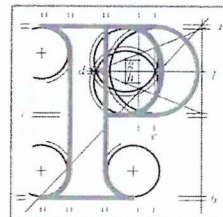


Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Louise Nelson
20 Marina Court
Dingeli Cough
Bundoran
Co. Donegal

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.

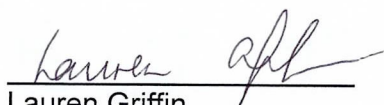
Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

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-005647

Online Observation Details

Contact Name
Louise anne nelson

Lodgement Date
30/06/2026 18:29:05

Case Number / Description
324328

Payment Details

Payment Method
Online Payment

Cardholder Name
Louise Nelson

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50.00

Lodgement No

LDG— 089688-26

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 Coffey

EO

Date

7/8/26

Finance Section

Payment Reference

ch_3To5T3B1CW0EN5FC0vf6mo6e

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

OBSERVATION / OBJECTION TO THE PROPOSED DEVELOPMENT AT TULLAN STRAND

To: An Coimisiún Pleanála,

I wish to submit this observation and objection to the proposed development at Tullan Strand as a local resident and long-standing user of Tullan Strand, both as a pedestrian and as a horse rider.

The concerns outlined below represent my personal observations, experience and honestly held opinions as a local resident and long-standing user of Tullan Strand.

This observation is submitted solely in my personal capacity as a local resident and long-standing user of Tullan Strand.

Tullan Strand has been an important part of my life and of the wider local community for many years. I have used Tullan Strand regularly on foot and on horseback and have witnessed first hand the importance of this unique natural amenity to local residents, horse riders, walkers, surfers, families and visitors alike.

While I support the principle of improving accessibility and ensuring that public amenities can be enjoyed by as many people as possible, I have serious concerns that this proposal represents far more than an accessibility improvement project. In my opinion, it would fundamentally alter the character, safety, environmental integrity and recreational value of Tullan Strand and would have significant adverse effects on existing users, local businesses and the unique natural amenity that currently exists.

1. Long Established Access and Community Use

To the best of my knowledge, horse riders have safely accessed Tullan Strand for over 30 years through the courtesy, cooperation and goodwill of the local landowners. Throughout this period, the landowners have maintained and repaired access routes following storms, coastal erosion events and periods of heavy use, ensuring that safe access remained available to local residents, visitors, horse riders and the wider community.

This long established arrangement has functioned successfully for decades without the need for permanent engineered infrastructure. The existing access arrangements have allowed horse riders, walkers, surfers and visitors to enjoy Tullan Strand while preserving its natural character and respecting the sensitive coastal environment.

As someone who has used Tullan Strand for many years, both on foot and on horseback, I have personally witnessed the effects of storms, high tides and coastal erosion and have also seen the significant efforts made by the landowners to restore and maintain access following storm events and periods of damage.

In my opinion, insufficient recognition has been given to the long-standing role played by local landowners and existing businesses in maintaining access to Tullan Strand for the benefit of the wider community.

2. The Existing Access Arrangements Have Worked Successfully

I do not believe that the applicant has demonstrated why the existing access arrangements, which have successfully served the community for decades, are no longer adequate.

The current access arrangements have enabled safe access for pedestrians, horse riders, surfers and visitors for many years. To the best of my knowledge, there has been no evidence presented demonstrating that the existing arrangements are unsafe or incapable of continuing to serve the community.

In my opinion, the proposal represents a significant intensification and expansion of infrastructure rather than a necessary improvement to existing access arrangements.

I am particularly concerned that unnecessary infrastructure is being introduced into a highly sensitive coastal environment where existing access has functioned successfully for many decades.

3. This Proposal Represents a Fundamental and Irreversible Change to Tullan Strand

I am deeply concerned that this proposal has been presented as an accessibility improvement project when, in reality, it represents a major and irreversible change to the character, appearance, use and operation of Tullan Strand.

The proposal includes a pedestrian and equestrian boardwalk, bridge infrastructure, emergency access routes, additional parking, bus parking and other permanent structures designed to facilitate increased visitor numbers and tourism activity.

In my opinion, this would transform Tullan Strand from a largely natural and informally managed recreational area into a managed tourism and visitor destination.

The beauty of Tullan Strand lies in its natural, open and relatively undeveloped character. It is precisely this character that attracts local residents, horse riders, walkers, surfers and visitors. I believe that the proposed infrastructure would fundamentally alter and diminish the unique qualities that make Tullan Strand special.

I believe that the scale of the proposed development and its long term consequences have been significantly underestimated.

4. Public Safety Concerns

I have serious concerns that the application has failed to adequately assess the public safety implications arising from the proposed intensification of activity at Tullan Strand.

The proposal is intended to facilitate increased visitor numbers, organised groups, surf schools, bus parking, emergency vehicle access and continued equestrian use. However, there does not appear to be any comprehensive public safety assessment examining the interaction between:

- Horses and riders;
- Pedestrians and children;
- Walkers and recreational users;
- Surf schools and organised groups;
- Visitors unfamiliar with horses;
- Cars, buses and service vehicles;
- Emergency vehicles;
- Existing businesses and recreational users.

As someone who regularly uses Tullan Strand both on foot and on horseback, I am particularly concerned that the interaction between these competing activities has been significantly underestimated.

I am especially concerned that the proposal may introduce unnecessary safety risks into an area that has functioned safely for many decades.

I am also concerned that the proposal specifically seeks to facilitate increased use of Tullan Strand by organised groups, including surf schools and other recreational users.

As a long standing user of Tullan Strand, I am aware that warning signs advising against swimming are already present due to the hazardous nature of the marine environment at this location. In my opinion, the existence of these warnings demonstrates that Tullan Strand is a dynamic and potentially hazardous coastal environment.

While I recognise that organised activities, including surf instruction, may take place under supervision and guidance, I am concerned that the proposal seeks to substantially increase the number of people using an environment that is already recognised as presenting inherent natural hazards.

In my opinion, this raises important questions regarding public safety, the cumulative impact of increased recreational activity and whether the consequences of significantly increased visitor numbers have been adequately assessed.

I am concerned that encouraging greater visitor numbers, organised groups and recreational activity in an area where public safety warnings already exist may create additional risks that have not been fully considered within the application.

I believe that proposals intended to encourage substantially increased recreational use of a dynamic coastal environment should be subject to particularly careful scrutiny from a public safety perspective.

5. Safety of the Proposed Equestrian Infrastructure

I have very serious concerns regarding the safety and suitability of the proposed equestrian access infrastructure.

As someone who regularly rides horses at Tullan Strand, I know that horses are prey animals and can react unpredictably to unfamiliar surfaces, confined spaces, crowds, surfboards, bicycles, emergency vehicles and large groups of people.

I am particularly concerned that the proposed boardwalk and constructed access surfaces may not be suitable or safe for horses. I am concerned that such surfaces may become slippery when exposed to rain, sea spray, sand, algae, frost and general wear and tear, potentially increasing the risk of horses slipping, losing their footing or becoming distressed.

This could create significant risks of injury not only to horses and riders, but also to pedestrians and other users of Tullan Strand.

I am deeply concerned not only for my own horse, but also for the many other horses and riders who have safely used Tullan Strand for decades.

The application does not appear to adequately assess:

- The suitability of the proposed surface materials for horses;
- The safety of horses using raised or engineered structures;
- The risk of slipping or loss of footing;
- The effect of noise, vibration and increased activity on horse behaviour;
- The interaction between horses and increased pedestrian activity;
- The interaction between horses, surf schools, organised groups, buses and emergency vehicles;
- Emergency procedures should a horse become distressed, injured or trapped;
- The long-term safety implications of weathering, storm damage and wear on the proposed structures.
- The application documentation itself proposes fencing to control horse movements, which suggests that the potential for conflict has already been recognised.

To the best of my knowledge, horses have safely accessed Tullan Strand for over 30 years using the existing access arrangements. I have not seen evidence demonstrating that the existing arrangements are unsafe or that the proposed infrastructure would provide a safer alternative.

In my opinion, introducing horses onto constructed boardwalks and into a significantly intensified visitor environment creates unnecessary and avoidable safety risks.

6. Traffic, Congestion and Road Safety Concerns

I am also concerned that the proposal significantly underestimates the impact of increased traffic and visitor numbers on Tullan Strand and the surrounding area.

The proposal includes additional parking facilities, bus parking and infrastructure intended to increase visitor numbers and support organised activities and tourism.

However, I do not believe that sufficient consideration has been given to:

- Increased vehicle movements;
- Coach and bus movements;
- Peak summer visitor numbers;
- Congestion during events and peak tourism periods;
- Pedestrian safety;
- The interaction between pedestrians, horses, buses and vehicles;
- Emergency vehicle access during periods of congestion;
- Overflow parking;
- The impact on local residents and existing users.

As someone who regularly uses Tullan Strand, I have observed that the area already experiences significant congestion during busy periods, surf events and periods of good weather.

I am concerned that increasing visitor numbers without adequately assessing the consequences for traffic management, public safety and existing users may create significant problems.

7. Impact on Existing Local Businesses and Equestrian Activities

I am deeply concerned about the impact of the proposed development and associated compulsory acquisition on existing local businesses operating at Tullan Strand, including:

Tullan Tin Can Food Van;

Stracomers Stables;

Donegal Equestrian.

These businesses are long established tourism, recreational and community assets and form an important part of the character and identity of Tullan Strand.

As a local resident and long-standing user of Tullan Strand, I have experienced first-hand the important role these businesses play in the social, recreational and economic life of the area.

I am particularly concerned about the impact that the proposal may have on Stracomers Stables and on the continuation of equestrian activities at Tullan Strand. Stracomers Stables provides an important recreational facility and supports equestrian access to the beach that has existed for decades.

I am deeply concerned that the proposed development may pose a serious threat to the future operation of Stracomers Stables and to the continuation of the long established equestrian activities associated with Tullan Strand. In my opinion, any significant reduction or loss of these

activities would represent an irreparable loss to the local community, the local tourism offering and the character of Tullan Strand.

I am also concerned that the proposal places significant emphasis on creating additional tourism infrastructure while failing to recognise that existing businesses, including Stracomer Stables, Donegal Equestrian and the Tullan Tin Can Food Van, already constitute important tourism, recreational and community assets.

Any adverse impact on these businesses would represent a loss not only to those directly affected but also to the existing tourism offering, recreational opportunities and character of Tullan Strand.

The long standing equestrian use of Tullan Strand forms an important part of the area's heritage and identity. I am concerned that the proposed development prioritises future visitor growth and new tourism infrastructure over the protection of existing businesses, recreational activities and community assets that have contributed to Tullan Strand for many years.

8. Impact on the Dune System and Environment

I am particularly concerned about the impact of the proposed development on the dune system at Tullan Strand.

The applicant's own documentation acknowledges that the proposed route will pass through and affect sensitive dune habitats and that the dune system plays an important role in coastal protection and environmental resilience.

As a long-standing user of Tullan Strand, I have witnessed first-hand the effects of storms, high tides, coastal erosion and the constantly changing nature of the dune system.

I am concerned that the introduction of permanent infrastructure, including boardwalks, bridges and associated access works, into this dynamic coastal environment has not been adequately assessed.

In particular, I am concerned that there does not appear to be a dedicated assessment of:

- Dune geomorphology;
- Coastal processes;
- Sediment transport;
- Shoreline evolution;
- Storm damage;
- Climate change impacts;
- The long-term effects of maintenance and repair works within the dune system.

I am also concerned that the application relies heavily on mitigation measures, fencing, signage and assumptions regarding visitor behaviour rather than demonstrating that impacts on the dune system can be avoided.

Furthermore, I am concerned that the proposed infrastructure may be vulnerable to future storm damage, high tides and coastal erosion, leading to additional maintenance works and further environmental impacts.

9. Increased Visitor Numbers and Failure to Assess the Consequences of Success

The planning documentation makes clear that the purpose of the development is to increase visitor numbers, support organised groups, facilitate surf schools, increase accessibility and support tourism.

However, I am concerned that insufficient assessment has been carried out regarding:

The expected increase in visitor numbers;

The carrying capacity of Tullan Strand;

The impact of additional visitors on existing users;

The impact on equestrian activities;

The impact on local residents and businesses;

The cumulative environmental effects of increased recreational pressure.

The proposal includes additional parking, bus parking, organised access infrastructure and emergency access routes. These features indicate that the development is intended to substantially intensify use of Tullan Strand rather than simply improve existing access.

I am also concerned that there is a fundamental contradiction within the application. The planning justification relies on attracting additional visitors, increasing tourism activity and encouraging greater year-round use. However, the environmental and operational assessments appear to minimise the significance of the resulting impacts.

If the proposal succeeds in attracting additional visitors, then increased traffic, congestion, parking demand, recreational pressure and impacts on existing users should reasonably be expected and fully assessed.

10. Loss of Character, Natural Beauty and Amenity

The attraction of Tullan Strand lies in its natural, open and relatively undeveloped character.

As both a pedestrian user and horse rider, I value Tullan Strand precisely because it remains a natural coastal environment that can be enjoyed safely and freely by a wide range of existing users.

I believe that the proposed development, including the boardwalk, bridge, emergency access route, additional parking, bus parking and increased organised activity, would fundamentally alter the natural beauty, character and visual amenity of Tullan Strand.

Tullan Strand is not simply a tourist destination or recreational facility. It is a place that has been part of my life and the life of the local community for many years. I have walked there, ridden horses there and witnessed the effects of storms, erosion and changing seasons.

I am deeply concerned that this proposal would fundamentally and irreversibly change the character, beauty and operation of Tullan Strand. Once these changes are made, they cannot easily be undone. In my opinion, the seriousness and permanence of these changes have been significantly underestimated.

Conclusion

For the reasons outlined above, I respectfully request that An Coimisiún Pleanála refuse permission for the proposed development.

In particular, I believe that the application has failed to adequately assess:

- The necessity of the proposed infrastructure;
- The safety implications of the proposed equestrian infrastructure;
- The interaction between horses, pedestrians, visitors and vehicles;
- The impact on traffic, congestion and public safety;
- The impact on existing local businesses and equestrian activities;
- The impact on the sensitive dune system and coastal environment;
- The environmental consequences of the proposed development;
- The impact of increased visitor numbers and organised activities;
- The carrying capacity of Tullan Strand;
- The long-term sustainability of introducing permanent infrastructure into a sensitive coastal environment;
- The loss of the natural beauty, character and amenity value of Tullan Strand;
- The impact on long-established access arrangements that have operated successfully for many years.

Tullan Strand is a unique and valued natural amenity. In my opinion, this proposal would fundamentally and irreversibly change the character of the area to the detriment of existing users, local businesses, public safety, the environment and future generations.

Signed: Louise Nelson

Address: 20 Marina Court, Dingeli Cough, Bundoran, Co. Donegal

Date: 30/06/2026