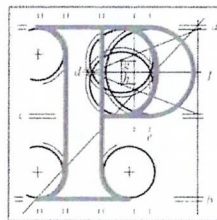


Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Dr. John Spencer
Abbey Lane
Ballyshannon
Co. Donegal
F94 P5W8

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
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email
(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



An
Coimisiún
Pleanála

SID Online Observation

Online Reference
SID-OBS-005643

Online Observation Details

Contact Name
john spencer

Lodgement Date
29/06/2026 14:12:49

Case Number / Description
324428

Payment Details

Payment Method
Online Payment

Cardholder Name
john spencer

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50.00

Lodgement No

LDG— 089685-26

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 Criff

EO

Date

7/8/26

Finance Section

Payment Reference

ch_3TnezVB1CW0EN5FC0a5ocvJ3

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

Objection to proposal 324329

Dr John Spencer
Abbey Lane, Ballyshannon, F94 P5 W8

I have regularly walked the strand at Tullan for at least thirty years. I have two objections to proposal 324329 One is a general point, the other specific to the proposed compulsory purchase of land to facilitate a new access ramp to the strand.

Tullan Strand is a dangerous strand of sand. The rip-tide at the Bundoran end is ferocious and has claimed many lives and has involved many rescue missions, all of which are a matter of record. At the estuary end of the strand is quicksand and it regularly catches the unwary. Finally the strand is bounded by a firing range from Finner Camp.

It is to the great credit of the users of the beach that a surfing school has thrived alongside equestrian riding. This use is safe but is contingent on the local knowledge and professionalism of the users. It would in my opinion be a mistake to provide a metalled/concrete road to the strand to enable greater casual visitor use.

The Bundoran development Master Plan complacently treats the beach as if it were inherently safe and is, tellingly, decorated with clip-art showing bathing and parasols and all manner of water sports. This is a rather irresponsible fantasy given there are no obvious plans to control access (cars/quads) or provide water safety.

Specifically with regard to the purchase of land for the access ramp/ new road: I note that there is no budget for its maintenance. This is important because as all regular users know that the current owners reinstate the access road/ramp regularly following the usual storms. The cliff is unstable consisting of soft, highly folded mudstone bedding planes which will defy stabilization. There is no bedrock to anchor a road.

A local authority concrete ramp may look impressive on paper but be assured it will succumb to the storms and become, unusable and unsafe, requiring its full closure on safety grounds (nb a previous concrete structure's remnants still can be seen today). The existing path acknowledges its inherent fragility and provides year round access through intervention and restoration. It has served its users well for decades.

I am not against the development of changing facilities and parking for the users of the beach and the path to Bundoran but the beach road development plans are seriously flawed.

Yours faithfully,
Dr John Spencer, Abbey Lane, Ballyshannon