



Minutes of the Waterford LAG Meeting
Thursday 18th September 2025, Videoconference, 10.00 a.m.

Present: **Non-Public Sector:** **Public Sector**

1. Gabriel Foley	PPN / Environment	1. Cllr Damien Geoghegan (Deputy Chair)	Elected Representative
2. Liam Quinn	CEO – Waterford Area Partnership	2. Gareth Evans	Head of LEO
3. Ger Hurley	Waterford Chamber of Commerce	3. Kate Cassidy	HSE
4. Christine Rossi	CEO – WLP CLG	4. Karina Daly	WWETB
5. Csilla Czelvikker	PPN / Community & Voluntary	5. Sean McKeown	CE, WC&CC
6. Sinead Kilcawley	PPN / Community & Voluntary	6. Cllr Liam Brazil	Elected representative
Apologies:		Apologies:	
7. Catherine Quinlan	I.C.M.S.A.		
8. Ian O’Brien	PPN / Community & Voluntary	7. Kathryn Kiely	SETU
9. Jenny Beresford	CEO Dungarvan & West Waterford Chamber	8. Margaret Mary Collins	TUSLA
10. Mary Ray	Social Inclusion	9. Mayor Seamus Ryan (Chair)	Elected representative

Staff Present: S De Faoite D.O.S., Chief Officer S Breathnach Community S.E.O., O. Kelly A.O., J. Codd S.O., E Morrissey S.S.O, G Mulhall S.O., E Smyth A.S.O., N Osborne LAIT Coordinator., M McKnight C.O.

Apologies: O Matiut S.S.O., S. Whelan S.O., C Flavin S.O.

1.Total current Membership	19
2.Total attendees	12
3. Quorum % required (50% of 1 above)	Achieved – 63%
4. non-public/public ratio	50% non-public: 50% public

1. Confirmation of Quorum: Having reviewed the attendance record, Chief Officer Sinéad Breathnach informed the Committee a quorum was achieved. In the absence of Chair Seamus Ryan, Deputy Chair Cllr Damien Ryan opened the meeting.

2. Apologies.

As per table above, apologies were noted.

3. Conflict of Interest:

- (i) C.o.I. declarations: No declarations submitted
- (ii) Review of Quorum: Quorum achieved

4. Confirmation of Minutes of LAG Meeting held on 10th July 2025

Proposed: Liam Brazil	Seconded by: G Foley
Abstentions: None	
Quorum achieved: Yes	Approved

5. Matters arising:

None.

6. Rural Development Programme.

- i) LEADER Programme Update: C Rossi

The percentage of funding allocated under the 2023-2027 LEADER programme is 39%, of which 15% has been paid out in claims. A total of 16 claims have been finalised and seven claims are currently being processed.

The deadline for applications under the third targeted Call is the 3rd of October 2025. At which stage, it will be known how many of the 27 eligible EOIs will be submitted as applications.

- ii) For approval: Amended Details IE31WAT100183 Glamping Pods Bank of Ireland Lismore, as per decision sheet below.

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)	Detail	Total Cost (Expenditure)	Grant Aid recommend by the Evaluation Committee @ %
Total Funding	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%
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Proposed: Cllr. L Brazil	Seconded by: Ger Hurley
Abstentions:	
Quorum achieved: Yes	Approved

iii) For Approval: Added Value Element of projects.

- IE31WAT100034 'KOKORO' Visitor and Cultural Centre
- IE31WAT100038 Finotar Pobail Páirc Uile Aimsire
- IE31WAT100040 KGK Community Development Park

Projects – Added Value

These projects were originally reviewed and approved during the LCDC Meeting held via teleconference on Zoom at 10 am, Thursday 18 July 2024.

Project ID	Project Name	Added Value
IE31WAT100034	'KOKORO' Visitor and Cultural Centre	LEADER funding will significantly strengthen the scope of the project, enabling greater utilisation of the multipurpose facility. This is expected to attract additional visitors to the area, thereby generating increased revenue.
IE31WAT100038	Finotar Pobail Páirc Uile Aimsire	The all-weather facility will provide a valuable resource for local children and young people who previously needed to travel to neighbouring areas to access similar amenities. Furthermore, this development will support and enhance the upcoming housing development identified in the Local Development Plan.
IE31WAT100040	Knockanore, Glendine, Kilwtermoy (KGK) Community Development Park	The development of a new astroturf pitch will contribute to the ongoing enhancement of the local village, reflecting the added value provided by LEADER funding.

Proposed: Cllr. L Brazil	Seconded by: Ger Hurley
Abstentions:	
Quorum achieved: Yes	Approved

- iv) Q2 2025 WLP RDP Returns, Income and Expenditure noted by the committee
- v) LEADER Capacity Building Workshop noted by the committee
- vi) For Approval: Ineligible EOI's received under 3rd funding call July 2025

SYNOPSIS 2023-2027 LEADER 3 RD FUNDING CALL INELIGIBLE EXPRESSIONS OF INTEREST (JULY 2025)					
No	EOI's received – name	Ref no	Ineligible	Theme/sub theme	Reason for ineligibility
1	Screen Waterford Dev & Equip investment	IE31WAT103093	Yes	1, 1.3	No funding remaining
2	The Theatre Lovett BARN	IE31WAT103044	Yes	1, 1.3	No funding remaining
3	Train Hill Gallery	IE31WAT103045	Yes	1, 1.3	No funding remaining
4	Osprey Viking Cruises	IE31WAT103046	Yes	1, 1.3	No funding remaining
5	Whitechurch House Charity Events	IE31WAT103047	Yes	No suitable theme/sub theme	More suited to social farming & referral made
6	Ballinroad Community Group Outdoor Gym Activity Facility	IE31WAT103083	Yes	No suitable theme/sub theme	Invited for capacity building instead to work on a consensual plan
7	Green Economy – carbon reduction	IE31WAT103057	Yes	3, 3.2	Not funding private renewable energy projects – only community. Referred to SEAI
8	*Installation of an “off grid” energy system to enable 100% green energy usage	IE31WAT103017	Yes	3, 3.2	Not funding private renewable energy projects – only community. Referred to SEAI
9	*Development of steam hygiene system to replace detergents	IE31WAT103016	Yes	No suitable theme/sub theme	Department confirmed that the activity proposed in the feasibility study is not eligible as it is primary agriculture.
10	*Development of an ultraviolet dairy livestock facility hygienic system	IE31WAT103018	Yes	No suitable theme/sub theme	Department confirmed that the activity proposed in the feasibility study is not eligible as it is primary agriculture.

Proposed: Cllr. L Brazil	Seconded by: Ger Hurley
Abstentions:	
Quorum achieved: Yes	Approved

- vii) Invitation to the WLP Strategic Plan 2025-2030 Launch 19/9/25 11.30 Park Inn noted by the committee.
- viii) 31LDRWAT117663 EURI Expansion of Bakery Production Vinilo Repayment
Communication with the promoter is ongoing regarding the return of project funds in the amount of €7,247.13.
- ix) For Approval: Service Level Agreement LEADER Programme 2327
The final draft of the LEADER SLA between Waterford City and County Council and Waterford LEADER Partnership was proposed for adoption

Proposed: L Quinn	Seconded by: Cllr. L Brazil
Abstentions:	
Quorum achieved: Yes	Approved

7. Circulars: Two circulars were noted by the Committee.

- Circular 06 - 2025 - Post-2027 CAP
- Circular No: 07-2025 - 2023-2027 LEADER Programme implementation and delivery requirements

8. Correspondence:

- Media Release: Minister Calleary reiterates the importance of CAP to rural Ireland.

9. A.O.B. None

10. Date and venue of next LAG meeting: 10.00am Thursday 9th October 2025 Videoconference.

Meeting Closed

Signed _____
CHAIRPERSON DATE