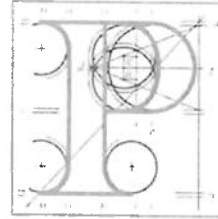


Our Case Number: ACP-324328-26



An
Coimisiún
Pleanála

Derek Kane
7 Finner Avenue
Bundoran
Donegal

Date: 18 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.

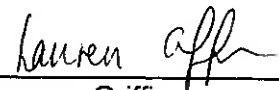
As there is no fee associated with submissions for this application type, a refund of €50 will be issued to you under separate cover.

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

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FORMAL OBSERVATION / OBJECTION TO THE PROPOSED DEVELOPMENT AT TULLAN STRAND

Name: Derek Kane

Address: 7 Finner Avenue, Bundoran, Co. Donegal

Case number: 324328

To: An Coimisiún Pleanála

I wish to submit this observation in respect of the above proposed development.

I have resided in the vicinity of Tullan Strand for many years and have extensive knowledge of the area, including the existing access arrangements, surrounding coastal environment and the manner in which the beach is currently used by residents, visitors and established local businesses. I also regularly use the existing access route and the beach for equestrian purposes. Having considered the planning application and accompanying documentation, I have significant concerns regarding the necessity for the proposed permanent infrastructure, the adequacy of the assessment of alternative access solutions, the potential impacts on traffic and parking, public safety, the natural environment, existing businesses and the long-term character and amenity of Tullan Strand.

Tullan Strand is a unique and highly valued natural amenity. Its appeal lies in its unspoilt coastal landscape, peaceful atmosphere and the opportunity to experience the beach in a relatively natural and undeveloped setting. The area has long supported a balance of walkers, surfers, horse riders, local families and visitors who have successfully shared the beach while respecting its natural character.

While I support improvements to accessibility where they are necessary and proportionate, I do not believe the application has demonstrated that the scale of the proposed development is justified or that the extensive permanent infrastructure proposed represents the least intrusive means of achieving its objectives.

The existing access arrangements have served the local community and visitors successfully for many years. The access route has continued to function despite storms, coastal erosion and changing weather conditions, and has been maintained over time to ensure continued access. In my view, the application has not demonstrated that the existing arrangements are no longer capable of serving their purpose or that replacement with permanent engineered infrastructure is necessary. Nor has it adequately demonstrated that less intrusive alternatives have been fully examined.

A principal concern is the proposal's objective of increasing visitor numbers. While tourism is important to the local economy, the application does not adequately assess the consequences of achieving this objective. I am not opposed to the provision of additional parking spaces where they are appropriately designed and managed; however, I am concerned that increased parking

capacity, combined with higher visitor numbers, may result in additional traffic movements and increased pressure on the surrounding road network. During busy periods the surrounding roads already experience congestion, increased traffic levels and parking pressures. In my opinion, sufficient consideration must be given to traffic management, pedestrian safety, vehicle movements and the ability of the existing infrastructure to safely accommodate increased demand. I do not believe sufficient evidence has been provided to demonstrate that these impacts can be managed without adverse effects on local residents, businesses and existing users of the area.

I am also concerned that the proposal places considerable emphasis on attracting additional visitors without fully recognising the existing safety challenges associated with Tullan Strand. The beach is not generally regarded as a safe bathing beach due to strong rip currents, heavy surf and rapidly changing sea conditions. Donegal County Council has erected a red "No Swimming" warning sign at the beach, and the RNLI has also installed signage warning visitors of the dangers posed by rip currents. These existing safety measures demonstrate that significant hazards already exist. Encouraging substantially increased visitor numbers without fully assessing the implications for public safety is therefore a matter of concern.

As someone who regularly rides horses at Tullan Strand, I am also concerned that the application does not adequately assess the interaction between equestrian users and the increased levels of activity that are intended to result from the proposal. At present, walkers, horse riders, surfers and families generally coexist safely because activity levels remain relatively balanced. Introducing significantly greater numbers of pedestrians, organised groups, cyclists, vehicles and other recreational users has the potential to increase conflict between users.

Horses are naturally sensitive animals and can react unpredictably to unfamiliar surfaces, confined spaces, bicycles, surfboards, larger crowds, buses, emergency vehicles and increased levels of activity. I am not satisfied that sufficient consideration has been given to whether the proposed boardwalk and associated infrastructure would provide a suitable and safe route for equestrian use in a coastal environment where rain, sea spray, sand and algae may create additional slipping hazards. These cumulative impacts have not, in my opinion, been adequately assessed.

I am also concerned about the potential impact of the proposal on established local businesses that contribute significantly to the identity and character of Tullan Strand. Businesses such as Stracomer Stables, Donegal Equestrian and the Tullan Tin Can Food Van are valued parts of the local community and already make an important contribution to tourism, recreation and the local economy. They have developed in a manner that is compatible with the area's natural environment. I do not believe the planning documentation adequately considers the potential impact that increased visitor pressures, altered access arrangements and changes to the character of the area may have on these existing businesses and the people who rely upon them.

The natural environment at Tullan Strand is one of its greatest assets. The beach and surrounding dune system form a sensitive coastal landscape of significant ecological importance. The dunes provide valuable habitat for wildlife, support biodiversity, protect the coastline from erosion and contribute to the scenic quality of the area. Permanent infrastructure, together with increased visitor numbers and recreational pressure, has the potential to damage dune vegetation, disturb wildlife, increase erosion and adversely affect natural coastal processes over time. While mitigation measures are proposed, I am not satisfied that the long-term effects of the development, including future maintenance requirements, climate change and the cumulative impacts of increased use, have been fully assessed.

One of the defining characteristics of Tullan Strand is its relatively undeveloped and natural appearance. The proposed boardwalk, bridge, expanded parking areas and associated infrastructure would fundamentally alter both the appearance and atmosphere of the area. There is also concern that the introduction of this level of permanent infrastructure may create pressure for further parking, visitor facilities and additional development in the future. Rather than preserving what makes Tullan Strand distinctive, the proposal risks transforming it into a more intensively managed visitor destination.

Before any decision is made, I respectfully request that An Coimisiún Pleanála carefully consider:

whether the necessity for the proposed permanent infrastructure has been adequately demonstrated;
whether less intrusive alternatives have been fully assessed;
the consequences of increased visitor numbers for traffic, parking and local infrastructure;
the public safety implications of encouraging increased use of a beach where swimming is actively discouraged due to dangerous sea conditions;
the interaction between horse riders, pedestrians, cyclists and other recreational users;
the potential impacts on established local businesses, including Stracomers Stables, Donegal Equestrian and the Tullan Tin Can Food Van;
the impacts on the dune system, biodiversity, coastal processes and the wider natural environment; and
the long-term consequences for the character, landscape and amenity of Tullan Strand.
For these reasons, I respectfully request that An Coimisiún Pleanála refuse permission for the proposed development. Alternatively, I respectfully request that further information be sought regarding the necessity for the proposed infrastructure, alternative access options, traffic and parking impacts, public safety, impacts on existing businesses and equestrian users, environmental impacts and the long-term consequences for the character of Tullan Strand before any decision is made.

Signed: Derek Kane



Date: 21 July 2026