



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 to prepare the former Bank of Ireland garden in Lismore for the installation of five glamping pods.
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.
Is the project at Stage 10 on the IT System Y/N	Will be moved to Stage 10 by the LAG

Total Project Costs	€216,172.10
Eligible Project Costs	€216,172.10
Funding sought by promoter:	€162,129.00
State one of the following: - First Review / Previously Deferred or Not Recommend	Second Review
Funding recommended by Evaluation Committee:	€162,129.00
Details of private funding:	Cash / money in account €10,808.68 5.00003% 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 €43,234.42 20%
Voluntary Labour: YES / NO (If yes provide detail)	No
Synopsis of project:	Provide description of project: The proposed 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 project will include all the required groundworks including the preliminaries, site clearance, foundations, sewer, watermain, electrical works, landscaping, grass seeding, topsoil and bollards. This will be followed by the delivery and 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 comfortable and eco-friendly lodging option, aligning with the increasing demand for sustainable tourism experiences. The pods will address the shortage of accommodation in Lismore Town following the only hotel being converted into an IPAS centre. The LEADER funding will be used for all the groundworks to prepare the garden for the installation of the pods.		
Detail exactly what WLP will be funding (List items from Project Assessment Report) Total Funding	Detail	Total Cost (Expenditure)	Grant Aid recommend by the Evaluation Committee @ %
	Groundworks at the Bank of Ireland site, Lismore	€216,172.10 incl VAT	74.99997%
		€216,172.10	
Was an assessment completed?: Date:	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:	Yes, 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 be an integral part of bringing 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 groundworks are an integral part of the glamping project which 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 and Ranking:	The project scored 78/100 (1)
% level of aid & ceiling:	74.99997% €162,129.00
E. C. Executive Summary/Rationale for Funding	The Evaluation Committee agreed to recommend funding this project for the following reasons:- 1) This project uniquely combines the preservation of a historic site while providing much need accommodation in a heritage town with few existing overnight options. 2) This project aligns with the Local Development Plan under Theme 1:

	Economic Development, specifically addressing SA 1.4: Community Hostels, RV Parks, and Glamping/Camping. 3) The project scored 78/100. A maximum of €162,129.00 or 74.99997% of eligible expenditure, whichever is the lesser with the following condition:- ➤ Subject to the Department providing written confirmation that the Community Recognition Fund can be fully allocated to the purchase of the glamping pods. Out of the 7 Evaluation Committee members in attendance, 5 were in favour of funding the project as presented.
--	---

Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
1.5 FTE		€54,043.10	In August 2024 the group received a Community Recognition fund grant for a separate element of this project.

Confirmation on the applicant's position re De-Minus and double from the relevant agencies.	Date of Confirmation	Signed By
The LTA is a new community group. In August 2024 they received a CFR grant to the value of €124,991.73	2 August 2024	

Amount Recommended: €162,129.00	% of Eligible Project Funding: 74.99997%
---------------------------------	--

Signed: _____

Chairperson of Evaluation Committee

Date: _____

Issues / Queries raised by Evaluation Committee	Project Officers Response
In light of the original application some members raised the concern that there is still a double funding issue.	The two elements of the project are completely separated. The LEADER application is only for groundworks (phase 1). The CRF is for the purchase of glamping pods (phase 2). The CRF conditions states: "Funding can be used to deliver projects that are complementary to existing projects or to fund a different phase of an existing project.".

Signed: _____

Dated: _____

WLP Project Officer

Please insert photos below of reference purposes:

(for example a photo of the building to be renovated/machinery being purchased, etc)







Overall Evaluation Committee Scoring Record

Project Title: Employment for Park of Ireland business	Project Reference no: LEWAT100183	Date: 11/11/2024	Time: 11:00
--	---	----------------------------	-----------------------

Q	Assessment Criteria	Objective	Evaluation Committee comments	Weighting	Score	
					Pass	Fail
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	✓	
2	Displacement	Does the project comply with displacement requirements?		N/A	✓	
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.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:

Approved

Signature of Committee Chair:



Date:

11/11/2024

Re: Evaluation Minutes 11 11 2024

From John Harnedy <johnjharnedy@gmail.com>

Date Mon 11/11/2024 15:56

To Denise Walsh <Denise.Walsh@wlp.ie>

 1 attachment (44 KB)

Outlook-w5tck5fq.png;

Minutes

OK John

On Mon 11 Nov 2024, 15:30 Denise Walsh, <Denise.Walsh@wlp.ie> wrote:

Hi John,

Attached please find draft evaluation minutes.

Kind Regards,

Denise Walsh

Riarthóir / Administrator

Comhpháirtíocht Leader Phort Láirge / Waterford Leader Partnership CLG

Páirc Ghnó an Leasa Mhoir, 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 Carthanais /Charities Regulatory Authority No.20070748

