

Alex Rea

From: Alex Rea
Sent: Tuesday, July 7, 2026 2:29 PM
To: Planning
Cc: aine.rowan@water.ie; Eimear Reilly
Subject: ACP-324328-25 Proposed Tullan Strand Facility Centre for Water Sports Activities and Accessible Pathway to Tullan Strand Beach
Attachments: ACP-324328-26-Acknowledgement Letter-Uisce Éireann.pdf

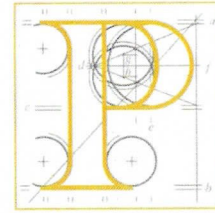
Good Afternoon,

Please see attached e-letter in relation to the above matter.

Kind regards,

Alex Rea

Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 07 July 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 case. The contents of your submission have been noted.

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,

pp ARea

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

CH08

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Uisce Éireann's Ref: PN26000042572

Planning Ref: Part 8-Tullan Strand Facility Centre for Water Sports Activities

Planning Authority: Donegal County Council

Issue Date: 29 June 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location: Finner, Bundoran, Co. Donegal

Development Description: The nature of the proposed development consists of the construction of a facility centre for water sports activities, associated infrastructure and an accessible pathway to Tullan Strand beach to enhance visitor management and experience. The proposed works will include construction of a purpose built single storey facility with accessible changing rooms, showers, a Changing Places toilet, public conveniences, storage areas, associated external amenities, car and bus parking, seating, public realm landscaping, site drainage, wastewater pumping station, connection to existing utilities, supporting ancillary works, accommodation works, closure and decommissioning of the existing unauthorised beach access development, construction of a pedestrian pathway along a section of the L-1058-0 Tullan Strand Road, an accessible pedestrian/equestrian pathway/boardwalk onto Tullan Strand beach and an emergency vehicle access route towards Tullan Strand beach.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and has the following observations;

The applicant has engaged with UÉ via a Pre-Connection Enquiry and UÉ can confirm that a Confirmation of Feasibility (CoF) has been issued to the applicant.

In relation to Water, UÉ can confirm a connection is feasible subject to upgrades. The nearest UÉ watermain is located circa 208 metres from the proposed building site, or circa 40 metres from the nearest point of the applicants site boundary as identified in their site drawings. As a minimum, a 40 metre watermain extension would be required (in conjunction with the applicant bringing their service pipe to the southern-most point of the boundary with the public road) in order to facilitate a water connection for the site. Please note that network extension would be entirely funded by the Applicant and delivered by UÉ.

In relation to Wastewater, UÉ can confirm a connection is feasible without infrastructure upgrade by Uisce Éireann.

The CoF notes that the nearest UÉ owned sewer is located approximately 390 metres from the site (in the vicinity of The links residential development). Whilst there is capacity within the existing network to accept a connection from this development, UÉ would have concerns in relation to the length of pumped rising main that would be required from the site to the UÉ sewer. In order to accept a connection, the application will be required to demonstrate, to the satisfaction of UÉ, that a pumped rising main regime is feasible and will not create septic/odour conditions within the rising main. Uisce Éireann will NOT accept chemical usage for the control of septicity within privately owned and operated pumped service connections.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

** Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: <https://www.water.ie/business/trade-effluent/about/> . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.