departments, legislators and stakeholders to obtain various approvals and sanctions to amend current legislation.

In regard to the security of API access, the Land Register provides a critical legal infrastructure for the state and the integrity of the data contained on the Register is relied on for hundreds of thousands of conveyancing transactions each year.

The complexities of providing all, or partial, data by API, and the risks of any delays in the administrator's side of the API process, could result in significant inconsistencies during the process of purchasing property which could result in claims for compensation against the exchequer or prolonged court proceedings. All of these factors must be mitigated for in any decision to provide access to the live Register and detailed analysis would be required to understand the restrictions imposed on use of such data.

There are in excess of 2.2 million registered parcels of land in the state. A copy of a folio with map is currently prescribed under the Land Registration Fees Order to be €40 per folio. To provide this information without charge would have a direct impact on the exchequer and would require an amendment to current legislation.

Requests for copy folios, or copy folios with map, received via LandDirect.ie alone generate in excess of €10M revenue for the State each year. This figure does not take into account requests received by post, nor the significant volume of requests for certified copy folios which are lodged as part of an application for registration in paper form.

### Request under AIE refused - section 7 (3) (a) (ii) refers

*(3) (a) Where a request has been made to a public authority for access to environmental information in a particular form or manner, access shall be given in that form or manner unless—*

*(ii) access in another form or manner would be reasonable.*

There is no API facility in place for LandDirect and as such the information cannot be provided in the requested form.

Reasonable access to the National Map has been provided through the Open Data Portal and through licencing of MapGenie and professional mapping products.

Access to information on the Land Register is restricted under Statute and access to information is in accordance with Rule 165 of the Land Registration Rules, 2012 (S.I. No. 483/2012) and the Land Registration (Fees) Order, 2012 (S.I. No. 380/2012).

Applications for copy folio, or copy folio file plan may be made via LandDirect or by post to Tailte Éireann with details of how to do so available on our website: [Copy Services - Tailte Éireann](#).

Tailte Éireann also provide a Bulk Data Request option. The requests are susceptible to applicable fees. Details can be found on our website [Data Sharing and Open Data Policy | Tailte Éireann](#).

### To address your queries as asked:

*Please address the following queries, providing all relevant details:*

***i Please provide full details of the actual steps that would be necessary to extract the relevant data from the National Land Register in order to provide an API for access to Land Direct for the dates specified by the appellant (January 2023 to the date of his request – 28 February 2024).***

No API facility is in place currently for LandDirect.ie or the Land Register – details provided previously.

It is furthermore not possible to provide details as requested in its current form.

The Land Register is a living Register, with in excess of 400,000 transactions recorded each year. The search function available on LandDirect.ie is a mechanism to search the current Land Register only. There is no archive version retained as the Register must be maintained in live form for integrity of the legal conveyancing process.

No outdated copies of the register may be made available to any member of the public, in any form, for legal reasons. A record of each transaction is recorded on the relevant folio as the transaction is completed, and the Register is updated on an ongoing basis.

***ii. Please provide an estimate of the number of hours and number of staff required to process this request, relative to the number of staff and other work of Tailte Éireann.***

The technical capabilities to enable API access to the Land Registry data via LandDirect.ie are not the root cause of why it is not currently available. It is estimated that it would take approximately six months and 30% of current ICT resources in this area to develop the infrastructure required.

Currently, there are two major projects in progress in TÉ to update the technology in use behind LandDirect.ie and the internal registration processing systems and these efforts are expected to take 18 – 24 months to complete. Any project to build an API for LandDirect could not be progressed until the current projects are completed.

As provided above, any decision to provide API access to the National Land Register is not within the control of TÉ. The Register is a public record, of which LandDirect is a portal, and any person may search the map provided free of charge. Further information relating to the folios and maps are available on payment of the prescribed fees and restricted under legislation.

Consultation with Government bodies, legislators, the law society, and many other key stakeholders would be required. Considerable expenditure of time and resources for senior management of Tailte Éireann would be involved in this work to secure the necessary approvals and any change to legislation would take a substantial commitment from various Government Departments.

***iii. Please outline any relevant categories of information that would form the data within an API for Land Direct.***

Notwithstanding that it is currently not possible to provide the details of the Land Register via API, the details recorded on a folio on the Land Register under Rule 3 of the Land Registration Rules 2012 have been provided below. No further categories of data could be released as no further information is retained on the Register.

The National Map basemap contains all of the topographical features you may expect to see on such a map and these basemaps are available to the public through the open data directive.

***iv. Please explain clearly why Tailte Éireann considers that by giving access to Land Registry data by way of viewing and accessing the National Land Register online platform via the map on Land Direct that the information at issue is easily accessible to the appellant.***

LandDirect.ie is an easy to use, interactive search portal which provides all the information that is publicly available about the Land Register, including whether the parcel of land is registered or unregistered, the folio number and whether there are any applications pending on the folio.

Any member of the public may search by folio number, address, or Eircode to locate the property of interest and see the publicly available details for the parcel of land selected.

Further details of the Land Register are protected under statute and are available to members of the public on payment of the appropriate fee.

A plain copy of a folio, with all the information available on the Land Register relating to that folio, is available by clicking 'Add to Basket' within LandDirect.ie. On payment of the appropriate €5 fee for a plain copy, the copy folio will be available for instant download and viewing.

***v. Please explain clearly why Tailte Éireann considers that access to Land Registry data by way of viewing and accessing the National Land Register online platform via the map on Land Direct is reasonable.***

LandDirect.ie was developed to provide an electronic means for members of the public to search the Land Register for basic details of whether a parcel of land has been registered on the Land Register, and if so, the relevant folio number is provided.

The search functionality is available free of charge to any member of the public to access details of the Land Register which are available publicly. Any user may explore the interactive map to search by folio number, address, townland, Eircode or by coordinates to find the property details they need.

Any member of the public may also choose to enable property alerts for a number of folios they wish to monitor activity on. Access to property alerts is provided free of charge through registration on LandDirect.ie. On lodgement of any application for registration, where a change to the folio or map is sought, a message is sent by SMS or email to the registered property alert user.

Once again, all further details in relation to the registered title appearing on a folio are protected under legislation and are available on payment of appropriate fees. Any user may search on LandDirect.ie, click on the property of concern, and add the folio to the shopping cart to initiate a transaction to purchase a copy folio. A plain copy of the folio is available for instant download once the online payment of €5 is made.

Should an official certified copy be required, or a copy of the relevant map, the fee per folio is €40 and again this may be requested directly through LandDirect.ie in the same way as above.

## REFERENCE MATERIAL

### Data recorded on the folio/Land Register

The content of a folio in the land register is set out in legislation under the Land Registration Rules, 2012 (S.I. No. 483/2012). Rule 3 specifies the content of a folio as follows:

*3(6) There shall be entered in the first part of a folio-*

*(a) a description of the property the ownership of which is registered, with a reference to the plan on the registry maps of the land affected;*

*(b) a description of any part of the property which is transferred to another folio;*

*(c) such information as is authorised by the Acts or these Rules relative to;*

*(i) easements and rights for the benefit of the property;*

*(ii) the inclusion of mines and minerals in, or their exclusion from, the property;*

*(iii) the boundaries of the property.*

*(7) There shall be entered in the second part of a folio-*

*(a) the name of the owner of the property and his/her address in the State for service of notices;*

*(b) such information as is necessary relative to-*

*(i) the classes of titles that are registered pursuant to Sections 33 or 40 of the Act;*

*(ii) the devolution of the property;*

*(iii) the matters referred to in Section 91 of the Act;*

*(c) cautions and inhibitions restricting the registration of dispositions of the property;*

*(d) a note under Section 61(6)(b) of the Act of the death of the registered owner and of the names of his/her personal representative(s).*

*(8) There shall be entered in the third part of a folio-*

*(a) the burdens the registration of which is authorised by Section 69 of the Act;*

*(b) the ownership of a registered charge, where it is not registered in the register maintained under Section 8(b) of the Act and, where the Authority permits, sub-charges on a registered charge and their ownership;*

*(c) notice of the exemption from or existence of the burdens specified in Section 72 of the Act;*

*(d) cautions and inhibitions against registration of dealings with a registered burden, the ownership of which is not registered in the register maintained under Section 8(b) of the Act.*

## LAND REGISTRY INDEX MAP

Land Registry Map with National map topographical details removed for reference only.

