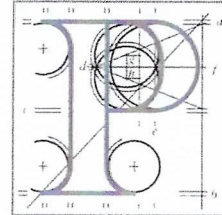


Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Clare O'Rourke
52 Gurteen Road,
Garrison
Co. Fermanagh
BT93 4AW

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.

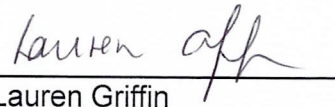
Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

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

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Coimisiún
Pleanála

SID Online Observation

Online Reference
SID-OBS-005785

Online Observation Details

Contact Name
Clare O'Rourke

Lodgement Date
21/07/2026 11:33:47

Case Number / Description
324328

Payment Details

Payment Method
Online Payment

Cardholder Name
Clodagh Bhordaigh

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50.00

Lodgement No

LDG— 089691-26

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_3TvazfB1CW0EN5FC0eJoEJfp

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: Clare O'Rourke

Address: 52 Gurteen Road, Garrison, Co. Fermanagh, BT93 4AW

Case Number: 324328

To: An Coimisiún Pleanála

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

My daughter keeps her horse at Stracomer Stables, and as a family we regularly use the facilities and access routes at Tullan Strand throughout the year. Through our long-standing connection with the area, I have first-hand experience of how the beach, local businesses and existing access arrangements operate.

I support the principle of improving accessibility and ensuring that public amenities can be enjoyed by as many people as possible. However, I do not believe the current proposal has demonstrated that the scale of development is necessary or that the extensive infrastructure proposed is the least intrusive way of achieving its stated objectives. I am particularly concerned about the impact the development would have on established local businesses, existing recreational use of the area and the overall character of Tullan Strand.

The existing access arrangements have served horse riders, walkers, surfers and visitors safely for many years. The access routes have been maintained over time despite storms and coastal erosion, and I have not seen evidence that they are no longer capable of meeting the needs of existing users. The application does not adequately explain why these long-established arrangements must now be replaced with permanent engineered infrastructure.

I am concerned about the potential impact on local businesses that have served both residents and visitors for many years. Businesses such as Stracomer Stables, Donegal Equestrian and the Tullan Tin Can Food Van are well-established parts of the local community and contribute significantly to tourism, recreation and the local economy. In my opinion, the planning documentation does not adequately assess the consequences for these businesses or for the people who rely upon them.

My daughter keeps her horse at Stracomer Stables and we regularly use the existing access routes. Horses are naturally sensitive animals and can react unpredictably to unfamiliar surfaces, confined spaces, increased pedestrian activity, bicycles, surfboards, buses and emergency vehicles. The proposed boardwalk and associated infrastructure would introduce horses into a much busier and more managed environment than currently exists. I do not believe the application adequately assesses the interaction between horses, pedestrians, organised groups and vehicles, nor does it sufficiently demonstrate that the proposed surfaces are suitable and safe for equestrian use in a coastal environment where rain, sand, sea spray and algae may create slipping hazards.

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 and 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 highlight the hazards already present along this stretch of coastline. Encouraging substantially increased visitor numbers without fully assessing the implications for public safety is therefore a matter of concern.

The proposal is also intended to increase visitor numbers through additional parking, organised access and improved facilities. While increased tourism may be an objective, I am concerned that insufficient consideration has been given to the resulting impacts on traffic, congestion, parking demand and public safety. The area already experiences significant congestion during busy periods and it is unclear whether the existing road network and parking arrangements can safely accommodate further intensification.

I am also concerned about the impact of the proposed development on the natural environment at Tullan Strand. The beach and its surrounding dune system form part of a sensitive coastal environment of significant ecological value. The dunes provide important habitat, help protect the coastline from erosion and are an integral part of the natural landscape. The introduction of permanent infrastructure, together with increased visitor numbers and recreational pressure, has the potential to disturb sensitive habitats, damage dune vegetation and increase erosion. I do not believe the application has adequately demonstrated that these impacts can be avoided or effectively managed over the long term.

The proposal would introduce permanent infrastructure into a sensitive coastal environment. While mitigation measures are proposed, I am not satisfied that sufficient consideration has been given to the long-term impacts on the dune system, coastal erosion, climate change, future maintenance requirements and the cumulative effects of increased visitor numbers. There is also concern that, once established, the development could create pressure for additional parking, commercial activity and further infrastructure over time.

One of the greatest attractions of Tullan Strand is its natural and relatively undeveloped character. In my opinion, the proposed boardwalk, bridge, parking areas and associated infrastructure would fundamentally change the appearance and atmosphere of the beach,

transforming it from a natural recreational amenity into a more intensively managed visitor destination.

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 alternative access options, the necessity for the proposed infrastructure, traffic and parking impacts, public safety, effects on existing businesses and equestrian users, and the long-term environmental consequences of the development before any decision is made.

Signed: Clare O'Rourke

Date: 21 July 2026