



Our Ref: 2023012

Your Ref:

11th December 2025

SIDS / LAPS Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via post/email: a.reilly@pleanala.ie

**RE: Application for approval under Section 177AE of the
Planning and Development Act 2000 (as amended) for:
Downings Facility Centre for Water Sports Activities**

Dear Sir/Madam,

Donegal County Council wish to apply for approval under Section 177AE of the Planning and Development Act, 2000 (as amended) to carry out development consisting of the construction of a facility centre for water sports including safety improvement works to the access lane to Na Dúnaibh beach, wayfinding signage, site drainage, landscaping, carpark realignment, demolition of existing public toilets, connection to existing utilities, accommodation works and supporting ancillary works. The proposed development is located at Crocknamurleog, Na Dúnaibh in County Donegal.

A Natura Impact Statement has been prepared in respect of the proposed development.

I enclose herewith the following documentation in accordance with Article 249 of the Planning and Development Regulations (as amended), in support of the application.

- a) 2 hard copies of the plans and particulars of the proposed development.
- b) 2 hard copies of the Natura Impact Statement for the proposed development.
- c) An electronic copy of the plans and particulars and Natura Impact Statement are contained on accompanying memory stick (password: Lifford2025).
- d) In addition, an electronic copy of the application documentation and Natura Impact Statement are also available for free download via Donegal County Councils consultation website consult.donegal.ie from Monday 15th of December 2025.
- e) 2 hard copies of the newspaper notice published in the Donegal News dated **11th of December 2025** (1 no. original & 1 no. copy).
- f) A list of the prescribed bodies to which the notice was sent and a copy of each notice sent.

Schedule

- I) Donegal County Council Planners Report
- II) Maritime Area Regulatory Authority (MARA) – Maritime Area Consent (MAC) & Rehabilitation Schedule
- III) Construction and Environmental Management Plan (CEMP)
- IV) Natura Impact Statement
- V) Environmental Impact Assessment Preliminary Examination Report
- VI) Planning Policy Statement
- VII) Book of Drawings

Donegal County Council Planning Report

This report has been prepared by Donegal County Council Planning Service and indicates that the proposed development would be in accordance with the proper planning and sustainable development of the area, with such conditions as An Coimisiún Pleanála considers appropriate.

Maritime Area Regulatory Authority (MARA) – Maritime Area Consent (MAC)

Donegal County Council applied to MARA for a MAC under section 79 of the Maritime Area Planning Act 2021, as amended to carry out the proposed development as a proportion of the site is situated on the seaward side of the Chief Boundary Surveyor's High-Water Mark and is within the maritime area. MAC240039 was approved by MARA on the 3rd of December 2025.

Construction & Environmental Management Plan

This Construction and Environmental Management Plan has been prepared to address and provide mitigation measures to offset any potential negative impacts the project may have on the receiving environment.

Natura Impact Statement

This report provides an examination, analysis and evaluation of the potential impacts of the proposed development on Natura 2000 sites. The report concludes that with the mitigation measures proposed, the proposed development will not adversely affect the integrity of Sheephaven Special Area of Conservation and Horn Head to Fanad Head Special Protection Area, or any other Natura 2000 site, either alone or in combination with other plans or projects.

Environmental Impact Assessment Preliminary Examination Report

This Environmental Impact Assessment Preliminary Examination Report has been prepared to provide the competent authority with adequate information to determine whether or not there is a real likelihood of significant effects on the environment arising from the proposed development, and to determine whether or not it is required to screen the proposed works to establish whether it requires Environmental Impact Assessment. The screening assessment described in the report concludes that there is no requirement for an Environmental Impact Assessment to be carried out.

Planning Policy Statement

This report provides a description of the proposed development, the local planning history of the area and assesses the project in the context of the planning policy framework at national, regional and local levels. It concludes the development addresses a clear local need for improved coastal amenities.

Book of Drawings

Drawing Number	Title
A.3.1.001	Site Location Map, Existing Site Survey & Images
A.3.1.002	Demolition Plan, Elevations, Section & Images
A.3.1.003	Proposed Overall Site Layout, Sections & Services Layout
A.3.1.004	Proposed Finishes Site Layout
A.3.1.005	Proposed Planting Details
A.3.1.101	Proposed Ground Floor Plans & Sections
A.3.1.102	Proposed Elevations
A.3.1.103	Roof Plan & Plant Room Elevations
A.3.1.201	Proposed External 3D Images
7302-JOD-00-XX-DR-C-3100	Beach Access and Gabion Wall (Sheet 1 of 2)
7302-JOD-00-XX-DR-C-3101	Beach Access and Gabion Wall (Sheet 2 of 2)

The following prescribed bodies have been notified.

- Minister for Climate, Energy and Environment
- Minister for Culture, Communications and Sport
- Minister for Rural and Community Development and the Gaeltacht
- Minister for Agriculture, Food and the Marine
- National Parks & Wildlife Service
- National Monuments Service
- An Taisce – The National Trust for Ireland
- The Heritage Council
- The Arts Council
- Failte Ireland
- The Office of Public Works
- Environmental Protection Agency
- ESB Networks
- EIR Head Office
- Uisce Éireann

The following Donegal County Council Internal consultees have been notified.

- Senior Engineer – Non-National Roads
- Senior Engineer – National Road Design Office
- Senior Engineer – Water & Environment
- Executive Planner – Planning Service
- Senior Executive Engineer – Area Roads Letterkenny-Milford M.D

Kind Regards



John Deeney CEng MIEI

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Community Development
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