



Comhpháirtíocht Leader Waterford Leader
Phort Láirge Partnership

Decision of Evaluation Committee

Project ID	IE31WAT101422
Project Type:	Investment & Other Supports
Project Name:	Hostel and Glamping at the old Walsh's Hotel, Cappoquin
Promoters Name:	Ronan Power
Address:	Barrack Str, Cappoquin, Co Waterford
Description:	The project consists of refurbishing and upgrading the old Walsh's Hotel in Cappoquin turning it into a hostel and glamping site for short term tourist accommodation. The project when finished will be a hostel with 7 ensuite rooms and 2 glamping pods in the walled garden.
Theme:	Theme 1: Economic Development and Job Creation
Sub-theme:	Sub-theme 1c: Rural Tourism and Recreation
Link to LDS	Strategic Action 1.4: Community Hostels, RV Parks & Glamping/Camping
Is the project at Stage 10 on the IT System Y/N	Will be moved to Stage 10 once the Admin Check is done.

Total Project Costs	€931,408.13		
Eligible Project Costs	€820,623.90		
Funding sought by promoter:	€200,000.00 24.37170%		
State one of the following: - First Review / Previously Deferred or Not Recommend	First Review		
Funding recommended by Evaluation Committee:	€200,000.00 24.37170%		
Details of private funding:	Own funds in bank accounts €620,623.90		
Voluntary Labour: YES / NO (If yes provide detail)	No		
Synopsis of project:	The project consists of refurbishing and upgrading the old Walsh's Hotel in Cappoquin turning it into a hostel and glamping site for short term tourist accommodation. The building is of major historical importance to the town. The building itself has been lying idle for some time. The promoter would like to bring the building back to its former glory and bring much needed development to this part of Cappoquin. The project when finished will be a hostel with 7 ensuite rooms and 2 glamping pods in the walled garden.		
Detail exactly what WLP will be funding (List items from Project Assessment Report)	Detail	Total Cost (Expenditure excl. VAT)	Grant Aid recommended by the Evaluation Committee @ 24.37170%

	Preliminaries & Contract Conditions		
	External Site Works		
	Existing Shed		
	Toilet Block		
	Hotel Building		
Total Funding			€200,000.00
Was an assessment completed?: Date:	Yes. 11 th of March 2025.		
Are detailed costings provided for the project? Were the costs for the project considered reasonable and how was this measured?	Yes Yes. The requisite number of quotes were obtained and the most economical one was 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:	No applicable		
Innovative Element of the project:	The project Consists of refurbishing the old Walsh's Hotel in Cappoquin which is of major historical importance to the town into short term tourist accommodation. The building itself has been lying Idle for some time. The promoter would like to bring the building back to its former glory bringing much needed development to this part of Cappoquin. The project when finished will have 7 ensuite rooms and 2 Glamping pods inside the walled garden. This is a listed building and protected structure and during the renovation the promoter hopes to maintain much of the fabric of the building. If fully occupied, it will be able to cater for up to 20 guests. The promoter plans to make the building as sustainable as possible with the introduction of solar panels for the roof to heat the water plus providing electricity for the 2 electric car chargers that will be on site. The promoter will also introduce efficient electric heaters in the rooms which will replace the old radiators that are run using oil. The promoter intends to use as many local services as possible during construction.		
Added Value – How will the added value of LEADER funding be demonstrated in the delivery of this project?	This project will provide much-needed visitor accommodation in rural and West Waterford.		
Consideration of Deadweight:	Project Promoter: Due to financial constraints, without leader funding will result in the project proceeding on a reduced basis. This will result in less occupancy and general fit and finish of the projected structure would be inferior. Thus, not giving the enterprise the maximum chance of success. Project Officer: Considering the age of the building and the cost involved to bring it back to use the promoter will need the LEADER funding.		
Consideration of Displacement:	In Cappoquin the promoter's market research identified a lack of short-term accommodation in the town. The three listed below would be the nearest. 1. Blackwater Eco Tours - Situated in Villierstown they have accommodation in pods as well. This is 8kms away and is likely not going to affect them. They provide an adventure experience. The hostel would most likely add people who might go there during the day. 2. Richmond House – On the outskirts of Cappoquin. This is the more		

	2. Richmond House – On the outskirts of Cappoquin. This is the more luxury end of the market. They also have a food element to their offering. It is also possible to book the entire house. The rooms at Walsh's hotel would not be in competition here as the market would be different. The rooms may also help Richmond House as guests would have an option eat there. 3. Salterbridge gate lodge/ Behind the river. These are the only 2 other properties listed on booking.com for short-term accommodation. These are 1 Bedroom properties and on the outskirts of Cappoquin. There is a known shortage of short-term accommodation in the area and a new offering would bring more visitors and economic benefit to the area.
Economic justification for project:	This project will provide visitor accommodation which will have downstream benefits for the town and the area. It will also contribute to the renewal of Cappoquin and support the Town Centre First plan tackling vacancy, combating dereliction and breathing new life into Cappoquin alongside the other projects being implemented under the plan.
Average Score for Project and Ranking:	83 (1)
% level of aid & ceiling:	24.37170% & €200,000.00
E. C. Executive Summary/Rationale for Funding	The Evaluation Committee agreed to recommend funding this project for the following reasons:- 1. This project will offer more short-term accommodation, boost visitor nights, increase footfall, and enhance local service demand. It also preserves a century-old building. 2. This project fits perfectly within the Local Development Plan under Theme 1 for Economic Development and Job Creation, specifically 1c Rural Tourism and Recreation, and Strategic Action 1.4: Community Hostels, RV Parks & Glamping/Camping. The project scored 83/100. Subject to the following conditions; - A charge be placed on the property - Total funding from LEADER and the Historical Structures Fund cannot exceed €300,000, in line with the de-minimis rules

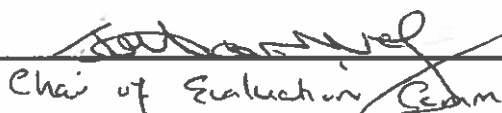
Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
1 Full-time; 4 Part-time (3 FTE)	N/A	Cash - €620,623.90	Not applicable

Confirmation on the applicant's position re De-Minimus and double funding from the relevant agencies.	Date of Confirmation	Signed By
The promoter did apply for the Historic Structures Fund but was unsuccessful.	13.03.2025	R Ryall

Amount Recommended: €200,000.00	% of Eligible Project Funding: 24.37170%
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Signed: _____

Chairperson of Evaluation Committee

Date:  Date: 25/3/2025
Chair of Evaluation Committee

Issues / Queries raised by Evaluation Committee	Project Officers Response
The Committee noted a low-cost projection for personnel.	The promoter envisages that the Manager will live on site and that rent would be part of the package. The accommodation is self-service and will not have permanent staff on site.
The Committee proposed that a 2 nd charge be a condition in the Letter of Offer.	

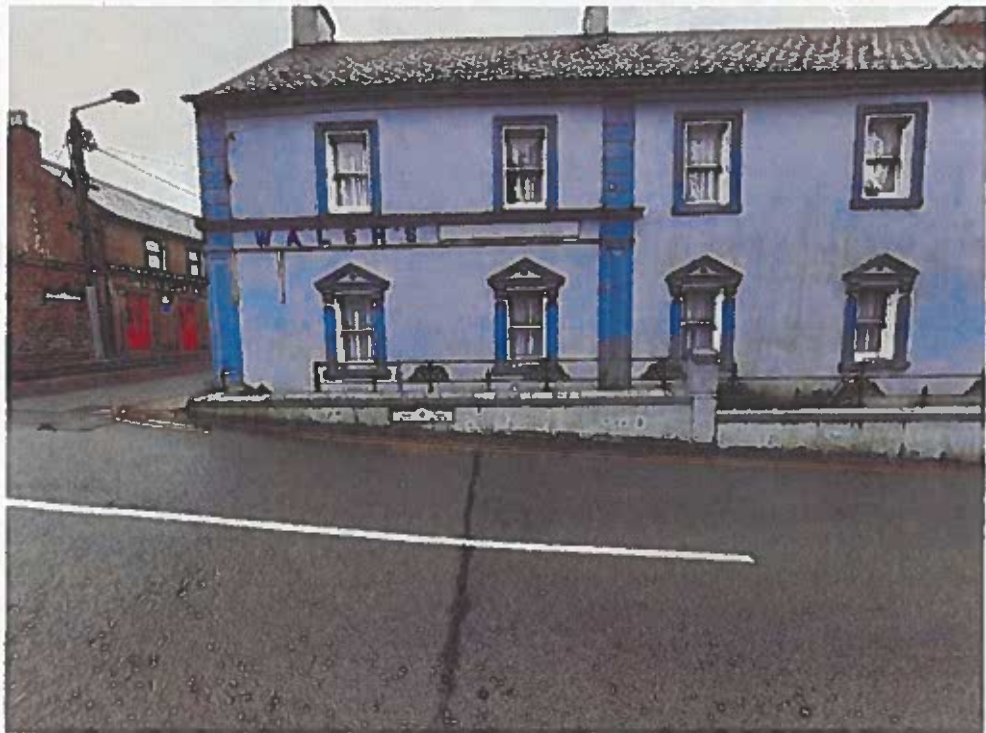
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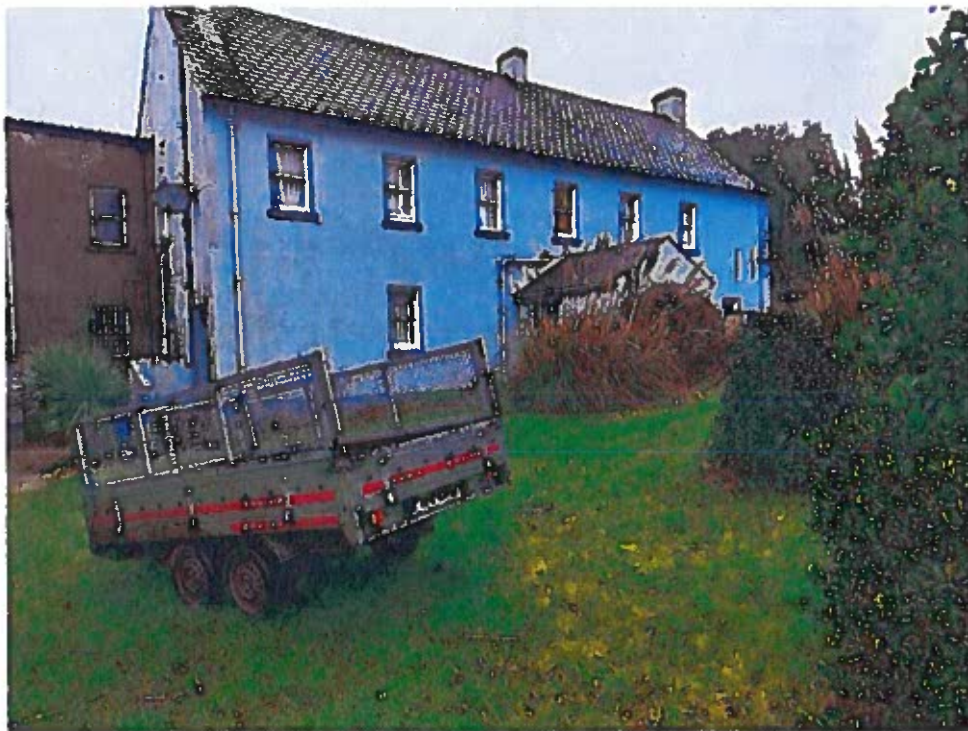
Dated: 26.03.2025.

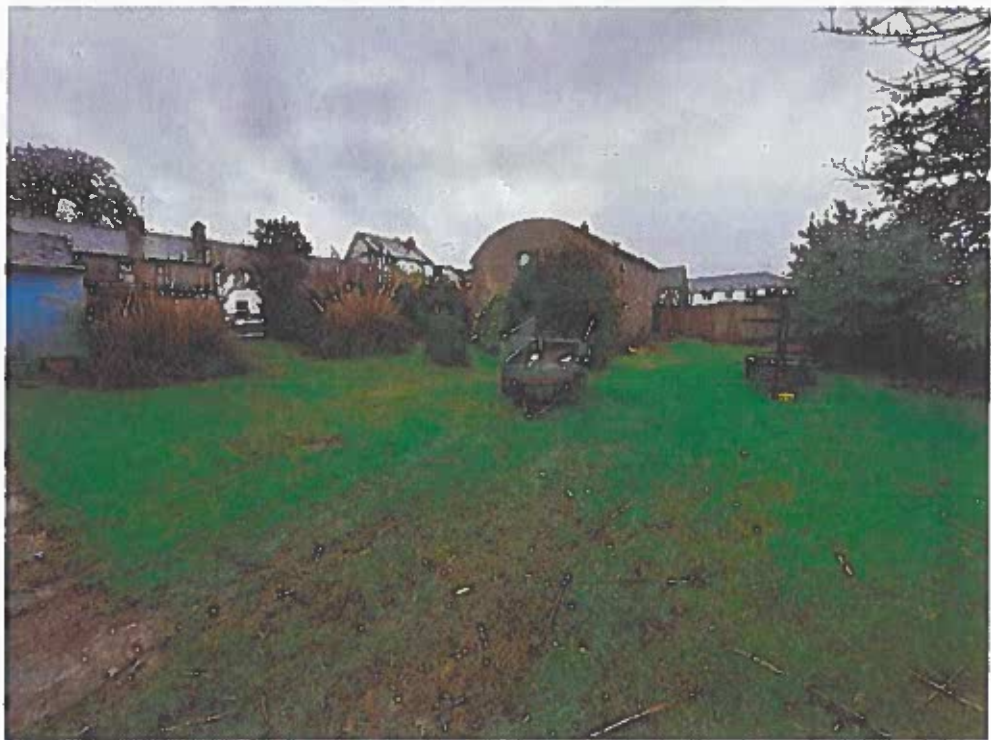
WLP Project Officer

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: <u>Hostel & Camping at the Project Reference no: <u>1E3WAT101422</u></u> <u>old Walb's Hotel, Poppoquna</u>	Date: <u>11/3/2025</u>	Time: <u>11am</u>
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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 Fail
2	Displacement	Does the project comply with displacement requirements?		N/A	Pass Fail
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?			12
4	Innovation	Is the project innovative in its nature?			12
5	Project Promoter experience	Does the promoter have the training/skills, track record or experience to deliver?			16
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?			18
7	Sustainability	Is the project viable and will the service continue to be delivered?			12
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:	83

Recommendation of the Evaluation Committee:

APPROVED - condition to be included in documents

Signature of Committee Chair: _____

Date: 11/03/2025

