



Comhpháirtíocht Leader Waterford Leader
Phort Láirge Partnership

Decision of Evaluation Committee

Project Code:	IE31WAT103074
Project Type:	Investment and Other Supports
Project Promoters Name:	Gertie and Pat Ormond
Project Name:	Kilcannon Stables No. 1
Address:	Kilcannon House, Cappagh, Dungarvan, Co. Waterford
Description:	This project is seeking funding to convert an existing disused single storey farm outbuilding (62 sqm) to use as a one-bedroom short stay holiday unit, tourism accommodation (Kitchen/Dining/Living Area, Bedroom + WC+ Shower
Total Project Costs	€200,090.00
Theme:	Theme 1: Economic Development and Job Creation
Sub-theme:	Sub-theme 1a: Green Economy Strategic Action 1.2: Repurposing of farm and industrial buildings into niche visitor accommodation
Eligible Project Costs	€200,090.00
Funding sought by promoter:	€150,067.50
State one of the following: - First Review / Previously Deferred or Not Recommend	First Review
Outline the Evaluation Committee's consideration on each of the following:-	
Deadweight:	Promoter: The promoter has advised that the project will not go ahead without grant funding. Although the promoter operates an existing B&B the income would not cover the cost of this project. Project Officer: The promoter would need the LEADER funding to realise this project.
Displacement:	In the area (Cappagh) there are no other B&B's. In the wider county visitor accommodation is available but considering the general shortage of visitor accommodation, as identified by Failte Ireland, this project will not displace other providers.
Innovative:	This project is unique as it will be converted former stables which were built in the traditional style and methods. -Project i.e. Kilcannon Stables No: 1 is an old farm building that will be renovated. -The Development creates a Housing Unit, with high levels of insulation, to help reduce the environment impact and energy use over the long term. -The building envelope will be insulated to beyond the minimum target values of the building regulation standards, where applicable.

	-Where possible, it is proposed to use 'low embodied energy' materials and processes in the construction of the proposed House. -An efficient sustainable heating system (an air to water Heat Pump is proposed) will be installed, with suitable controls including thermostats. -Low energy light fittings will be used, some using the latest LED technology. Natural day lighting will be used where possible. -The Dwelling Unit has been designed to benefit from south facing windows to both Living Area and Bedroom (where possible).
Reasonableness of Costs:	The project was eTendered and whilst only one supplier tendered, the price is competitive in the market place.
In-house projects: are there other providers that can deliver the project more cost effectively?	N/A. Not an in-house project.
Recommendation of the Evaluation Committee:	The Evaluation Committee agreed to recommend not funding this project for the following reasons:- 1) The project was not considered viable as presented 2) The project scored 61/100. A maximum of €0 or 0% of eligible expenditure, whichever is the lesser
Rationale for grant aid, having regard to the LDS:	The Evaluation Committee did not recommend funding this project as they did not consider it viable as presented.
Added Value – How will the added value of LEADER funding be demonstrated in the delivery of this project?	The Evaluation Committee did not discuss added value as they did not consider the project viable as presented
Economic Justification for Project:	The Evaluation Committee determined that there was no economic justification for funding the project, as the proposal did not present sufficient evidence of financial viability or demonstrate that the projected outcomes would warrant investment.
Average Score for Project and Ranking:	61/100 (0)
% level of aid & ceiling:	A maximum of €0 or 0% of eligible expenditure, whichever is the lesser

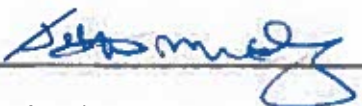
Is the project at Stage 10 on the IT System Y/N	N		
Details of private funding:	€50,022.50 – Promoter savings in post office account		
Voluntary Labour: YES / NO (If yes provide detail)	No		
Detail exactly what WLP will be funding (List items from Project Assessment Report)	Detail	Total Cost (Expenditure)	Grant Aid recommend by the Evaluation Committee @ 0%
	Out-Building Conversion for Kilcannon House Stables No: 1 (see bill of Quantities for detail)	€ 200,090.00	Not recommended
Total Funding			
Was an assessment completed?: Date:			

Are detailed costings provided for the project? Were the costs for the project considered reasonable and how was this measured?	Yes Yes
Where the procurement process resulted in less than 3 quotes, the EC must show the additional steps taken to ensure the reasonableness of costs:	The project was not recommended.

Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
0	1 Part-time cleaner will become full-time	€50,022.50	N/A

Confirmation on the applicant's position re De-Minimus and double from the relevant agencies.	Date of Confirmation	Signed By
Not applicable. The promoter has not accessed state aid in the last three years.		

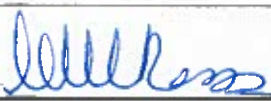
Amount Recommended: Not recommended	% of Eligible Project Funding: Not recommended
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Signed: 

Chairperson of Evaluation Committee

Date: 19/11/2025

Issues / Queries raised by Evaluation Committee	Project Officers Response

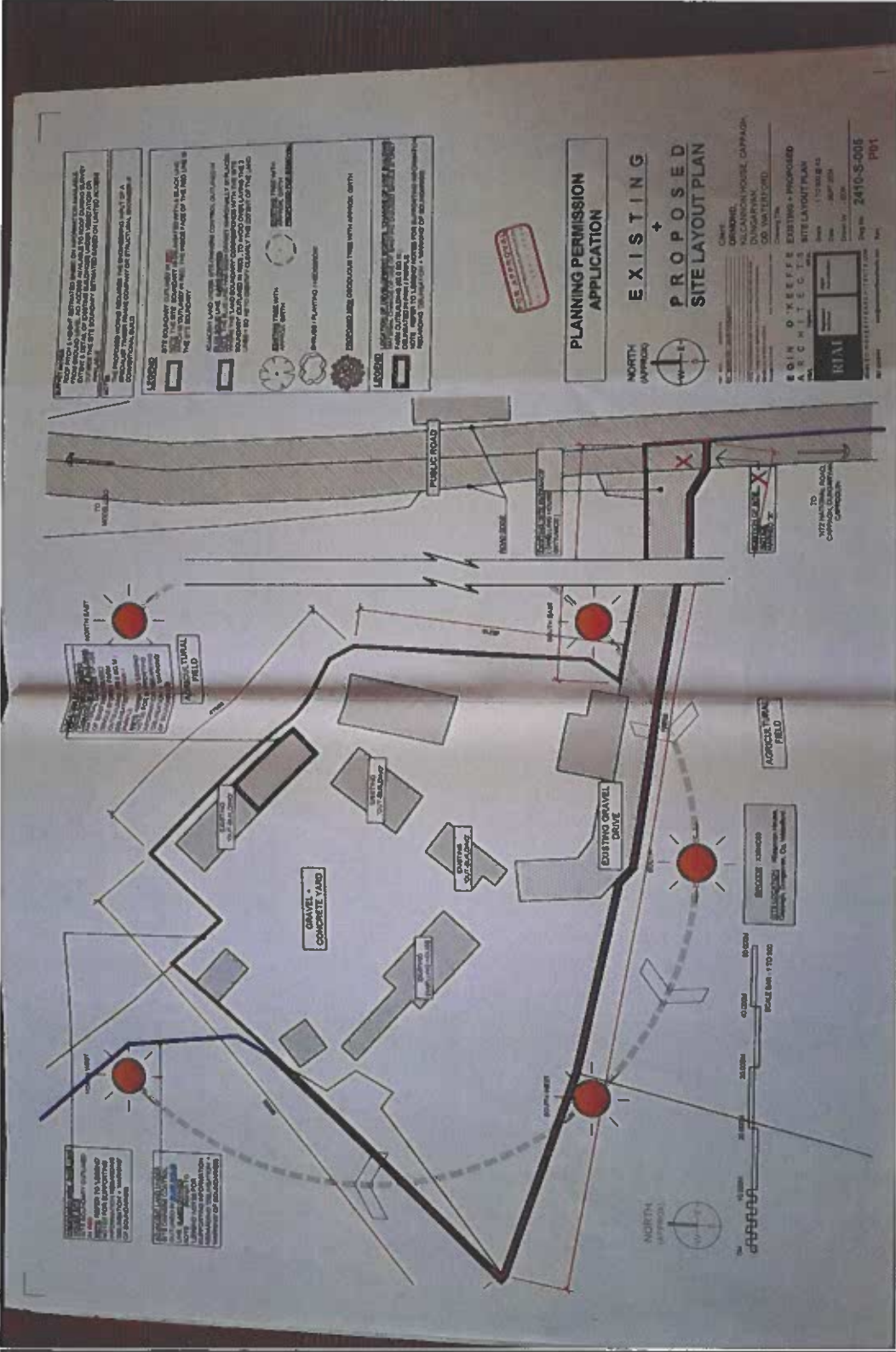
Signed: 

WLP Project Officer

Dated: 19/11/2025

Please insert photos below of reference purposes:

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



LINE OF
LIGHT
HEAD

