



Comhpháirtíocht Leader Waterford Leader
Phort Láirge Partnership

Decision of Evaluation Committee

Project ID	IE31WAT100183
Project Type:	Capital Project
Project Name:	Glamping Pods for Bank of Ireland, Lismore
Promoters Name:	Lismore Town Association
Address:	West Street, Lismore, Co Waterford
Description:	Groundworks and five glamping pods for the gardens of the former Bank of Ireland building in Lismore.
Theme:	Theme 1: Economic Development & Job Creation
Sub-theme:	Sub-theme 1c: Rural Tourism
Link to LDS	Strategic Action 1.4: Community Hostels, RV Parks and Glamping/Camping. Local Objective 3: Sustainable Placemaking and Destination Management. Goal 3.6: Develop Waterford as a sustainable and accessible place attractive to both domestic and international visitors with a sense of place and connected tourist amenities to enhance and support local communities and realise additional economic growth for Waterford.

Total Project Costs	€336,645.55		
Eligible Project Costs	€336,645.55		
Funding sought by promoter:	A maximum of €200,000 or 59.40967% of eligible expenditure, whichever is the lesser		
State one of the following: - First Review / Previously Deferred or Not Recommend	First Review		
Funding recommended by Evaluation Committee:	A maximum of €200,000 or 59.40967% of eligible expenditure, whichever is the lesser		
Details of private funding:	Cash / money in account	€7,059.97	2.1%
	Loan/bridging finance	€9,772.31	2.9%
	Other Public funding from non-EU Sources, e.g. Local Authority, Fáilte Ireland, etc. (List the sources and the value of funding provided by each source): Waterford City & County Council		
	€119,813.27	35.59033%	
Voluntary Labour: YES / NO (If yes provide detail)	No		
Synopsis of project:	The project aims to transform the grounds and garden area of the historic		

	Bank of Ireland building in Lismore into a premium glamping destination, introducing an innovative blend of high-specification accommodation and nature to the heart of our heritage town. The primary focus of this initiative is the installation of five high-quality glamping pods, designed to accommodate both small families and couples, thereby catering to a broad demographic of tourists. These pods will provide a unique, comfortable, and eco-friendly lodging option, aligning with the increasing demand for sustainable tourism experiences.		
Detail exactly what WLP will be funding (List items from Project Assessment Report)	Detail	Total Cost (Expenditure)	Grant Aid recommend by the Evaluation Committee @ 59.40967%
	Provision of 5 glamping pods	€120,473.45	€71,572.87
	Groundworks at the Bank of Ireland site, Lismore	€216,172.10	€128,427.13
		€336,645.55	€200,000.00
Total Funding			
Was an assessment completed?: Date: __10.07.2024__	Yes, 10.07.2024		
Are detailed costings provided for the project? Were the costs for the project considered reasonable and how was this measured?	Yes, eTendering was used and the MEAT process to score tenders. The costs are considered reasonable and the most economical quotes meeting the criteria were chosen.		
Where the procurement process resulted in less than 3 quotes, the EC must show the additional steps taken to ensure the reasonableness of costs:	For both the glamping pods and the ground works three quotes were secured.		
Innovative Element of the project:	Key areas of innovation include: • Heritage Integration: Leveraging Lismore's rich cultural backdrop, the project seamlessly integrates the town's heritage with contemporary tourism needs. This not only enhances the visitor experience but also promotes the preservation of local history. • Sustainable Tourism Development: By focusing on glamping—a form of sustainable accommodation—our project underscores environmental stewardship. The design and operation of the pods will prioritise eco-friendly practices, reducing the environmental footprint and appealing to the growing market of eco-conscious travelers. • Community Engagement and Economic Stimulus: In partnership with Waterford County Council and leveraging local businesses, the project aims to stimulate the local economy by driving foot traffic to Lismore's attractions, shops, and restaurants. This creates a symbiotic relationship between the project and the local economy, enhancing community well-being. • Phase Development for Long-Term Engagement: The project is envisioned as the first phase in a larger initiative to revitalise the Bank of Ireland building and surrounding areas. This phased approach ensures ongoing engagement with the community and tourists, with future developments promising additional innovative features and attractions. • Strategic Partnerships for Holistic Development: Collaborating with Waterford County Council and other local entities, the project emphasises a holistic approach to tourism development, ensuring every stage is aligned with broader community and environmental goals.		

Added Value – How will the added value of LEADER funding be demonstrated in the delivery of this project?	The project will bring much-needed tourist accommodation to Lismore Town which will benefit the town and its surrounds. It will contribute to economic activity, job creation and possible future investment in the town. The LEADER funding will directly contribute to the realisation of the project and the downstream benefits. This Community Group will not be able to realise a project of this nature without LEADER funding.
Consideration of Deadweight:	Project Promoter: Not go ahead. This project requires significant financial support to succeed. As a committee, we are actively fundraising in order to make a local contribution to this project, however it is outside of our capabilities to fund it ourselves. The support of funding agencies is critical for its success. Project Officer: This project will not proceed without LEADER funding.
Consideration of Displacement:	The nearest other glamping pod facilities in the Waterford area are: - Ardmore Glamping Pods - 22.4km away - Nire Valley Glamping - 24.8km away - Nire Valley Eco Camp - 21.4 km away - Comeragh Pods - 27.3 km away - Blackwater Eco Pods - 8.2km away - Leahy's Open Farm - 19.3km away Each of these glamping spots have unique offerings. E.g. Ardmore and Leahy's offer the farm and children's play area, Blackwater Eco Pods have a range of water activities, Comeraghs and Nire Valley are more hiking and nature focused. The Lismore pods will be focused primarily on tourists and visitors coming to Lismore town, those doing St. Declan's Way and spillover tourists from the Waterford Greenway. These are the only pods in a heritage town setting.
Economic justification for project:	The project will add much needed tourist accommodation to Lismore. It will encourage visitors to stay in Lismore town which will benefit all the local businesses. This business could also create additional job.
Average Score for Project:	The project scored 78/100 (1)
% level of aid & ceiling:	59.40967%, €200,000
E. C. Executive Summary/Rationale for Funding	The Evaluation Committee agreed to recommend funding this project for the following reasons:- 1. This project fits the Local Development Plan for theme 1 Economic Development under SA 1.4 Community Hostels RV Parks & Glamping/Camping. 2. The funding will support the creation of distinctive accommodations in a heritage town with few existing overnight options. 3. The project scored 78/100. A maximum of €200,000 or 59.40967% of eligible expenditure, whichever is the lesser with the following condition:- • Before payment, a copy of the signed lease for 25 years must be on file. • The Promoters must nominate one person to be responsible for the management of the business rather than a committee.

Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
1.5 FTE		€136,645.55	Not applicable. The group was formed late 2023 and has not previously applied for grant aid.

Confirmation on the applicant's position re De-Minimis and double from the relevant agencies.	Date of Confirmation	Signed By
Not applicable as this is a new group formed in 2023 and which has not yet applied for other grants.	-	-

The following were the main points raised in the discussion of the project: -

- Ms Christine Rossi (Project Officer) advised that the proposed project, a high-quality glamping tourist offering, will be located in the garden of the Bank of Ireland building purchased by the Local Authority in the heritage town of Lismore, Co Waterford.
- The funding application is to cover the cost of providing five glamping pods and associated ground works in the grounds and garden area of the 142-year-old Bank of Ireland building. The space available for the project is 0.29 acres or 1,715 square metres. This application represents the initial phase of a larger project to renovate the actual building, which will take place later from other funding sources.
- The final signed lease, which will be for 25 years, has not been received yet.
- The project has planning permission.
- WCCC provided a letter of commitment to provide match funding of €53,333 and have committed to help identify and source funds for the deficit of €69,979.
- Confirmation of the Clann Credo loan of €16,833 was circulated.
- It is a newly established group that draws its members from a mixture of other community groups in Lismore.
- A discussion ensued on the inexperience of the promoters in the tourism industry and in the difficulties of running a business by committee.
- It was advised that several members of the Lismore Town Association committee will participate in the Rethink Ireland social enterprise training.
- The Committee discussed if there is a need to set policies regarding the funding of glamping sites, Astro pitches, etc. It was advised that the Local Development Strategy (LDS) identified areas where funding was required and that these are two of those areas. In the case of glamping sites, there was a set budget attached and when that is exhausted then no more can be funded. In the case of Astro pitches the consultations with agencies dealing with youth identified the need in West Waterford for facilities for younger people. Three areas were named within the LDS and two of them are for consideration today.
- It was agreed that accommodation options are lacking in Lismore and needed along the St Declan's Way Walk
- Concerns were raised about the management structure lacking sufficient tourism experience. It was suggested that assigning overall responsibility to one person is preferable, as managing by committee can be challenging.
- The Evaluation Committee did note that this is a community application with the full support and backing of WCCC and that the project overall has a heritage aspect alongside tourism.
- The Evaluation Committee agreed that funding this project is a good use of LEADER funds and agreed to recommend funding to the LCDC.

The Evaluation Committee recommends funding this project for the following reasons:

1. This project fits the Local Development Plan for theme 1 Economic Development under SA 1.4 Community Hostels RV Parks & Glamping/Camping.
2. The funding will support the creation of distinctive accommodations in a heritage town with few existing overnight options.
3. The project scored 78/100.

A maximum of €200,000 or 59.40967% of eligible expenditure, whichever is the lesser with the following condition:-

- Before payment, a copy of the signed lease for 25 years must be on file.
- The Promoters must nominate one person to be responsible for the management of the business rather than a committee.

Amount Recommended: €200,000

59.40967% of Eligible Project Funding: €200,000

Signed: _____

Signed: _____

Chairperson of Evaluation Committee

Committee Member

Date: _____

Date: _____

Issues / Queries raised by Evaluation Committee	Project Officers Response
Not applicable	Not applicable

Signed: _____

Dated: _____

WLP Project Officer

Please insert photos below of reference purposes:

Overall Evaluation Committee Scoring Record

Project Title: <i>Clamping Pads for Bank of Ireland Finance</i>	Project Reference no: <i>IEWAT100183</i>	Date: <i>10.7.2024</i>	Time: <i>11</i>
--	---	---------------------------	--------------------

Q	Assessment Criteria	Objective	Evaluation Committee comments	Weighting	Score
1	Has project development officer report indicated that any documentation / information requested has not been provided by the project promoter(s)	Ensure that the project promoter has provided all the required information / documentation requested by project development officer to progress this project.		N/A	Pass ☒
2	Displacement	Does the project comply with displacement requirements?		N/A	Pass ☒
3	Compatibility with Local Development Strategy (LDS)	Do the project proposals meet the criteria set out in the LAG's LDS for the relevant measure?			13
4	Innovation	Is the project innovative in its nature?			13
5	Project Promoter experience	Does the promoter have the training/skills, track record or experience to deliver?			13
6	Financial Viability	Do the proposed actions and associated costs appear reasonable and represent value for money, and is adequate funding available to co-fund the project?			13
7	Sustainability	Is the project viable and will the service continue to be delivered?			13
8	Requirement	Does the proposal target a specific need or address a specific gap in the market?			13
9	Deadweight	Would the project proceed without LEADER funding?	YES NO ☒	N/A	N/A
N.B. Prior to being recommended for approval, projects must: - pass question 1 and 2 - answer no to question 9 - receive a minimum score of 65%.				Total:	78
Recommendation of the Evaluation Committee:				<i>Approved</i>	

Signature of Committee Chair: *[Signature]* Date: *10/07/24*

Denise Walsh

From: John Harnedy <johnjharnedy@gmail.com>
Sent: Friday 12 July 2024 18:50
To: Denise Walsh
Subject: Re: Evaluation Meeting 10 07 2024
Attachments: image002.png

Hi Denise,
Minutes of meeting July 10th reviewed and all OK.
Regards
John

On Fri 12 Jul 2024, 16:23 Denise Walsh, <Denise.Walsh@wlp.ie> wrote:

Hi John,

Attached please find the draft evaluation minutes of the 10 July 2024 for you to review.

Kind Regards,

Denise Walsh

Riarthóir / Administrator

Comhpháirtíocht Leader Phort Láirge / Waterford Leader Partnership CLG

Páirc Ghnó an Leasa Mhóir, Lios Mór, Co. Phort Láirge P51XVP6 / Lismore Business Park, Lismore, Co. Waterford
P51 XVP6

Fón 058-54646 / 086 823 6664

Ríomhphost / Email : denise.walsh@wlp.ie

Láithreán Gréasáin / Website www.wlp.ie

F: <https://www.facebook.com/WaterfordLeaderPartnership>

T: <https://twitter.com/wlpleader>

PLEASE LIKE US ON



An tÚdarás Rialála Carthanas /Charities Regulatory Authority No.20070748



Tá an ríomhphost seo agus aon iatán a ghabhann leis rúnda agus is d' úsáid an té/na ndaoine a bhfuil sé seolta chuige/chucu, amháin é. D'fhéadfadh an t-ábhar a bheith faoi réir ag pribhléid dhlíthúil agus ghairmiúil. Mura seolai ainmnithe nó ceaptha an ríomhphost seo tú, níor chóir duit an teachtaireacht seo, nó aon mhír de, a úsáid, a scaoileadh, a chóipeáil, a scaipeadh nó a choimeád. Más amhlaidh go bhfuair tú an ríomhphost seo trí earráid nó trí dhearmad, iarrtar ort sin a chur in iúl don seoltóir láithreach bonn, le do thoil agus aon chóip den ríomhphost seo a scriosadh ó do chóra(i)s ríomhaireachta.

Seiceáladh gach iatán le scanóir aimsithe víreas agus ceaptar iad a bheith saor ó víreas. Iarrtar ort áfach, a dheimhniú go ndéanfar gach teachtaireacht a scanadh ar fhaitíos víris, mar nach féidir aon dliteanas a ghlacadh maidir le haon ionfhabhtú nó damáiste a dhéantar do do chóras ríomhaireachta tríd an ríomhphost seo a fháil.

The information contained in this e-mail and in any attachments is confidential and is designated solely for the attention and use of the intended recipient(s). This information may be subject to legal and professional privilege. If you are not an intended recipient of this e-mail, you must not use, disclose, copy, distribute or retain this message or any part of it. If you have received this e-mail in error, please notify the sender immediately and delete all copies of this e-mail from your computer system(s).

Any attachments have been checked by a virus scanner and appear to be clean. Please ensure that you scan all messages as no liability can be accepted for contamination or damage to your systems.