



Comhpháirtíocht Leader Phort Láirge
Waterford Leader Partnership

Decision of Evaluation Committee

Project Code:	IE31WAT104152
Project Type:	Investment and other supports
Project Promoters Name:	P.T. Quinlan Ltd t/a Comeragh Pods
Project Name:	Comeragh Pods Expansion
Address:	Gortnalacht, Kilmacthomas, Co. Waterford
Description:	Funding is sought for the expansion of Comeragh Pods glamping site to add a shared purpose timber/barn shed and storage area to facilitate laundry and an indoor/outdoor space for guests to enjoy, 3 x 6m deluxe glamping pods, associated ground works and works related services, furniture, commercial iron, TV supply, hot tub, utility vehicle, autonomous lawnmower, commercial iron, and CCTV
Total Project Costs	€195,309.63
Theme:	Theme 1 Economic development and job creation, 1C Rural Tourism & Recreation
Sub-theme:	04/1.4 Community hostels, RV's and glamping
Eligible Project Costs	€195,309.63
Funding sought by promoter:	€146,482.22
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:	The promoter would not go ahead with the project if funding were not accessible. The business has developed from 'breaking even' to profitable but would require stronger revenue streams to further develop the business. There are still current borrowing commitments from their previous LEADER application and also expansion of site amenities. From my perspective, funding is paramount for the expansion of the business and particularly with the wish list of items sought by the promoter.
Displacement:	There are very few similar accommodation options to facilitate visitors in the Comeragh area. There is a campervan/glamping facility – the Getaway, closer to the Pike, Dungarvan which caters toward RV's/campervans and particularly families and dogs both of which Comeragh Pods does not support. Comeragh pods caters for couples only. Other similar facilities are located 35k away namely Ardmore Pods, Blackwater Eco Pods, Nire Valley Eco Pods and Ravens Rock Glamping in Rathgormack. There is only self catering and one bed and breakfast offering in neighbouring Kilmacthomas. Each facility offers varying experiences, differing to Comeragh Pods specific to their location.

Innovative:	The project supports environmentally sustainable tourism, repurposing former agricultural land, offering quiet rural escapism, close to nature whilst complimenting nearby hospitality offerings and incorporating their menus and points of interest into the tourism package
Reasonableness of Costs:	Etendering was used to select the chosen suppliers/contractors using the etender platform and the most economic advantageous tender process/lowest value price
In-house projects: are there other providers that can deliver the project more cost effectively?	N/A
Recommendation of the Evaluation Committee:	The Evaluation Committee agreed to recommend funding for this project for the following reasons: 1. The project is considered to be in accordance with the objectives of the Local Development Plan under Theme 1: Economic Development and Job Creation, Sub-theme 1c: Rural Tourism and Recreation, specifically Strategic Action 04/1.4: Community Hostels, RVs and Glamping. 2. The project will enhance the quality and capacity of rural tourism accommodation in the Comeragh area, thereby strengthening the visitor offering and supporting increased economic activity locally. 3. The project attained an evaluation score of 76/100. A maximum of €97,667.80 or 60% of eligible expenditure, whichever is the lesser with the following condition: - - Before a Letter of Offer is issued, clarification is required on whether a camping and caravan licence must be obtained as stated in the original planning permission. If so, a copy of the licence must be provided. If not, a letter from the Planning Department confirming that it is no longer required must be submitted.
Reason for reduced funding compared with the promoter's request:	Certain items contained within the application were excluded such as the utility vehicle, autonomous lawnmower, commercial iron, CCTV supply and installation, and TV supply, as these items were considered routine operational or ancillary costs that do not demonstrate sufficient added value in the context of LEADER funding. The overall percentage of the remaining items were reduced from the 75% to 60%.
Rationale for grant aid, having regard to the LDS:	The promoters have very successfully developed their glamping site over the years with previous LEADER funding and the project fits under the LDS local objective of supporting community hostels, RV's and glamping as much needed alternative visitor accommodation
Added Value – How will the added value of LEADER funding be demonstrated in the delivery of this project?	Increase in the number of glamping pods and enhancement of amenities should increase the number of visitors, sustaining staff and increasing staffing opportunities

Economic Justification for Project:	The project addresses a deficit in visitor accommodation in the Comeragh area and also compliments existing offerings such as Crough Café and Cooney's Yard located close to the Mahon Falls. Employment is also sustained and further jobs created
Average Score for Project and Ranking:	76/100 (1)
% level of aid & ceiling:	A maximum of €97,667.80 or 60% of eligible expenditure, whichever is the lesser

Is the project at Stage 10 on the IT System Y/N	Y		
Details of private funding:	€65,111.87 loan finance & own funds		
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 @ 60%
	Groundworks	25,000	15,000
	Electrical work	10,850	6,510
	Plumbing	16,000	9,600
	ESB supply	2,820.67	1,692.40
	Glamping pods & delivery	59,320	35,592
	Furniture supply & fit	8,380	5,028
	Hot tub supply & fit	8,909	5,345.40
	Store & changing buildings	31,500	18,900
	Total Funding	€162,779.67	€97,667.80
Was an assessment completed?: Date: <u>27th April 2026</u>	Yes		
Are detailed costings provided for the project? Were the costs for the project considered reasonable and how was this measured?	Yes, Etendering was used to select the chosen suppliers/contractors using the etender platform and the most economic advantageous tender process/lowest value price		
Where the procurement process resulted in less than 3 quotes, the EC must show the additional steps taken to ensure the reasonableness of costs:	Etendering used opening up to a wide marketplace		

Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
1.5	3.16	€65,111.87 loan finance & own funds	€185,260.81 Leader Transitional funding (2021-2022)

Confirmation on the applicant's position re De-Minus and double from the relevant agencies.	Date of Confirmation	Signed By
Not required		

Amount Recommended: €97,667.80	60% of Eligible Project Funding: €162,779.67
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Signed: _____

Chairperson of Evaluation Committee Date: _____

Issues / Queries raised by Evaluation Committee	Project Officers Response

Signed: Clair Rumb

Dated: __26th of May 2026_____

WLP Project Officer

Please insert photos below of reference purposes:

