



Our Ref: 2019012

Your Ref:

28th May 2026

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

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

**RE: Application for approval under Section 177AE of the Planning and Development Act 2000
(as amended) for: Tullan Strand Facility Centre for Water Sports Activities and
Accessible Pathway to Tullan Strand Beach**

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 Activities, associated infrastructure and an accessible pathway to Tullan Strand beach to enhance visitor management and experience. The proposed works will include construction of a purpose-built single storey facility with accessible changing rooms, showers, a Changing Places toilet, public conveniences, storage facilities, associated external amenities, car and bus parking, seating, public realm landscaping, site drainage, wastewater pumping station, connection to existing utilities, supporting ancillary works, accommodation works, closure and decommissioning of the existing unauthorised beach access development, construction of a pedestrian pathway along a section of the L-1058-0 Tullan Strand Road, an accessible pedestrian/equestrian pathway/boardwalk onto Tullan Strand beach and an emergency vehicle access route towards Tullan Strand beach. The proposed development is located at Tullan Strand Road, Finner, Bundoran 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: **Donegal12**).
- 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 Tuesday 2nd of June 2026.
- e) 2 hard copies of the newspaper notice published in the Donegal Democrat dated **28th of May 2026** (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) Book of Drawings and Site Location Map
- II) Donegal County Council Planning Report
- III) Construction and Environmental Management Plan (CEMP)
- IV) Ecological Impact Assessment
- V) Natura Impact Statement
- VI) Environmental Impact Assessment Preliminary Examination Report
- VII) Planning Policy Statement
- VIII) Civil Design Report

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.

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.

Ecological Impact Assessment

This report assesses the potential ecological effects of the proposed development. The report concludes that with the implementation of the mitigation measures proposed, the proposed development does not pose a risk of adversely affecting the integrity of Natura 2000 sites and that the conservation status of habitats or species will not be compromised.

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 Donegal Bay 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.

Civil Design Report

This report provides details on the civil engineering designs foul water and storm water drainage design for the proposed development.

Book of Drawings

Drawing Number	Title
A.3.1.001	Site Location Map
A.3.1.002	Existing Site Survey & Aerial Image
A.3.1.003	Overall Site Layout Plan & Site Drainage
A.3.1.004	Proposed Water Sports Building Site Layout Plan & Section
A.3.1.005	Proposed Tullan Strand Access Site Layout Plans
A.3.1.006	Proposed Planting Details
A.3.1.101	Proposed Ground Floor Plans & Sections
A.3.1.102	Proposed Building Elevations
A.3.1.103	Roof Plan & Plant Room Elevations
A.3.1.201	Proposed External 3D Images 1
A.3.1.202	Proposed External 3D Images 2
7302-JOD-00-XX-DR-C-3001	Footpath Plan Sheet 1 of 3
7302-JOD-00-XX-DR-C-3002	Footpath Plan Sheet 2 of 3
7302-JOD-00-XX-DR-C-3003	Footpath Plan Sheet 3 of 3
7302-JOD-00-XX-DR-C-3004	Sections Through Access Path
7302-JOD-00-XX-DR-C-3005	Alterations to Car Park
7302-JOD-00-XX-DR-C-3006	Proposed Footpath Plan & Profile Sheet 1
7302-JOD-00-XX-DR-C-3007	Proposed Footpath Plan & Profile Sheet 2
7302-JOD-00-XX-DR-C-3008	Proposed Footpath Plan & Profile Sheet 3
7302-JOD-00-XX-DR-C-3009	Proposed Existing Carriageway Extension Plan & Profile
7302-JOD-00-XX-DR-C-4000	Proposed Storm and Foul Layout
7302-JOD-00-XX-DR-C-4500	Proposed Watermain Layout
7302-JOD-00-XX-DR-C-5001	Car Park Vehicle Tracking
7302-JOD-00-XX-DR-C-5002	Vehicle Tracking Water Sports Centre Layout
7302-JOD-00-XX-DR-C-6000	Proposed Signage

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 Justice, Home Affairs and Migration
- Minister for Agriculture, Food and the Marine
- Minister for Defence
- Irish Defence Forces
- 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 – Central Technical Services
- Senior Engineer – National Road Design Office
- Senior Engineer – Water & Environment
- Executive Planner – Planning Service
- Senior Executive Engineer – Area Roads Donegal M.D

Kind Regards

John Deeney

John Deeney CEng MIEI

Executive Engineer
Capital Projects Delivery Unit
Housing, MD Services and Capital Projects Directorate
Donegal County Council
Station Island
Lifford
Co. Donegal
Tel: 087 7197619

