



Comhpháirtíocht Leader Phort Láirge
Waterford Leader Partnership

Decision of Evaluation Committee

Project Code:	IE31WAT104159
Project Type:	Investment and other supports
Project Promoters Name:	Comeragh Wellness Centre Ltd T/A The Getaway
Project Name:	The Getaway
Address:	The Getaway, Kilnafrehan East, Dungarvan, Co. Waterford
Description:	The project involves the development of additional onsite infrastructure at the eco focused glamping site near Dungavan. Funding is sought for the construction of a purpose built, single storey communal building to serve guests at the camp and the addition of one new glamping pod to the existing accommodation offering. This will increase overnight capacity, support business growth and enable The Getaway to meet increasing demand for high quality, environmentally responsible tourism experiences.
Total Project Costs	€95,771.91
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	€95,771.91
Funding sought by promoter:	€71,828.93
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 project would not go ahead without LEADER funding. The proposed development requires a level of investment that exceeds the borrowing capacity of the business for a business still in its infancy and struggling to maintain cashflow for financial resilience. In my assessment, the promoter is heavily dependent on funding to enhance facilities and would not be in a position to self-fund the proposed costs.
Displacement:	There are a few local facilities/amenities similar to The Getaway, including Bay view which offers campsite facilities and accommodation at a seaside location. Comeragh Pods offer a rural glamping experience with hot tubs but are not focused on a wellness space. Dungarvan Alternative Health Clinic offers a hub for practitioners but it does not offer a rural environment or indeed accommodation.
Innovative:	The Getaway is promoted as a rural hub for practitioners to work from and 'escape' from the busy challenges of life, particularly for those suffering from mental health and in need of 'wellness'. This is in addition to the RV/glamping accommodation on offer, nestled in the mountains, in the rural countryside.

Reasonableness of Costs:	The project was directly tendered with suppliers/contractors invited via email and the lowest value tender used to select the chosen suppliers/contractors		
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 build on the promoter's significant investment to date and support the continued development of a distinctive rural tourism experience in the Comeragh area. 3. The project attained an evaluation score of 73/100. A maximum of €71,828.93 or 75% of eligible expenditure, whichever is the lesser		
Rationale for grant aid, having regard to the LDS:	The project comes under the local objective 1.4 of the LDS to support community hostels, rv's and glamping in light of limited visitor accommodation in the county		
Added Value – How will the added value of LEADER funding be demonstrated in the delivery of this project?	Addition of increased overnight accommodation capacity and enhancement of the visitor experience		
Economic Justification for Project:	Sustaining of one full time job and creation of a further full time position whilst providing footfall to local eateries etc		
Average Score for Project and Ranking:	73/100 (2)		
% level of aid & ceiling:	A maximum of €71,828.93 or 75% of eligible expenditure, whichever is the lesser		

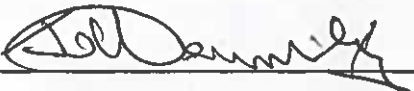
Is the project at Stage 10 on the IT System Y/N	Y		
Details of private funding:	€23,942.93 loan finance		
Voluntary Labour: YES / NO (If yes provide detail)	No		
Detail exactly what WLP will be funding (List items from Project Assessment Report)	Detail	Total Cost (Expenditure)	Grant Aid recommend by the Evaluation Committee @ 75 %
	Studio building & ancillary works	€58,546.26	€43,909.69
	Cabin supply & delivery	€32,460/€37,225.65	€27,919.24

Total Funding		€95,771.91	€71,828.93
Was an assessment completed?: Date: _____	Yes		
Are detailed costings provided for the project? Were the costs for the project considered reasonable and how was this measured?	The project was directly tendered with suppliers/contractors invited via email and the lowest value tender used to select the chosen suppliers/contractors		
Where the procurement process resulted in less than 3 quotes, the EC must show the additional steps taken to ensure the reasonableness of costs:	Evidence of the promoters effort to seek the required number of quotes is on file		

Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
1	1	€23,942.93 loan finance	€0

Confirmation on the applicant's position re De-Minimis and double from the relevant agencies.	Date of Confirmation	Signed By
Not relevant as per the OR's anymore		

Amount Recommended: €71,828.93	75% of Eligible Project Funding: €95,771.91
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Signed: 

Date: 28 MAY 2026

Chairperson of Evaluation Committee

Issues / Queries raised by Evaluation Committee	Project Officers Response

Signed: Chairperson

Dated: 26th of May 2026

WLP Project Officer

Please insert photos below of reference purposes:



Overall Evaluation Committee Scoring Record

Project Title: THE GETAWAY	Project Reference no: 1E31WAT104159	Date: 25 MAY 2026	Time: 11:00
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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
2	Displacement	Does the project comply with displacement requirements?		N/A	Pass
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?		15	11
4	Innovation	Is the project innovative in its nature?		15	11
5	Project Promoter experience	Does the promoter have the training/skills, track record or experience to deliver?		15	11
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?		25	18
7	Sustainability	Is the project viable and will the service continue to be delivered?		15	11
8	Requirement	Does the proposal target a specific need or address a specific gap in the market?		15	11
9	Deadweight	Would the project proceed without LEADER funding?	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%.				100 / Total:	73

Recommendation of the Evaluation Committee:

Approved

Signature of Committee Chair:



Date:

25/05/2026

