



Minutes of the Waterford LAG Meeting
Thursday 9th July 2026, Council Chamber, City Hall, Waterford. 11.00 a.m.

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

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

Staff Present: J. Codd S.O., N Spendlove A.O., N. Osborne LAIT Coordinator., E Morrissey A.O., Muriel Tobin PPN, A. Maher Deputy Chief Officer & A.O., C. Flavin S.O., E Smyth C.O., Chief Officer S Breathnach Community S.E.O.,

Apologies: Y. Dam A.S.O., M. McKnight C.O., S. Whelan S.O., G. Mulhall S.O., S. DeFaoite D.O.S.

1.Total current Membership	19
2.Total attendees	12
3. Quorum % required (50% of 1 above)	Achieved – 63%

- 1. Confirmation of Quorum:** Having reviewed the attendance record, Chief Officer Sinéad Breathnach informed the Committee a quorum was achieved. Chief Officer Sinéad Breathnach opened the meeting.

2. Apologies.

As per table above, apologies were noted.

3. Election of Chair

Cllr. Liam Brazil recently elected Mayor of Waterford was proposed for chair

Proposed: D Geoghegan	Seconded by: S McKeown
Abstentions: None	
Quorum achieved: Yes	Approved

4. Conflict of Interest:

- (i) C.O.I. declarations: WLP CEO Christine Rossi declared a conflict of Interest on item 7 (iii)
- (ii) Review of Quorum: Quorum achieved.

5. Confirmation of Minutes of LAG Meeting held on 11th June 2026

Proposed: D Geoghegan	Seconded by: C Rossi
Abstentions: None	
Quorum achieved: Yes	Approved

6. Matters arising:

None.

7. Rural Development Programme.

- i) Waterford LDS Early Cycle Evaluation Presentation by Exodea

A thorough review on the delivery of the Local Development Strategy to date was presented by Exodea and has been circulated via Extranet.

ii) LEADER Monthly Update: C Rossi

As of July 2026, 58% of the LEADER Budget has been allocated with the drawdown of funds standing at 28%.

The 5th LEADER Targeted Call was advertised on 30/06/2026. There will be three information workshops from 7-8.30pm:

14/07/2026 Park Hotel, Dungarvan
 15/07/2026 National Lifeguard Training Centre, Tramore
 16/07/2026 St Vincent de Paul Centre, Lismore

iii) For Approval: 2026 Q3 LEADER Admin funds to WLP €77,466.75

Proposed: D Geoghegan	Seconded by: S McKeown
Abstentions: C Rossi	
Quorum achieved: Yes	Approved

iv) For Approval: 2nd Extension Request 'KOKORO' Visitor and Cultural Centre IE31WAT100034

Proposed: S McKeown	Seconded by: D Geoghegan
Abstentions: None	
Quorum achieved: Yes	Approved

v) Project for Approval: IE31WAT104163 Kilmacthomas Railway Station Renovation and Repurposing

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	€156,705
Theme:	1 Economic Development and Job Creation, 1a Green Economy
Sub-theme:	02 Repurposing farm & industrial buildings into niche visitor accommodation
Eligible Project Costs	€156,705
Funding sought by promoter:	€117,528.75
State one of the following: - First Review / Previously Deferred or Not Recommend	First review
<i>Outline the Evaluation Committee's consideration on each of the following:-</i>	
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 €117,528.75 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 €117,528.75 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:	€7,835.25		
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	€142,965	€107,223.75
	Stafford Consultancy & Associates	€13,740	€10,305
	Total Funding	€156,705	€117,528.75
Was an assessment completed?: Date: __20/05/2026__	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		
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 promoters sought the required number of quotes and evidence of same is on file		

Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
.5	0	€7,835.25 Own funds €31,341 Local Authority	€0

Confirmation on the applicant's position re De-Minimus 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: €117,528.75	75% of Eligible Project Funding: €156,705
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Proposed: J Beresford	Seconded by: D Geoghegan
Abstentions: None	
Quorum achieved: Yes	Approved

8. Circulars: Circular 04 - 2026 - v8 updates to the 2023-2027 LEADER Operating Rules

Circular 04 – 2026 noted by committee.

9. A.O.B. None

10. Date and venue of next LAG meeting: 11.00am Thursday 10th September, Dungarvan Council Chamber.

Signed _____
CHAIRPERSON

DATE

