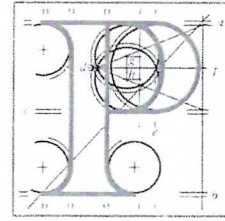


Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Department of Housing, Local Government and Heritage
The Manager
Development Applications Unit
Government Offices
Newtown Road
Co. Wexford
Y35 AP90

Date: 11 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.

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
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
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(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday 11 August 2026 10:34
To: Housing Manager DAU
Subject: RE: ACP-324328-26; 177AE Tullan Strand Facility

A Chara,

The Commission acknowledges receipt of your email, official correspondence will issue in due course.

Kind regards,
Lauren

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: Monday 20 July 2026 08:58
To: LAPS <laps@pleanala.ie>
Subject: ACP-324328-26; 177AE Tullan Strand Facility

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good morning,

Please find attached heritage-related observations and recommendations of this Department for the above mentioned consultation.

I should be grateful if you would acknowledge receipt of same.

Kind regards,
Colette

Colette McCormack
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90



Your Ref: ACP-324328-26

Planning Ref:177AE Tullan Strand Facility Donegal County Council

(Please quote in all related correspondence)

20 July 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email to laps@pleanala.ie

Re: Notification under Section 177(AE) of the Planning Development Act 2000 (as amended)

Proposed Development: The proposed development will consist of the development of a facility centre for water sports activities, associated infrastructure and an accessible pathway to Tullan Strand beach at Tullan Strand Road, Finner, Bundoran, County Donegal.

A chara,

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated headings.

Archaeology

It is noted that the planning application does not include an Archaeological Impact Assessment, and the Department notes that no advance archaeological investigations have been carried out within the proposed development site (PDS). Due to the scale of the proposed development the Department recommends that an Archaeological Impact Assessment to include pre-development Archaeological Geophysical Survey and Archaeological Test Excavation of the location of the facility centre for water sports activities, associated infrastructure including the proposed carpark and access, as described below, be requested as Further Information. This will enable this Department and the Planning Authority to formulate an informed archaeological recommendation before a planning decision is taken.



The Archaeological Impact Assessment (AIA) shall be carried out as follows:

1. The applicant is required to retain/engage the services of a suitably qualified Archaeologist to carry out an Archaeological Impact Assessment which shall include a comprehensive programme of Archaeological Geophysical Survey and Archaeological Test Excavation to respond to a request for Further Information. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.
2. The Archaeological Geophysical Survey and Test Excavation must be carried out under consent/licence from National Monuments Service (NMS) of this Department and in accordance with an approved method statement; note a period of 3-4 weeks should be allowed to facilitate processing and approval of the licence applications and method statement.
3. The Archaeological Geophysical Survey shall incorporate all available lands to which this planning application applies.
4. Test trenches shall be excavated at locations chosen by the Archaeologist, having consulted the site drawings (including any Proposed Site Compound and Welfare Area, Access/Egress route, etc.) and the results of the geophysical survey/s. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the Archaeologist shall suspend works in the area of archaeological interest pending further advice from the Planning Authority, in consultation with the Department. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.
5. Having completed the work, the Archaeologist shall submit a written report to the Department and the Planning Authority describing the findings of the AIA, including the results of the geophysical survey and test excavations. The report shall comment on the degree to which the extent, location and levels of all proposed installations, service trenches and other sub-surface works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc.
6. Where archaeological material is shown to be present, further mitigation measures will be required; these may include refusal, redesign to allow for preservation in situ, (for example; works exclusion zones/buffer areas), excavation and/or monitoring as deemed appropriate. The Department will advise the Planning Authority with regard to



these matters. No decision should be made on this application until the Department and the Planning Authority have had the opportunity to fully evaluate the findings of the AIA.

Additionally, this Department recommends that archaeological monitoring of the construction of a pedestrian pathway, an accessible pedestrian pathway/boardwalk onto Tullan Strand beach and an emergency vehicle access route, as described below, should be required as a Condition of planning. Archaeological monitoring shall be carried under the terms of a licence issued by this Department.

The Archaeological Monitoring shall be carried out as follows:

1. The applicant is required to employ a qualified archaeologist to monitor all groundworks associated with this development.
2. The archaeologist is required to notify this Department in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.
3. The report of the archaeological monitoring should include photographs of the area before, during and after monitoring has taken place, as well as detailed photographs of specific areas, as required.
4. A key plan, clearly showing the location and direction from which photographs were taken should be included in the report. (An annotated site location map will suffice for this purpose).
5. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by this Department with regard to any necessary mitigating action (for example; preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
6. The Planning Authority and this Department shall be furnished with a report describing the results of the monitoring.

Reason:

To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.



Nature Conservation

The Natura Impact Statement has been reviewed in relation to potential effects on Donegal Bay Special Protection Area (SPA) (Site Code: 004151). The principal ecological pathway(s) considered are potential pollution during the construction phase. On the basis of the information submitted, the Department advises that mitigation should be secured by condition.

Relevant European site context

The application site is adjacent to Donegal Bay SPA. The relevant qualifying interests/special conservation interests are Great Northern Diver (*Gavia immer*), Light-bellied Brent Goose (*Branta bernicla hrota*), Common Scoter (*Melanitta nigra*), Sanderling (*Calidris alba*) and wetland and waterbirds. The relevant conservation objective is to maintain the favourable conservation condition of these features.

The Department has reviewed the documentation submitted in support of this proposed Part 8 development. The following comments relate to the potential impacts on nature conservation interests, including designated European sites, protected habitats and species, and wider biodiversity. The Planning Authority, as the competent authority, remains responsible for ensuring compliance with the requirements of the Habitats Directive, Birds Directive and relevant provisions of the Planning and Development Act and Regulations.

Appropriate Assessment

Based on the information submitted, the Department is satisfied that the Appropriate Assessment Screening has identified all relevant European sites and impact pathways. The conclusions of the screening are considered reasonable, subject to the implementation of the mitigation measures described in the supporting documentation.

Natura Impact Statement

The Department has reviewed the submitted Nature Impact Statement. The conclusions reached appear reasonable, subject to the planning authority being satisfied that the proposed mitigation measures are technically feasible, secured by condition where appropriate, and capable of being fully implemented throughout the construction and operational phases.

Protected Species

The Planning Authority should ensure that the proposed works avoid impacts on legally protected species and their resting or breeding places. Where works have the potential to



affect protected fauna, suitable pre-construction checks, ecological supervision and species-specific mitigation should be secured.

Conclusion

Subject to the above comments and the implementation of the recommended mitigation measures, the Department has no further observations in relation to the nature conservation aspects of the proposed Part 8 development.

I hope that you will find this information useful and please do not hesitate to contact the Department should you need further assistance.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Colette McCormack
Development Applications Unit
Administration