



Comhpháirtíocht Leader Phort Láirge
Waterford Leader Partnership

Decision of Evaluation Committee

Project Code:	IE31WAT104163
Project Type:	Investment and other supports
Project Promoters Name:	Kilmacthomas Social Enterprise CLG
Project Name:	Kilmacthomas Railway Station Renovation and repurposing
Address:	Kilmacthomas Railway Station, Kilmacthomas
Description:	Funding is sought to repurpose the old station house building on the Greenway in Kilmacthomas into unique visitor accommodation to include two-bedrooms, bathroom, kitchen and living room. The project management cost is also included for the overseeing of the works.
Total Project Costs	€156,704.60
Theme:	1 Economic Development and Job Creation, 1a Green Economy
Sub-theme:	02 Repurposing farm & industrial buildings into niche visitor accommodation
Eligible Project Costs	€156,704.60
Funding sought by promoter:	A maximum of €117,528.45 or 75% of eligible expenditure, whichever is the lesser.
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 funding due to serious financial constraints and lack of a coordinated, sustainable approach to the required high standard. From my perspective, the group does not have the necessary funds and depend hugely on the resources provided by both the local authority and WLP CLG.
Displacement:	The project is unique in that it does not compete but rather will complement existing tourism products such as the Waterford Greenway and other local tourism attractions. The accommodation proposed will attract a very specific transport and heritage interested clientele and can collaborate with local accommodation providers for package options. There is such a shortage of tourism accommodation in the area that there is enough demand to satisfy all accommodation providers.
Innovative:	The project is innovative in that it repurposes an old, protected railway station into contemporary unique tourism accommodation that will be a great asset to visitors using the Greenway and visiting the Comeragh area being located in the centre of the village
Reasonableness of Costs:	eTendering was used to source the contractors with the lowest price as the criteria to select the chosen suppliers/contractors and direct tendering used to select the project management services

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 this project for the following reasons: - 1. Funding this unique accommodation in the village will provide an economic benefit for the area. 2. This project aligns with the Local Development Plan under Theme 1 Green Economy for the Repurposing Farm and Industrial Buildings into Niche Visitor Accommodation 3. The project scored 80/100. A maximum of €117,528.45 or 75% of eligible expenditure, whichever is the lesser
Rationale for grant aid, having regard to the LDS:	The repurposing of the old heritage railway station comes under local objective 02 Repurposing farm and industrial buildings into niche visitor accommodation in the LDS
Added Value – How will the added value of LEADER funding be demonstrated in the delivery of this project?	Additional numbers of visitors coming to Kilmacthomas and consuming products and services in the local town and surrounds
Economic Justification for Project:	The project will preserve the integrity and heritage value of the old railway station and enhance the local tourism product offering by providing footfall for the local eateries and shops
Average Score for Project and Ranking:	80/100 (1)
% level of aid & ceiling:	A maximum of €117,528.45 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:	€7,835.23 own funds & €31,340.92 Local Authority		
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%
	AM Construction	€142,964.60	€107,223.45
	Stafford Consultancy & Associates	€13,740	€10,305
		€156,704.60	€117,528.45
Total Funding			
Was an assessment completed?: Date: <u>20/05/2026</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 source the contractors with the lowest price as the main criteria to select the chosen contractor. Direct tendering was used to source the project management element and the most economic advantageous process used to select the chosen supplier		

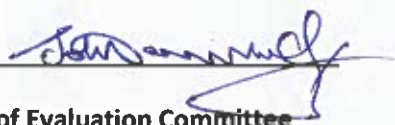
must show the additional steps taken
to ensure the reasonableness of costs:

Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
.5	0	€7,835.23 Own funds €31,340.92 Local Authority	€0

Confirmation on the applicant's position re De-Minimis and double from the relevant agencies.	Date of Confirmation	Signed By
Working in collaboration with the local authority who are match funding the project and have completed the tendering process for the procurement of the contractor	16 th April	Conor O'Neill

Amount Recommended: €117,528.45	75% of Eligible Project Funding: €156,704.60
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Signed: _____



Chairperson of Evaluation Committee

Date: _____

19 June 2026

Issues / Queries raised by Evaluation Committee	Project Officers Response

Signed: _____

Chaire

WLP Project Officer

Dated: _____

26th May 2026

Please insert photos below of reference purposes:

