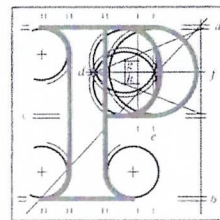


Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Louise Hamilton
26 Old Station Road
Belleek
BT93 3EZ

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.

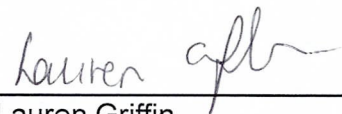
Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

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 Maoilbhride
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An
Coimisiún
Pleanála

SID Online Observation

Online Reference
SID-OBS-005782

Online Observation Details

Contact Name
Louise Hamilton

Lodgement Date
20/07/2026 17:18:24

Case Number / Description
324328

Payment Details

Payment Method
Online Payment

Cardholder Name
louise Hamilton

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50.00

Lodgement No

LDG— 089693-26

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

laure aff

EO

Date

7/8/26

Finance Section

Payment Reference

ch_3TvJtcB1CW0EN5FC0Y94NIJJ

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

Re: Proposed Accessible Pathway, Boardwalk, Bridge Crossing, Equestrian Route and Emergency Access Infrastructure at Tullan Strand, Finner, Bundoran, Co. Donegal

Submitted by: _Louise Hamilton

Address: 26 Old Station Road, Belleek, BT93 3EZ

Date: 20th July 2026

Introduction

I wish to formally object to the above planning application as a local resident and as someone who uses Tullan Strand throughout the year for walking my dog and horse riding. While I support improving accessibility in principle, I do not believe the applicant has demonstrated that this extensive development is appropriate in such a sensitive coastal location or that its long-term environmental, public safety and recreational impacts have been adequately assessed.

Public Safety

Tullan Strand is an exposed Atlantic beach with powerful rip currents, particularly around the well-known '200m Rip', a deep hole at the western end of the beach, rapidly changing surf conditions, exceptionally strong tides and rogue waves that regularly reach much further up the beach than visitors expect. Despite warning signs, visitors unfamiliar with the beach continue to enter the water in dangerous locations. The proposal is intended to increase visitor numbers, yet I can find little evidence that the implications for public safety have been fully assessed.

Environmental Concerns

The dunes at Tullan Strand are fragile, dynamic and continue to regress due to coastal erosion and winter storms. Permanent infrastructure including boardwalks, bridges and emergency access routes should only be permitted where there is clear evidence that there will be no long-term harm. I do not believe the application adequately assesses coastal processes, dune movement, climate resilience, future maintenance or the cumulative impacts of increased visitor numbers.

Protected Habitats

Tullan Strand lies adjacent to the Donegal Bay Special Protection Area (SPA) and contains sensitive dune habitats. The applicant acknowledges that the proposal crosses dune habitat. In my opinion, insufficient scientific evidence has been provided to demonstrate that the proposal and the increased visitor numbers it is designed to attract will avoid adverse effects on these protected habitats over the lifetime of the project.

Need for Development

The existing access arrangements have served beach users safely for decades. Before introducing permanent engineered structures into this sensitive environment, the applicant should demonstrate why they are necessary and why less intrusive alternatives could not achieve the same objectives. I do not believe this has been adequately justified.

Visitor Pressure

The proposal is intended to increase tourism, organised groups and recreational use, yet no robust carrying-capacity assessment appears to have been provided. The environmental effects of increased footfall and activity should be properly quantified before permission is considered.

Equestrian Access

Horse riding has been an established use of Tullan Strand for over 30 years. I am concerned that the proposal does not demonstrate that horses will continue to have safe, practical access. The existing beach access road, maintained by the landowners for decades, is proposed to be acquired through a Compulsory Purchase Order. The application does not demonstrate that an equivalent level of access will remain. It also fails to assess the impact on established local businesses, including Stracomer Stables and Donegal Equestrian Centre, which rely on continued access to the beach.

Planning Policy

I respectfully submit that the application has not demonstrated compliance with the precautionary approach required for development affecting protected European sites. Under Article 6(3) of the Habitats Directive, the competent authority must be satisfied that a proposal will not adversely affect the integrity of a European site. In addition, the Donegal County Development Plan and the National Marine Planning Framework support recreation and tourism only where environmental carrying capacity, biodiversity and sensitive coastal habitats are protected. Based on the information submitted, I do not believe these matters have been sufficiently addressed.

Conclusion

For these reasons I respectfully request that planning permission be refused, or at a minimum that further independent assessment be required on coastal processes, dune stability, visitor carrying capacity, public safety, impacts on protected habitats and the effects on existing lawful equestrian access before any decision is made.

Signed: Louise Hamilton

Date: 20/07/2026