



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
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Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Abilash Augustine

JA
16 March 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX13/2024

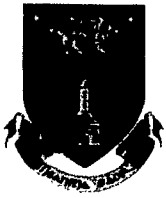
I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT





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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT
ACT 2000 AS AMENDED

Applicant: Abhilash Augustine

Location: 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/352/2024

A question has arisen as to whether “construction of a single storey extension of 34sqm to rear” at 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow is or is not exempted development.

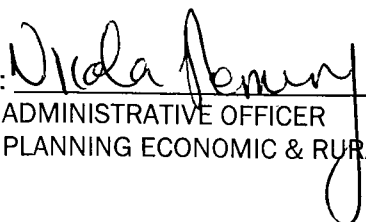
Having regard to:

- The details submitted with the Section 5 Declaration application
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000 (as amended).
- The 34sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

The Planning Authority considers that “construction of a single storey extension of 34sqm to rear” at 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow is development and is exempted development

Signed: 
ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  March 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/352/2024

Reference Number: EX13/2024
Name of Applicant: Abhilash Augustine
Nature of Application: Section 5 Referral as to whether or not "construction of a single storey extension of 34sqm to rear" is or is not development and is or is not exempted development.
Location of Subject Site: 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow

Report from Edel Bermingham, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "construction of a single storey extension of 34sqm to rear" at 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

- The details submitted with the Section 5 Declaration application
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

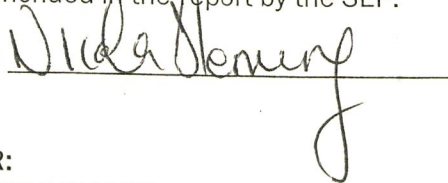
Main Reason with respect to Section 5 Declaration:

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- The 34sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

Recommendation:

The Planning Authority considers that "construction of a single storey extension of 34sqm to rear" at 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow is development and is exempted development as recommended in the report by the SEP.

Signed



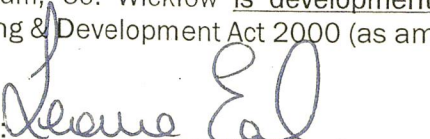
Dated 14th day of March 2024

ORDER:

I HEREBY DECLARE:

That "construction of a single storey extension of 34sqm to rear" at 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed



Director of Services
Planning, Economic & Rural Development

Dated 14th day of March 2024

Section 5 Application EX 13/2024

Date : 11th March 2024.

Applicant : Abhilash Augustine

Address : 20 Viewmount Knockadosan.

Exemption Whether or not :

Construction of an single storey extension of 34sqm to the rear 20 Viewmount, Knockadosan, Rathdrum.

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Planning History:

PRR 16/720 Permission granted for completion of Viewmount Housing development by provisions of additional 106 dwelling units.

Relevant legislation :

Planning and Development Act 2000 (as amended)

"habitable house" means a house which—

- (a) is used as a dwelling,
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or
- (c) was provided for use as a dwelling but has not been occupied;

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

- (a) where the context so admits, includes the land on, in or under which the structure is situate, and
- (b) in relation to a protected structure or proposed protected structure, includes—
 - (i) the interior of the structure,
 - (ii) the land lying within the curtilage of the structure,
 - (iii) any other structures lying within that curtilage and their interiors, and
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*;

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.



Section 3 :

3.—(1) In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 :

4.—(1) The following shall be exempted developments for the purposes of this Act—

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

(3) A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in *subsection (1)*, or

(b) development which, having regard to any regulations under *subsection (2)*, is exempted development for the purposes of this Act.

(4A) Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

(a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and

(b) as respects which an environmental impact assessment or an appropriate assessment is required, to be exempted development.

Planning and Development Regulations 2001(as amended).

Article 5

"house" does not, as regards development of classes 1, 2, 3, 4, 6(b)(ii), 7 or 8 specified in column 1 of Part 1 of Schedule 2, or development to which articles 10(4) or 10(5) refer, include a building designed for use or used as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

Article 6

(1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9(1) Note see Regulations for full Article

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

< See Regulations for List >



Schedule 2 : Part 1

CLASS 1

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions/ Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.

2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.
(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.
(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.



An Bord Pleanála Referrals

RL3523

An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is development and is not exempted development. Whether a first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is or is not development or is or is not exempted development.

The first floor extension constitutes works, which come within the scope of Section 3(1) of the Planning and Development Act 2000, and, therefore, constitutes development, (b) the development does not come within the scope of section 4(1)(h) of the Planning and Development Act, 2000, and (c) the first floor extension does not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 as it is positioned to the side rather than the rear of the existing house.

RL.3491

An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the said extension and alterations to an existing house at Annascannon, Thomastown, Killucan, County Westmeath, are development and are not exempted development.

(i) the extension and alterations to the house comprised works, which constitutes development, (ii) the extended area of the house fails to come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, arising from its location partly to the side of the house, (iii) neither the extension nor the alterations undertaken come under the exemption under section 4(1)(h) of the Planning and Development Act, 2000, as amended, arising from the nature and scale of the interventions made, which substantially exceed the scope of "maintenance, improvement or other alteration",

RL 2506

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the said extension at 38 Ragoon Road, Shantalla, Galway is not exempted development.

AND WHEREAS An Bord Pleanála has concluded that - the extension would not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, because it is positioned partly to the side, projecting beyond the side wall of the house by a distance of 1.95 metres.

Extract Inspectors Report

The view can be taken that the "rear of the house" is confined to the area beyond the rear wall of the main house, excluding any additions by way of extensions, or structures ancillary to the residential use of the house that project beyond the side/gable wall. As such, the extension would not fall within the definition of Class One in that an extension must extend from and beyond the rear of the house if it is to be in accordance with the description within Class One. On the basis of the foregoing, it can be concluded that there is no provision for exemptions for development to the side, even if the projection is at the rear of the house such as in the case of the development subject of the Question and therefore that the development is development and is not exempted development.



Assessment :

The application seeks a declaration as to whether the construction of a single storey extension of 34sqm to the rear of the 20 Viewmount, Knockadosan, Rathdrum, is exempted development within the meaning of the Planning and Development Acts 2000 (as amended).

The applicant has submitted drawings which are for a House Extension to rear, the extension will be 34sqm, flat roofed with a ground to ridge height of 2.7m.

In the first instance it is considered that the construction of an extension would come within the definition of works under the Planning and Development Act 2000 (as amended), and would therefore be development having regard to the provisions of Section 3 of that Act.

The relevant exemption is Class 1: Part 1 : Schedule 2 i.e.

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

The submitted documents indicate that the extension wholly to the rear and therefore would come within the description set out under Class1. There are a number of limitations to this exemption, and the proposal is proofed against these limitations i.e.

Limitation 1. – Extension 34sqm at ground level and therefore comes within limitation.

Limitation 2 – No previous extensions.

Limitation 3 – Not applicable as ground floor extension

Limitation 4 – Height of extension accords with this limitation.

Limitation 5 - Extension will not reduce POS below 25sqm – 51sqm remaining.

Limitation 6- All side windows are over 1m from the boundary they face.

Limitation 7- Roof not identified to be used as balcony.

Accordingly, the extension would come within the provisions of Class 1.

None of the provisions of Article 9 of the Planning and Development Regulations would apply to the extensions, such that it would no longer be exempted development.

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether

The construction of a single storey extension of 34sqm to the rear of the 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).



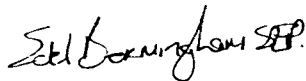
The Planning Authority consider that the construction of a single storey extension of 34sqm to the rear of 20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow is development and is exempted development.

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 Declaration application
- b) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- c) Article 6, 9 and Schedule 2, Part 1 : Class 1 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration :

- The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- The 34sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.



11/3/2024



MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Edel Bermingham
Senior Executive Planner**

**FROM: Nicola Fleming
Staff Officer**

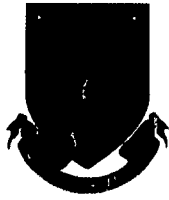
**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX13/2024**

I enclose herewith application for Section 5 Declaration received 21st February 2024.

The due date on this declaration is 19th March 2024.



**Staff Officer
Planning Development & Environment**



COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Forbairt Pleanála agus Comhshaol
Planning Development and Environment

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21st February 2024

Abilash Augustine

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX13/2024

A Chara

I wish to acknowledge receipt on 21/02/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 19/03/2024.

Mise, le meas

NICOLA FLEMING

STAFF OFFICER

PLANNING DEVELOPMENT AND ENVIRONMENT



Wicklow County Council
County Buildings
Wicklow
0404-20100



21/02/2024 11 42 52

Receipt No L1/0/325584
***** REPRINT *****

ABHILASH AUGUSTINE
20 VIEW MOUNT HEIGHTS
RATHDRUM
CO WICKLOW

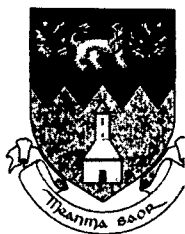
PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
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Tendered Credit Card	80 00
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Change	0 00
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Fee Received _____

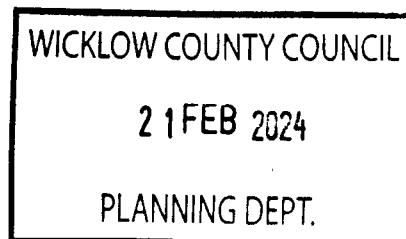
**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

(a) Name of applicant: Abhilash Augustine

Address of applicant: _____

Note Phone number and email to be filled in on separate page.



2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) _____

Address of Agent : _____

Note Phone number and email to be filled in on separate page.

3. Declaration Details

i. Location of Development subject of Declaration 20 Viewmount
Rathdrum, Wicklow A67D483

ii. Are you the owner and/or occupier of these lands at the location under i. above?
Yes/No.

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration _____

We plan to build not a typical Box extension
its a narrow'r longer extension. Son has
Special needs - keep noise away from main house.
Additional details may be submitted by way of separate submission.

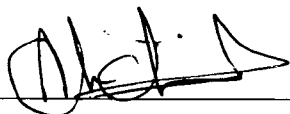
v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____

Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? No

vii. List of Plans, Drawings submitted with this Declaration Application _____

viii. Fee of € 80 Attached ? _____

Signed :  Dated : 21-2-2024

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

Land Registry

County Wicklow

Folio 42762F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured Red as plan(s) DRKT9 on the Registry Map, situate in the Townland of KNOCKADOSAN, known as 20 VIEWMOUNT, KNOCKADOSAN, RATHDRUM, CO. WICKLOW, A67 DY83, in the Barony of BALLINACOR NORTH, in the Electoral Division of RATHDRUM.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio WW31161F
2	<p>The property shown coloured Red as plan(s) DRKU1 on the Registry Map, situate in the Townland of KNOCKADOSAN, in the Barony of BALLINACOR NORTH, in the Electoral Division of RATHDRUM.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio WW30531F

Land Registry

County Wicklow

Folio 42762F

Part 1(B) - Property Parts Transferred

No.	Prop No.	Instrument	Date	Area(Hectares)	Plan	Folio No.

Land Registry

County Wicklow

Folio 42762F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	16-JUL-2019 D2019LR101407T	SUMI JOHNY KAITHARATH of 20 Viewmount, Rathdrum, County Wicklow and ABHILASH AUGUSTINE of 20 Viewmount, Rathdrum, County Wicklow are full owners.

Land Registry

County Wicklow

Folio 42762F

Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	16-JUL-2019 D2019LR101407T	The covenants and conditions relating to the use and enjoyment of the property and other rights referred to in Instrument No.D2018LR101407T.
2	16-JUL-2019 D2019LR101407T	Charge for present and future advances repayable with interest. HAVEN MORTGAGES LIMITED is owner of this charge.

3 Bed - Semi D House

Side access of 900mm wide



We would like to build a 34m² single story flat roof extension to the rear of our house.

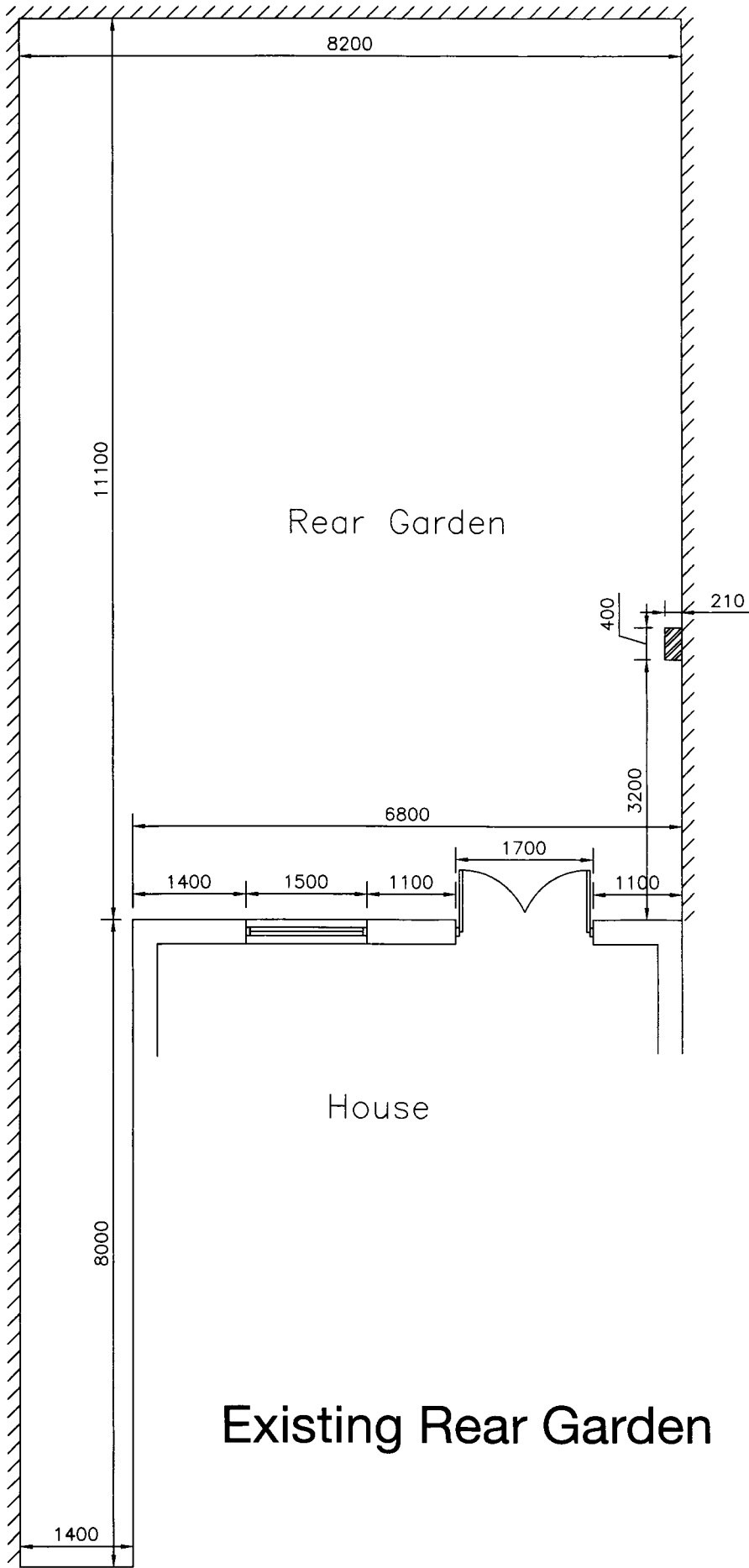
We are making this application as the shape is long and narrow, to facilitate a quiet room for my son who is special needs

We believe we are allowed to build this under they planning exemption

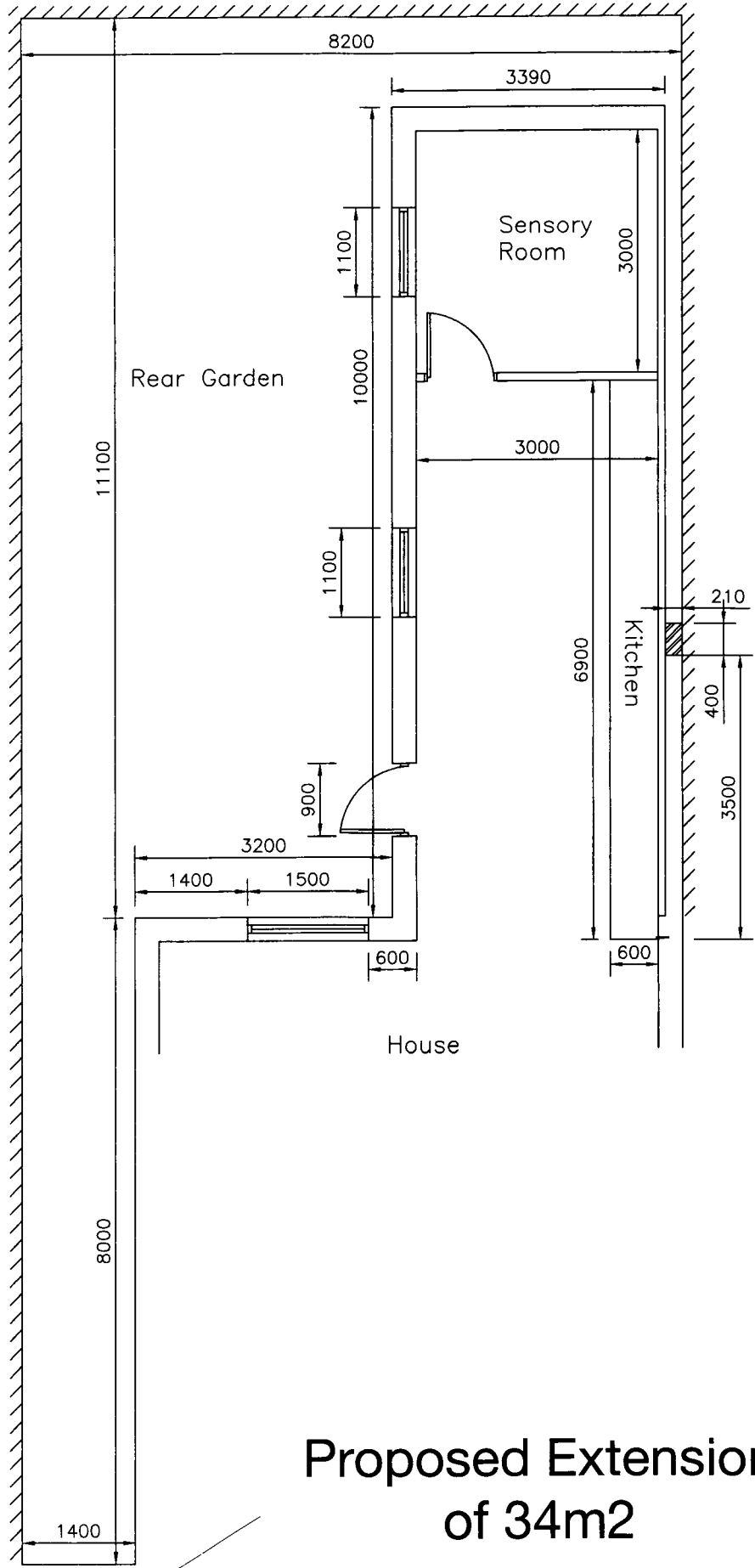
Single Story Flat Roof Build

Specs:

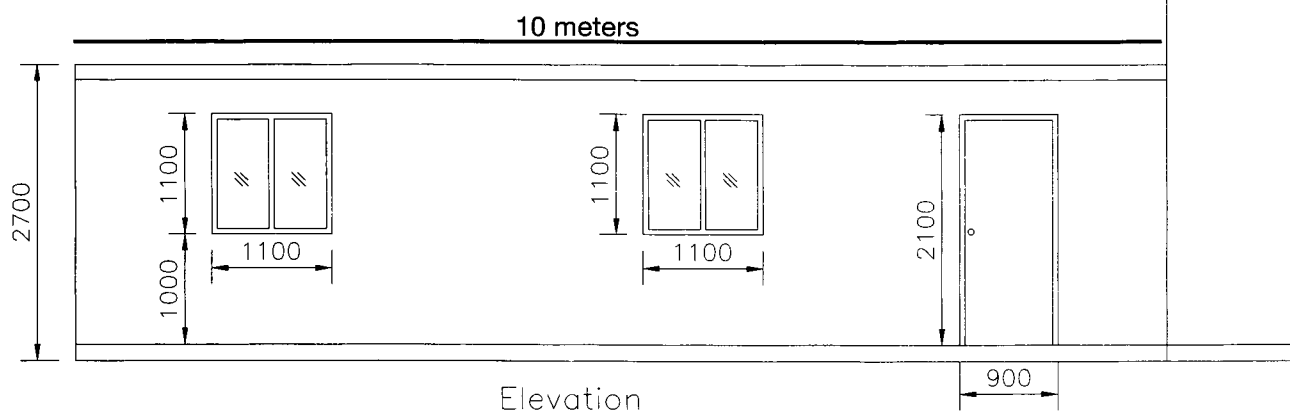
- New double leaf block with Insulation 80mm
- Floor: Poured Cement with DCP and 100mm Kooltherm Insulation
- DCP to all cills and jabs
- Doors are 1/2 Fire doors
- Walls 80mm Kooltherm Insulation
- Roof: Fiberglass flat roof with a 780mm 880mm roof light
- External Finish: Cement Render - Painted white
- Windows new uPVC



Existing Rear Garden



Proposed Extension of 34m2



Proposed Extension Elevation



Tailte Éireann

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map





This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.



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(centre-line of parcel(s) edged)

-  Freehold
-  Leasehold
-  SubLeasehold
-  'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

-  Right of Way / Wayleave
-  Turbary
-  Pipeline
-  Well
-  Pump
-  Septic Tank
-  Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.





Folio Number	WW42762F
Title Level	Freehold
Plan Number	DRKT9
Property Number	1
Area of selected plans	Not available.
Number of Plans on this folio:	2
Address	20 Viewmount, Knockadosan, Rathdrum, Co. Wicklow, A67 DY83

*Taitle Éireann Registration Boundaries and Plan Area are not conclusive. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 9\(3\) of the Land Registration Rules 2012](#).

XY 717792, 688283
Scale 1 : 1000
Townland Knockadosan
Barony Ballinacor North
County Wicklow