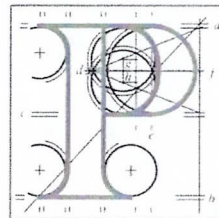


Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Cathal Mooney
3 Railway Road
St. Johnston
Donegal
F93 TVK4

Date: 07 August 2026

Re: Proposed Tullan Strand Facility Centre for Water Sports Activities and Accessible Pathway to Tullan Strand Beach
Finner, County Donegal

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

As there is no fee associated with submissions for this application type, a refund of €50 will be issued to you under separate cover.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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An
Coimisiún
Pleanála

SID Online Observation

Online Reference
SID-OBS-005786

Online Observation Details

Contact Name
Cathal Mooney

Lodgement Date
21/07/2026 11:43:22

Case Number / Description
324328

Payment Details

Payment Method
Online Payment

Cardholder Name
Clodagh Bhradaigh

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50.00

Lodgement No

LDG— 089690 - 26

Reason for Refund

No fee for this case type

Documents Returned to Observer

☐

Yes

☒

No

Request Emailed to Senior Executive Officer for Approval

☒

Yes

☐

No

Signed

Lauren aff

EO

Date

7/8/26

Finance Section

Payment Reference

ch_3Tvb8wB1CW0EN5FC0m3Nqa6w

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board
Member

Date

Date

FORMAL OBSERVATION / OBJECTION TO THE PROPOSED DEVELOPMENT AT TULLAN STRAND

Name: Cathal Mooney

Address: 3 Railway Road, St. Johnston, Co. Donegal, F93 TVK4

Case number: 324328

To: An Coimisiún Pleanála

I wish to submit this observation in relation to the proposed development at Tullan Strand.

Although I do not live permanently in the area, I regularly stay with family at a property directly affected by this proposed development. I spend considerable time at Tullan Strand throughout the year and have come to know the beach, surrounding landscape and existing access arrangements very well. One of the main reasons I enjoy visiting is the opportunity to walk along the beach and experience its peaceful, natural setting.

I support the principle of improving accessibility where appropriate. However, I do not believe the proposed development has demonstrated that the extent of the works is necessary or that such significant permanent infrastructure is the least intrusive way of achieving its objectives.

The existing access arrangements have served walkers, horse riders, surfers and visitors successfully for many years. From my experience, they provide safe and adequate access while preserving the natural character of the area. The access route has continued to function despite coastal conditions, storms and erosion, and I have seen no evidence that it is no longer fit for purpose or incapable of serving those who currently use it. The application does not clearly demonstrate why these long-established arrangements can no longer continue or why less intrusive alternatives have not been more fully explored.

One of my principal concerns is the likely increase in visitor numbers, traffic and activity that this development is intended to encourage. While tourism is important, the surrounding roads already become congested during busy periods. Additional parking, organised activities and increased visitor numbers are likely to place further pressure on local roads, parking capacity and infrastructure, reducing the enjoyment of those who currently use the area in a quiet and respectful manner. I do not believe the application has adequately demonstrated that the existing road network and parking arrangements can safely accommodate this increase in use.

I am also concerned that the proposal places significant emphasis on increasing visitor numbers without fully recognising the existing safety challenges associated with Tullan Strand. Tullan Strand is not generally regarded as a safe bathing beach due to strong rip currents, powerful surf and rapidly changing sea conditions. Donegal County Council has erected a red **"No Swimming"** warning sign at the beach, and the RNLI has also installed signage warning visitors of the dangers posed by rip currents. These existing safety measures clearly demonstrate that there are recognised hazards along this stretch of coastline. Encouraging substantially increased visitor numbers without fully assessing the implications for public safety is therefore a matter of concern.

During my visits I regularly see horse riders, walkers, surfers and families sharing the beach safely. Introducing significantly more pedestrian traffic, organised groups, bicycles, vehicles and other activity into the same space has the potential to increase conflict between users. I do not believe these cumulative impacts have been adequately assessed.

I am also concerned about the effect the proposal may have on established local businesses that contribute to the unique character of Tullan Strand. Businesses such as Stracomer Stables, Donegal Equestrian and the Tullan Tin Can Food Van are part of what makes the area special for visitors and local families alike. Their contribution to the local community and visitor experience should be carefully considered before any development proceeds.

The natural environment at Tullan Strand is one of its greatest assets. The beach and surrounding dune system form a sensitive coastal landscape of significant ecological value. The dunes provide important habitat for wildlife, help protect the coastline from erosion and contribute to the unique beauty and biodiversity of the area. I am concerned that permanent infrastructure, together with increased visitor numbers and recreational pressure, has the potential to damage dune vegetation, disturb wildlife, increase erosion and permanently alter this fragile coastal environment.

One of the reasons my family and I continue to visit Tullan Strand is because of its unspoilt character and outstanding coastal views. The proposed boardwalk, bridge, expanded parking and associated infrastructure would fundamentally change the appearance and atmosphere of the area. Rather than protecting what makes Tullan Strand special, I believe the proposal risks transforming it into a much more heavily developed visitor destination, to the detriment of its natural landscape and character.

For these reasons, I respectfully request that An Coimisiún Pleanála refuse permission for the proposed development. At a minimum, I believe further information should be sought regarding the necessity for the proposed infrastructure, alternative access options, traffic and parking impacts, public safety, the suitability of encouraging increased visitor numbers at a beach where swimming is actively discouraged, impacts on the natural environment and dune system, the effects on existing businesses, and the long-term consequences for the character of Tullan Strand before any decision is made.