



# Forbairt Phobail Mhaigh Cuilinn

## Staidéar Féidearthachta a Mhaoiniú

*Iúil 2018*

Compiled by:  
BCI



Fobairt Phobail Mhaigh Cuilinn,  
Áras Uilinn, Church Road,  
Maigh Cuilinn,  
Contae na Gaillimhe  
Ríomhphost: [Info@moycullen.net](mailto:Info@moycullen.net)  
Teileafón: (091) 5556



## Contents

1	Executive Summary .....	3
2	Introduction.....	4
2.1	Limitations and Exclusions.....	4
2.2	Acknowledgments .....	4
3	Background .....	4
3.1	Maigh Cuillin.....	4
3.2	Forbairt Pobail Maigh Cuillin Teo Community Development Association (FPMC).....	6
4	The proposed Maigh Cuillin Community Centre.....	7
4.1	Design and Structure .....	7
4.2	Cost Estimation .....	9
4.3	Evidence of Demand & Community Engagement.....	10
4.4	Role and Importance of the Irish Language .....	12
4.5	Other Objectives .....	14
5	Financing Strategy .....	15
5.1	Rural Regeneration & Development Fund .....	17
5.2	Roinn na Gaeltachta Grant Support.....	18
5.3	Bank (Loan) Finance.....	19
5.4	Community Fundraising .....	19
5.5	LEADER Funding.....	19
5.6	Sport Capital Grant .....	19
5.7	Galway Wind Park Funding.....	19
5.8	Build Phase & Funding Cash-flow .....	20
6	Sustainability .....	20
7	Risk Analysis.....	21
8	Conclusions and Recommendations.....	22
	Table 1: Order of Magnitude Cost Estimate Overview .....	10
	Table 2: Cash-Flow Projection Build Phase .....	20
	Table 3: P&L 2022-2026 (5 Year Overview).....	21
	Figure 1: Maigh Cuillin.....	5
	Figure 2: Maigh Cuillin Transport & Planning Overview .....	5
	Figure 3: Illustrations of the proposed Maigh Cuillin Community Centre.....	8
	Figure 4: Illustration of a number of Natural Assets in the Area .....	9
	Figure 5: Survey Response 'How often would you used the proposed Community Centre facilities' .....	11
	Figure 6: Survey Response 'What is your current annual budget for facilities hire' .....	12
	Figure 7: Limistéar Pleanála Teanga Gaeltachta: Maigh Cuillin.....	13
	Appendix 1 – Planning Permission	
	Appendix 2 – Order of Magnitude Costs	
	Appendix 3 – Projected Cash-flow Build Phase	
	Appendix 4 – LEADER Funding	
	Appendix 5 – Galway Wind Park Community Fund	
	Appendix 6 – Community Consultation	
	Appendix 7 – FPMC Land Evaluation	
	Appendix 8 – Clan Credo Funding	
	Appendix 9 – Profit & Loss Projections 2022-2026	
	Appendix 10 – Rural Regeneration and Development Fund	

# 1 Executive Summary

The promoter, Forbairt Pobail Maigh Cuilinn Teo (FPMC) is driven by a strong board of committed members and has been successfully undertaking feasibility research, planning, development and implementation of a number of projects benefiting the Maigh Cuilinn and wider communities and delivering significant positive, economic, social and environmental impacts to the area. The FPMC owns 30 acres of land in the heart of the Maigh Cuilinn village and is determined to utilise and develop the lands as a public realm for the good of the community and with the strategic goal of regenerating the area and further developing its economic and community potential.

Based on detailed and extensive consultations with local community and stakeholders, culminating in a study on community infrastructural needs in Maigh Cuilinn in December 2008, a new community centre (with extensive facilities incorporating a large hall) has been identified as being essential to the community development and as being of major priority. It was set to act as a cornerstone and foundation for development of a suite of community facilities as a part of a wider strategic plan. The recognition of this vital need for the area resulted in a major community fundraising drive to facilitate the concept design for the community centre with a planning permission obtained in 2013. To date €120,000 of community funds has been invested to make this vision a reality, along with thousands of hours of voluntary labour provided by the FPMC, the members of the community and other stakeholders. A capable and experienced team is available and ready to bring this project to a successful conclusion.

The aim of this feasibility study was to facilitate this next step towards implementation of the project by testing the availability of viable funding options and identifying most optimal funding mix, while taking note of the associated risks and validating the sustainability of the proposed development. The study concluded that:

- There is a vibrant, varied, growing and viable demand for the state-of-the art facilities of the proposed community centre with large sports hall totalling 18,000 sqft, and the centre has the potential to become sustainable within 5 years of operation
- The project is 'ready to go' with lands, concept design and planning permission in place, as well support of the community and local and regional stakeholders fully secured
- There are a range of options with regard to achieving an optimised funding mix for the implementation of the project – funding is feasible, but subject to some risks and uncertainties, with viable mitigation paths available
- The proposed development will support the revitalisation of Maigh Cuilinn village and surrounding areas, thus making a significant and sustainable impact on the local communities. It will be a key instrument to support the objectives of the National Planning Framework (NPF), and in particular to achieve the goal of Strengthened Rural Economies and Communities
- The strategic vision of the proposed development is fully in line with the County Development Plans, Local Economic and Community Plans, as well as the Strategy for the Irish Language 2010–2030, and the development will play a central role in preserving & strengthening the Irish language
- It will provide extended impact of scale on the social or economic development of the Maigh Cuilinn rural community, bring back community groups to the area and facilitate further investment into the area and increased economic spend by the community & tourists and visitors to the area
- The project has a strong and capable promoter (FPMC) which has capacity to deliver the project as envisaged and in line with the Public Spending Code requirements
- The project is highly compatible and complementary to other planned development initiatives such as the development of the Connemara greenway and blueway
- The project demonstrates Value for Money in relation to the triple bottom line: environmental benefits, social benefits and economic benefits and delivering a building that will perform to the highest environmental and energy efficiency standards, thus achieving sustained low operational cost over its lifetime.

## 2 Introduction

The promoters (Forbairt Pobail Maigh Cuillin Teo) own nearly 30 acres of land in the centre of Maigh Cuillin. A planning permission for a new community centre has been secured in 2013. A detailed demand feasibility study was undertaken in 2008 to establish demand for the community centre, which concluded that there is a viable demand. The build of the community centre including a sporting hall has been estimated by Noel J. Farrell & Associates to total to €3.25M in April 2018 (including VAT).

Business Connection Ireland, an economic and business consultancy based in Cong, Co. Mayo – led by Helena Deane - was engaged to conduct a financing feasibility study to progress the development of the community centre with the following objectives:

- To determine funding needs, scope out the structure of funding and financing and identify sources of public and private funding/financing that would match the needs of the project, as well as the project delivery timeline in terms of execution of building works
- To determine the viability of revenue to confirm long-term sustainability and to define projections going over a period of 5 years
- To determine the operational structure during the project build phase and identify operational structure to facilitate the management of the building and community services.

### 2.1 Limitations and Exclusions

All data presented is correct as at the date of publication of the study (July 2018). Some limitations exist with regard to availability of definite and explicit information at date of publication. Where this is the case, in absence of available information appropriate assumptions have been made which are elaborated on against the relevant items. Where possible a sensitivity analysis was undertaken and assumptions contrasted against the known and foreseeable risks. Some future actions are required to confirm and validate assumptions made and this is reflected in the conclusions and recommendations section.

### 2.2 Acknowledgments

The support and efforts of the following individuals and groups are gratefully acknowledged, without which the study would have not been possible:

- Seamus Keady (FPMC) for his time, continuous support, provision of background information and assistance with queries and follow-up questions
- Various local community groups (listed in the appendix) who have contributed to the survey, have provided letters of support and have generously contributed to the study in other ways
- Local, regional and national funding organisations, who have provided supporting information.

## 3 Background

### 3.1 Maigh Cuillin

Maigh Cuillin is located approximately 10 km northwest of Galway City centre, at the junction of the N59 national secondary road to Clifden and the Spiddal to Knockferry local road. It is also located within a Gaeltacht area. Set beneath the sloping hillsides of Droma Bheag and Cruach Chill Ogula, and overlooking Lough Corrib to the east, with woodland to the north and elevated lands to the west, its centre is characterised by a number of dispersed vernacular buildings, with the more recent residential and mixed-use developments evident along the approach roads.



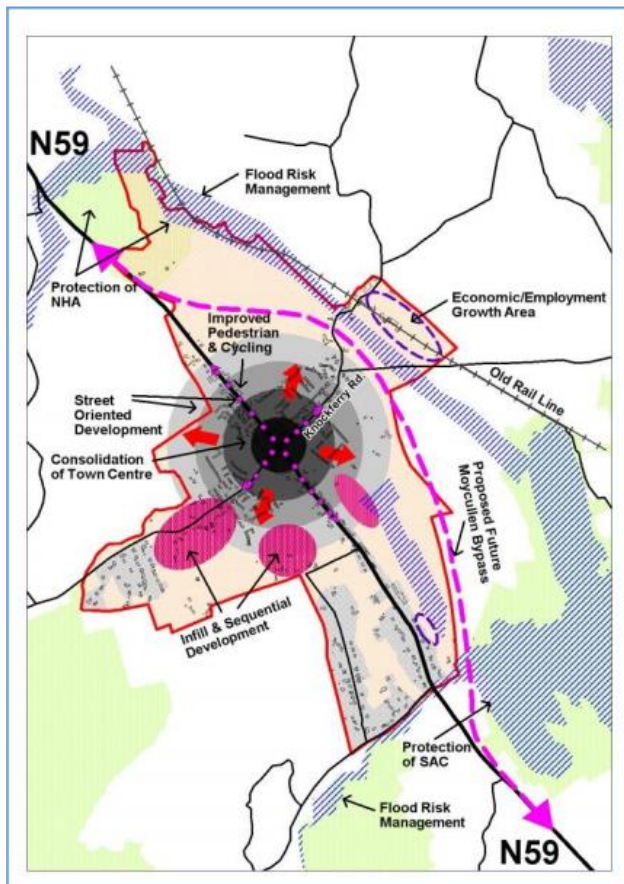
Maigh Cuilinn hosts a number of shops, commercial premises and amenities, providing a range of local services, and facilities for those residing locally and in the surrounding hinterland.

Figure 1: Maigh Cuilinn



It has one primary school situated directly in the centre and 3 further in immediate surrounds. There are no post-primary schools, with pupils generally travelling to Galway City for secondary education. The local employment base consists of retail, services and modest industrial/enterprise sectors. Given its attractive setting and proximity to Galway City, Maigh Cuilinn is an extremely desirable location to live. The landscape, topography and natural features of the area have influenced the pattern and form of development of the area over the years. The commercial core has been redeveloped in recent years, with the forested areas of biodiversity/ecological significance generally remaining undeveloped. New residential development has predominantly taken place in the south-western and north-eastern areas of the village.

Figure 2: Maigh Cuilinn Transport & Planning Overview



Maigh Cuilinn forms part of the Galway Transportation and Planning Study area, which extends approximately 20km to 25km around the Galway City boundary and which has experienced significant growth in previous Census periods due to its proximity to Galway City and the concentration of strategic infrastructure and employment opportunities in the area. In this regard, the population of Maigh Cuilinn has risen steadily in recent years. Maigh Cuilinn and surrounds has a population of over 3,500 people. The village has experienced significant growth in population, growing by 6.7% in the period between 2011 and 2016<sup>1</sup>.

Maigh Cuilinn has also been identified as one of the Other Villages in the Core Strategy and Settlement Strategy of the current Galway County Development Plan. Other Villages are settlements that provide a more limited range of services to smaller hinterlands than service hubs, service provision often includes a range

of retail and educational services but limited financial, health and community services.

In this regard, it is important that anticipated growth is plan led, so that Maigh Cuilinn can enhance its vibrancy and grow in a sustainable manner. Maigh Cuilinn is located along the N59 National Primary route in close proximity to Galway City and with immediate access to the wider Connemara area. The planned By-Pass and proposals for a possible Inner Relief route if delivered would provide a strong infrastructural basis to harness Maigh Cuilinn's strategic location, as it grows into the future.

A Local Development Plan (LAP) has been developed by the Galway County Council. The Maigh Cuilinn Local Area Plan (LAP) is the main public statement of planning policies and objectives for the town. It is used in the assessment of all development proposals for the area. The plan was adopted by Galway County Council on the 25th March 2013 and is valid until 21st of April next year (2019). It'll be reviewed early next year and will form part of the new development plan for the county.

Current Development Plan favours a development strategy focused around the core of the village. The proposed Community Centre facilitates that strategy.

With regard to Community and Social Inclusion Objectives, the Local Development Plan states that:

---

*'A growing population, such as that in Maigh Cuilinn, generates increased demand for the provision of services and it is desirable that these essential facilities are provided in tandem with new development and as new communities emerge.'*

---

Maigh Cuilinn is located within the Gaeltacht area. Údarás Na Gaeltachta is the regional authority responsible for the economic, social and cultural development of the Gaeltacht. Their overall objective is to ensure that Irish remains the main communal language of the Gaeltacht, through promoting schemes of employment and development of local natural resources, skills and entrepreneurial abilities. The agency provides support for a number of projects in the vicinity of Maigh Cuilinn. Maigh Cuilinn is located within the County Galway Gaeltacht which is the single largest Gaeltacht in the country. It is seen by many as a Gaeltacht area under threat as an Ghaeilge is no longer the main community language. Maigh Cuilinn needs a range of support mechanisms to help protect and promote the use of Irish as a living language. The County Development Plan contains policies and objectives for the protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language and the provision of services through the medium of Irish is encouraged.

Tourism is an important sector in the local area as a driver of the local economy as well as a mechanism for the preservation and enhancement of local heritage. Maigh Cuilinn has a significant number of tourist attractions focussing on its attractive location beside Lough Corrib and as an entry point to Connemara, which include archaeological and architectural interest together with natural heritage and water-based recreation.

### 3.2 Forbairt Pobail Maigh Cuillin Teo Community Development Association (FPMC)

Forbairt Phobail Mhaigh Cuilinn Company evolved from the voluntary, non-incorporated, Maigh Cuillin Community Council which was active since the early 1970s. Forbairt Phobail Maigh Cuilinn Teo was formed in 1989 and is a Company Limited by Guarantee and not having a Share Capital (Company



Registration No: 146396). Forbairt Phobail Mhaigh Cuilinn is a non-profit organisation and in 1997 the company received Charitable Status (CHY 12877). FPMC is a voluntary, representative community group. All residents of the Parish of Maigh Cuillin, who are of at least voting age, may become members of FPMC.

The following are the key operational aspects of the organisation:

- FPMC runs Maigh Cuillin Community Office from Áras Uilinn, with 2 part-time FAS contracted staff, and also administers and maintains Áras Uilinn as a facility for use by community groups. Údarás na Gaeltachta provides funding and support services to Forbairt Pobail Maigh Cuilinn. This included a grant towards administration costs, support through Community Employment Schemes, grant assistance toward upkeep of existing facilities at Arus Uilinn.
- FPMC represents the community of Maigh Cuillin and provides a central point of reference for community business.
- Numerous Clubs and Associations are represented in FPMC.
- The Organisation operates under the auspices of fully approved Memoranda and Articles of Association and holds a mandate to represent community in negotiations with Coillte.
- Directors are elected bi-annually.
- A steering committee manages day-to-day business.
- Regular Meetings in Áras Uilinn.
- Organises public information meetings to inform and consult widely with the community.

FPMC owns near 30 acres of land in the heart of Maigh Cuillin village and have secured full planning permission for a new community centre. A very detailed house to house survey, (including Activity groups) conducted in 2008 showed a huge need for a community centre - there is no community centre or large venue locally and the new community centre will cater for multiple function and activities (include concerts/events/functions for up to 1,200 people). There are over 53 different activity groups/sports in operation in Maigh Cuillin, only 30 of which avail of currently available premises, due to their limitations. For example, Maigh Cuillin have the only West of Ireland Basketball club competing at top level of men's basketball in Ireland and also has one of Ireland's most successful under-age structures for boys and girls up to the age of 18. Because there is no hall available locally they have to rent out other halls outside the community for both training and games. This gap in service would be addressed by the new modern, state-of-the-art facilities.

## 4 The proposed Maigh Cuillin Community Centre

### 4.1 Design and Structure

The proposed Community Hall facilities (pictured below) involves a development of a state-of-the art building with complete new sports hall facilities, with the overall building having approximately 1,700 m<sup>2</sup> (18,000ft<sup>2</sup>) of total surface area. The proposed development will be based on best practice with regard to sustainable build, including environmentally-friendly features such as water harvesting and solar panels. These features will not only ensure environmental sustainability, but they will also facilitate sustainability of the operational costs of the centre, contributing to the reduction of the projected overhead costs.

The proposed facilities comprise:

- a large hall with an auditorium - suitable for basketball and other sports, as well as concerts, theatre and other community activities, as well as being suitable for function hire, utilisation as

indoor market space, exhibition space, conference space and space for private functions, both business and individual

- community office and reception
- meeting space
- a range of storage areas
- modern changing facilities and toilets
- kitchen
- a large multi-purpose room
- a music & drama room.

*Figure 3: Illustrations of the proposed Maigh Cuilinn Community Centre*

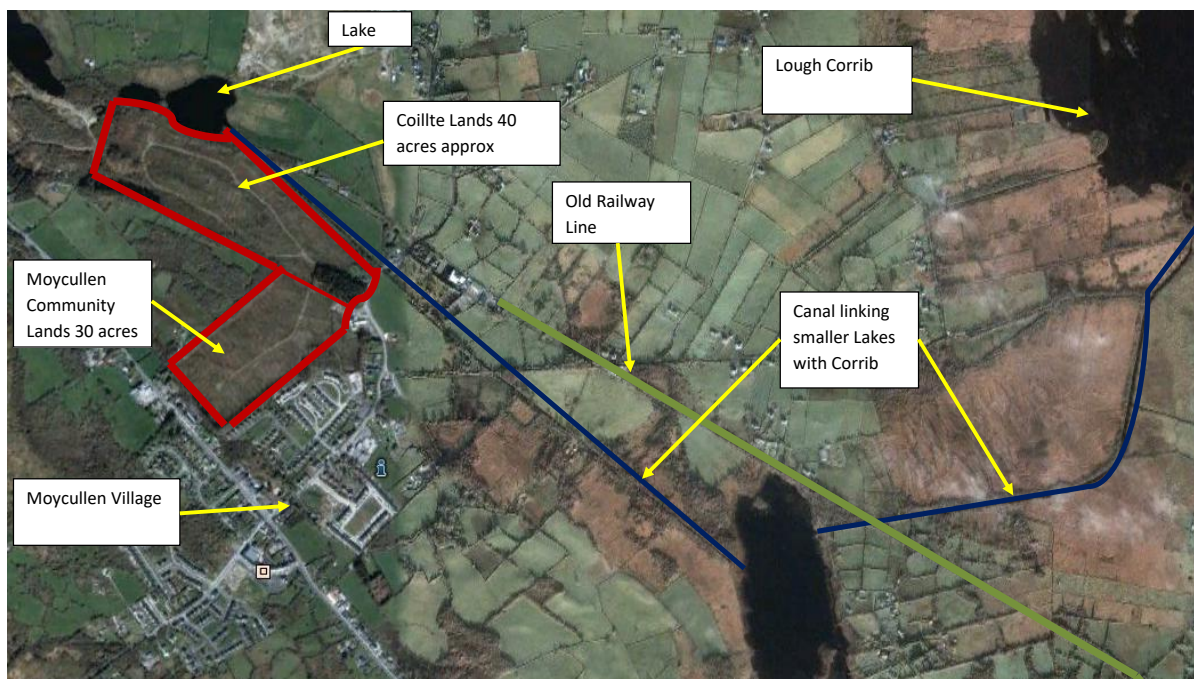




The layout has been conceived balancing the needs of the community with space optimisation for the purposes of revenue generation with extensive sustainable 'green' build features and these characteristics have been incorporated into the key assumptions of the financial projections.

The proposed location of the community centre is adjacent to a number of complementary developments in the area, which will help amplify its positive impact and benefits to the area. One of them is the Connemara Greenway, running from Galway to Clifden, utilising the old railway line (see below), a project estimated to be worth nearly €18 million to the local economy in its first year and with potential to support almost 450 jobs in the towns and villages along the 76 km route. The proposed community centre will be able to facilitate activities to support tourism and outdoor recreation economic and community development opportunities. It is also surrounded by many other historical heritage, natural and cultural landmarks, some of which are shown on the illustration below and the presence of these regional assets so close to the proposed site further gives rise to a range of opportunities to generate additional income and support job creation in this area in a sustainable way.

*Figure 4: Illustration of a number of Natural Assets in the Area*



## 4.2 Cost Estimation

The current estimate of cost is based on the 'order of magnitude' cost estimation, which has been executed by Noel J Farrell & Associates (see Appendix for full details) in conjunction with Niall J Kerns & Co Chartered Architects. A detailed bill of quantities would be developed based on the availability of funding to initiate full design & tender activities, followed by the build phase.

This project was previously budgeted for a gross €2,25m (incl. VAT) in late 2012. Subsequently it was competitively tendered the basic weatherproofed shell and core construction in late 2013 for a very competitive lowest tender c. €994K (excl. VAT) which accorded with the previous net €1m budget in the 2012 budget and therefore was well in accordance with the initial overall projected construction cost. Overall budget has since been updated on the basis of now anticipating some access road and services enabling works already being executed in advance by an upcoming separate school project.

An overall gross development budget with its subsequent cash -flows based on a projected set of the main expenditure elements and a 2-year development cycle, including a 12-month construction phase

has been produced (attached in Appendix). This exercise resulted in a **projected gross €3.25M all-in development budget** assuming all the contingency provision has to be expended. The expenditure of all or any of the contingency provision will depend primarily on the site ground conditions and levels of specification/services fit-out required, etc. This is based on making some assumed allowances for the necessary remaining site development enabling works, pending the input of a full design team such as structural/civil and services engineers to develop the actual design when it moves forward to the tender procurement stage. The brief budget (extrapolated) cost breakdown is summarised as follows:

Table 1: Order of Magnitude Cost Estimate Overview

Community/Sports Hall Facilities Building	Amount
PE Sports Hall Construction incl. finishes, fit-out & services	€1,200,000
Mechanical & Electrical Utility Services	€400,000
Design Team fees/expenses & site investigation	€115,000
Car parking, paving and site access roads, etc.*	€255,000
External Site works, drainage and service utilities, etc.*	€125,000
Contractors site supervision, set-up, health & safety and insurance, etc.	€175,000
Treatment plant facility & associated works	€60,000
Loose Furniture & Fittings and fittings fit out (FF&E)	€290,000
Overall Project Contingency Provision	€150,000
<b>Sub-total</b>	<b>€2,770,000</b>
<b>Value Added Tax (13.5% or 23% per line item, as applicable)</b>	<b>€480,000</b>
	<b>€3,250,000</b>
<b>Preliminary Gross Conceptual Budget @ April 2018 as per revised assumptions including contingencies</b>	<b>€3.25m</b>

\*allowances made for adjacent school development

The proposed development lends itself very well to future development of additional facilities and regional assets, such as additional sports hall development, separate all-weather play-pitches, tourism and enterprise facilities, etc.

This project is anticipated to proceed with part government funding, which must comply with the Capital Works Management Framework (CWMF) procedures and to which full adherence is crucial. Essentially for this project the contract will involve the use of the PWC5 Contract for Minor Works designed by the Employer and public tendering on the e-Tender system. This public procurement process would involve an open competitive tender procedure with applicant Tenderers meeting standard stated minimum suitability issues such as turnover and resource capability with previous relevant experience, etc.

Selection of a suitability Contractor would then be on the Most Economically Advantageous Tender (MEAT) based on a weighted combination of Price and Quality, complying with all the other statutory requirements such as tax clearance, insurances and performance bond, etc.

### 4.3 Evidence of Demand & Community Engagement

A study on Community Infrastructural Needs in Maigh Cuillin , County Galway has been concluded in December 2008 on behalf of Fobairt Phobail Maigh Cuilinn Teo (Moycullen Community Development Association – MCDA). The study was compiled by Diarmaid Mulcahy of SDM Consulting Ltd based in Maigh Cuillin and co-ordinated by Fearghal Morgan on behalf of the FPMC. The study was based on extensive community consultation, including a door-to-door survey throughout the entire community, including also a youth survey. The need for the community centre was clearly established in the study and its findings and recommendations led to the completion of the initial design and obtaining the planning permission for the community centre incorporating a sports hall (see appendix for details).



This feasibility study builds on these findings and in particular recommendation no. 8: ‘Commission Architectural firm or Quantity Surveyors to draw up accurate plans for community buildings and prepare a business plan and accurate projections for income and expenditure on proposed facilities (...) The Business Plan will allow FPMC to open discussion with Funding Agencies’.

Given the passage of time since the study of the community infrastructural needs study was completed, all local community groups with potential interest in utilising the community centre have been contacted in relation to a demand survey. List of community groups consulted and a copy of support letters received can be found in the appendix. The response was overwhelmingly positive with wide-ranging support having been expressed by all consulted parties, examples are given below:

*“A new community centre is a necessity for Maigh Cuillin village and parish. We are a fast growing, thriving area on the edge of Galway City and a new Centre is vital for the village and surrounding areas. The key point is not what is needed today, its where will we be in 5, 10, 25 years from now. With forward-thinking people driving this project, the area will truly prosper. As a community we have already shown what we can achieve by the development of GAA pitches and surrounding facilities, all done with voluntary labour. It has also been demonstrated by the development of some of the smaller schools in the area. Please drive this project on, you will get unanimous support from all forward-thinking people in this parish”. Martin Cooke.*

*Chairman, Cumann Peile Mhaigh Cuilinn*

*“Maigh Cuillin Basketball Club (BC) currently caters for 370 members without a facility in the village. We currently run sessions in over 6 venues in the locality and Galway city. Maigh Cuillin BC would fully support a new sports venue in the village. It would be fantastic if the community centre was a suitable size to facilitate Basketball Ireland Super league games as we are a large and growing club with a prosperous Super league team. Having the matches played locally would be hugely beneficial to the community.” Maigh Cuillin BC*

All surveyed groups indicated that they would utilise the proposed state-of-the-art community centre building (100% of all respondents). The community groups were also asked how often they would utilise the centre and what the current budgets for rental of premises are. These two criteria are key indicators for the revenue baseline and potential utilised for the key assumptions and calculated projections. The results of the survey were as follows:

Figure 5: Survey Response 'How often would you used the proposed Community Centre facilities'

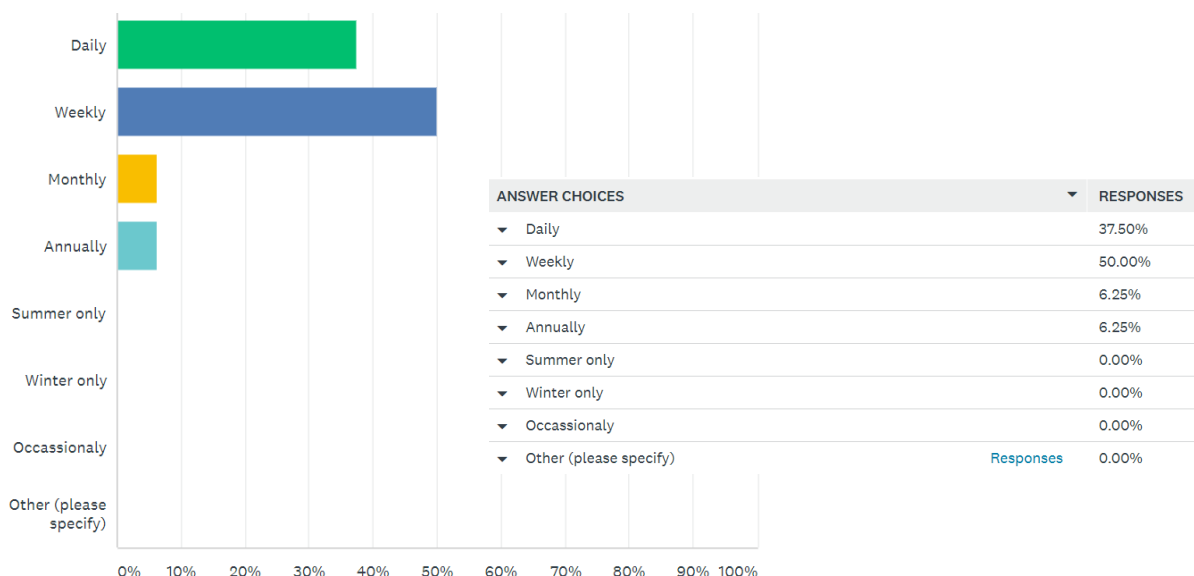
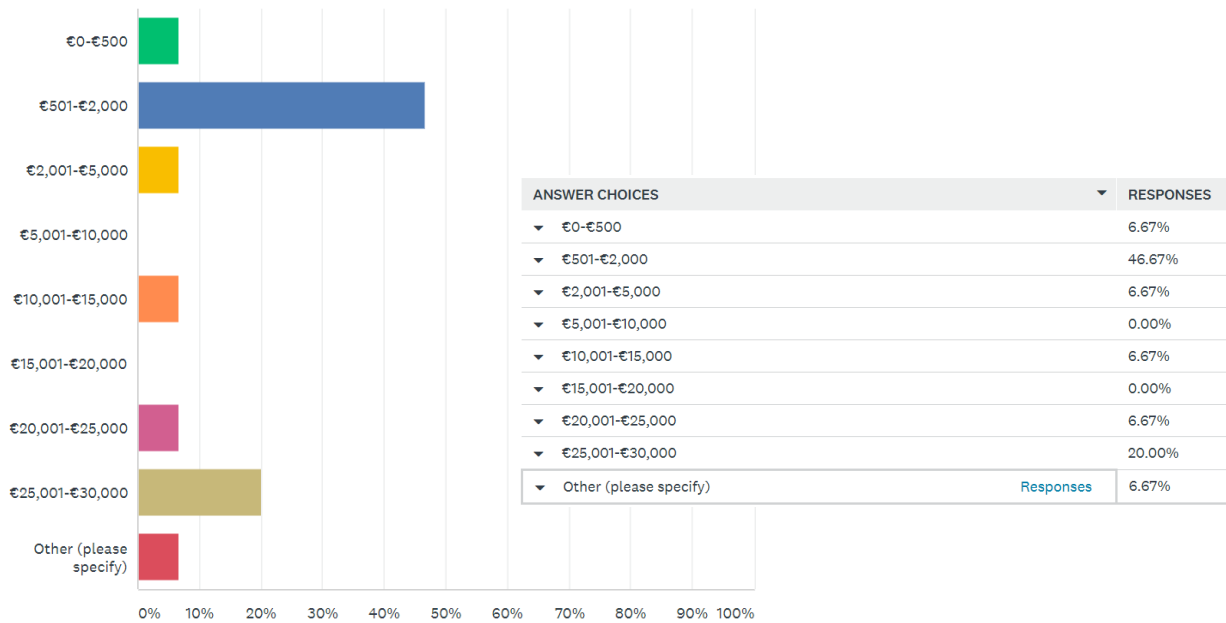


Figure 6: Survey Response 'What is your current annual budget for facilities hire'



#### 4.4 Role and Importance of the Irish Language

The 20-Year Strategy for the Irish Language outlines an integrated approach to the Irish language, in which 9 areas of action are specified, which are education, the Gaeltacht, the family, public services, the media and technology, dictionaries, legislation, the economy and cross-cutting initiatives. The objective of Government policy in relation to Irish is to increase on an incremental basis the use and knowledge of Irish as a community language. Specifically, the Government's aim is to ensure that as many citizens as possible are bilingual in both Irish and English. It is an integral component of the Government's Irish language policy that close attention be given to its place in the Gaeltacht, particularly in light of research which indicates that the language's viability as a household and community language in the Gaeltacht is under threat.

The aim of Government policy is also to:

- increase the number of families throughout the country who use Irish as the daily language of communication;
- provide linguistic support for the Gaeltacht as an Irish-speaking community and to recognise the issues which arise in areas where Irish is the household and community language;
- ensure that in public discourse and in public services the use of Irish or English will be, as far as practical, a choice for the citizen to make and that over time more and more people throughout the State will choose to do their business in Irish; and
- ensure that Irish becomes more visible in our society, both as a spoken language by our citizens and also in areas such as signage and literature.

The Government recognises the tremendous advantage to its citizens of fluency in English, the most widely used language in international affairs and commits to ensuring that this advantage is retained through the development of a bilingual society, where as many people as possible can use Irish and English with equal ease and facility. However, the Government also recognises that the focus of policy in the Gaeltacht needs to be on maintaining the linguistic identity of the community in the Gaeltacht as a distinctive language region, rather than one of bilingualism.

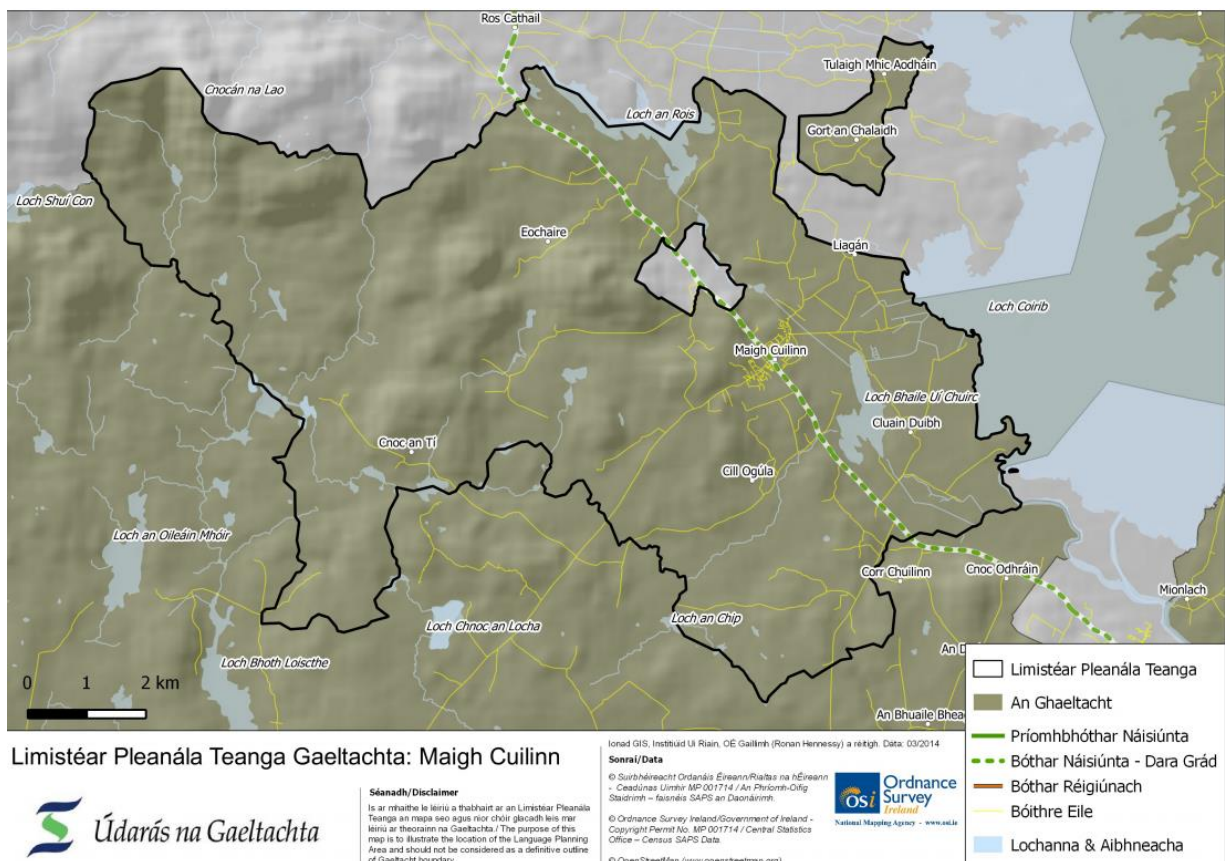


The transmission of Irish as a living language within the family and between the generations is critically important part of the Strategy. Its overall approach is to create a supportive framework and the opportunities in which Irish can be passed on in a natural way within households and communities. This is of special importance in the context of the Gaeltacht.

The Irish language is central to the current and future community activities in Maigh Cuillin. The Gaeltacht Act 2012 provides a statutory function for the language planning process under which language plans will be prepared at community level in areas that could be recognized under the Act as Gaeltacht Language Planning Areas, such as Gaeltacht Service Towns or Irish Language Networks. Maigh Cuillin has been designated as one of the 26 Gaeltacht Language Planning Area identified for the purpose of the Gaeltacht Act 2012, in 2016.

Forbairt Phobail Mhaigh Cuilinn and Conradh na Gaeilge are working together to develop an Irish language plan for Maigh Cuilinn. As part of this process, research is being carried out to hear the thoughts of opinions of the community here and as many people as possible have been invited to take part in the process. Questionnaires are currently being sent out to parents, schools, community groups, businesses and more to gather opinions about the development of the language. Also, a series of focus groups are being organised to facilitate more discussion on the current state of the Irish language and the possibilities for the future.

Figure 7: Limistéar Pleanála Teanga Gaeltachta: Maigh Cuilinn



All this information will be used as the basis for the language plan. Once a draft of the language plan is ready a public consultation will take place where the community will have another opportunity to share their opinions. The language plan will be stronger and more effective if the community plays an active role in this process, and this is why it is encouraged that as many people as possible take part in the research in the weeks and months to come.

The Irish language plan for Maigh Cuillin will play a central role in defining the support services for the area and will help define best use of the planned Community Centre as a central asset for promotion of active use of the Irish language and delivering the objectives of the local Irish Language plan. Maigh Cuillin Community Centre has as an objective to become the flagship Irish language and culture hub in the Galway region.

Maigh Cuillin Community Centre will directly contribute to the Irish Language Strategy which promotes a holistic, integrated approach to the Irish language - an approach to international best practice. It will also directly contribute to the following Specific Objectives:

- It will help reach the target to increase the number of people who speak Irish every day outside the education system from 83,000 to 250,000;
- It will contribute to the goal of increasing the number of people who speak Irish in the Gaeltacht on a daily basis by 25% and
- It will help increase the number of people who use State services through Irish, and which can access television, radio and print media through the language.

#### 4.5 Other Objectives

In addition to the central remit of promotion of the usage and learning of the Irish language, the Community Centre has as key objectives promotion and stimulation of activities in the following areas:

- **Social and Community Development:** in particular stimulating social inclusion to achieve equality of access to services, to assist all individuals to participate in their community and society, to encourage the contribution of all persons to social and cultural life and to be aware of and to challenge all forms of discrimination. The proposed centre will support an inclusive community, combating inequality, social exclusion and poverty.
- **Economic Development:** Maigh Cuillin also serves as a commuter village to the Galway Gateway and has the ability to become more self-sufficient by the creation of new, employment opportunities, while still accommodating small scale and start-up businesses, including the retail sector. The proposed centre will provide required facilities to support development of a range of commercial, industrial, enterprise and tourism activities, so as to encourage and sustain a diversity of employment opportunities and job creation within the area. This potential is recognised and supported by the Local Area Plan 2013-2019. The new community centre would also facilitate tourism development, with a planned greenway route running directly past its proposed location. The Connemara Greenway Alliance is campaigning for the completion of the Connemara Greenway in time for 2020 and FPMC is part of this group. The project could be worth nearly €18 million to the local economy in its first year, and support almost 450 jobs in the towns and villages along the 76 km route<sup>ii</sup>.
- **Sports & Recreational:** The proposed centre will adopt a joined-up approach to the provision of sport in the local communities, provide a safe place which provides sport for all opportunities for all in the community, create a location where a number of sports can work together, as well as a forum to provide additional training and development to support capacity building, it will facilitate access to sport for those most marginalised and disadvantaged in communities. It will act as a community Sports hub, maximising local sports facility usage through linkages with local Schools, Community groups, Sports Clubs and other physical activity groups. The key objective is to increase the number of people of all ages participating in sport and physical activity in their communities targeting disadvantaged areas with a specific focus on adolescents/young people. In particular, the proposed community

centre will be also facilitating sport activities for local sports groups, including basketball, that currently have to travel extensively to access the appropriate and suitable facilities elsewhere.

- **Built & Cultural Heritage:** The local built and natural heritage contributes to health, wellbeing, enjoyment and sustainable economic growth. The proposed centre will enable local community groups to engage in activities concerning conserving and managing of the area's unique heritage for the benefit of present and future generations, as a support to economic renewal and sustainable employment and in compliance with legal obligations. The proposed community centre will thus promote greater appreciation and understanding of the immense intrinsic value of the rich heritage in the area and also promote the locality as a valuable amenity for business, community development, farming and tourism.
- **Natural Heritage & Biodiversity:** The proposed centre will enable implementation of activities and contribute to effective management and protection of local species and their habitat, and local ecosystems, as well as protection of regionally significant sites of indigenous biodiversity and geological forms. The community centre will also be adjacent to local greenways and blueways and will be able to facilitate these important assets.
- **Contribution to Sustainable Green Practices and the Environment:** The proposed centre will incorporate best practice based low-carbon, environmentally friendly design & structure, making the building both low-cost and sustainable. Additionally, the utilisation of the centre will facilitate reduction of the carbon footprint, as the travel and associated 'carbon-kms' representing local community groups travelling to access alternative facilities, will be dramatically reduced and in some cases, eliminated. In the example of the basketball team having to travel to access adequate training and match facilities, it is estimated that the community centre would directly contribute to the elimination of 8,000 carbon kms annually, equating to a reduction of 1.05 tonnes of CO<sub>2</sub> for this one example alone<sup>iii</sup>. The local community groups and the people who live in Maigh Cuillin want to see the preservation and maintenance of its unique environment and nature. The sustainability of the environment is key to the future of the area and the proposed new community centre will play a central role in these endeavours to protect and preserve the natural environment and general appearance of the area, free of litter and contaminants.

## 5 Financing Strategy

The proposed financing strategy has been developed in consultation with FPMC. It takes into account the optimal mix of publicly and privately available funding, which is however subject to some risks and limitations, which will be discussed individually in sections below and also analysed in the risk assessment section. It has to be noted that a major community fundraising drive already took place, generating approximately €180,000<sup>iv</sup>, which was part-utilised to develop the building concept with the appointed architects, facilitate the planning permissions process and define order of magnitude costs. The remainder of funds available, approximately €60,000, have been included in the outline below. The proposed funding mix was selected on the basis of the following assumptions:

- In order to support the long-term sustainability of the Maigh Cuillin Community Centre, it is imperative that the burden of a loan is kept to a minimum and thus maximise the utilisation of publicly and privately available grants to facilitate the build phase
- Funding has been selected bearing in mind the proposed functionality of the building (as available at the time of the study being published)
- Funding has been selected with regard to anticipated availability (correct as at the time of the study being published)



- Central to the financing is the rural regeneration & development fund, which has been announced in Q3 2018 by the Government (see appendix for details).

**SCENARIO A – Median Case – Optimised funding mix, some funding secured to maximum amounts against full contingency expended (€3.25m project cost), Rural Regeneration and Development Fund does not allow for claiming of non-refundable VAT**

<i>Funding Source</i>	<i>Amount</i>	<i>Status</i>
Rural Regeneration and Development Fund @75% of total project amount excl. VAT	2,077,500	Subject to application, submission September 2018
Galway Wind Park Community Funding (max grant amount per single project)	€70,000	Subject to application process and approval Q4 2018
Roinn na Gaeltachta Irish Language Flagship Hub Grant Support	€500,000	Subject to funding limits and grant structure Q4 2018
Cash Reserves	€60,000	Secured
Community Fundraising over 3 years	€325,000	Committed in Principle
Proceeds of sale of community zoned land (new school facilities)	€100,000	Committed in Principle
Credit Union Loan @5% interest over 7 years	€117,500	Committed in Principle
<b>TOTAL</b>	<b>€3,250,000</b>	<b>Gross Project Estimate with contingency incl. VAT</b>

**SCENARIO B – Worst Case – reduced level funding secured (rural & community development funding not secured) or reduced levels available against full contingency expended, extended reliance on loan & community funding and Roinn na Gaeltachta funding (€3.25m full project cost) & contingency funding (FPMC land sale)**

<i>Funding Source</i>	<i>Amount</i>	<i>Status</i>
FPMC rezoned land sale proceeds, as per valuation	€570,000	Subject to rezoning and purchase contract 2019
Galway Wind Park Community Funding (max grant amount per single project)	€70,000	Subject to application process and approval Q4 2018
LEADER Funding (via Forum Connemara) (max grant amount, subject to de minimis aid rules)	€200,000	Subject to application process and approval Q4 2018
Sports Capital Grant (max grant)	€150,000	Subject to application process and approval Q3 2019
Roinn na Gaeltachta Irish Language Flagship Hub Grant Support	€1,000,000	Subject to funding limits and grant structure Q4 2018
Cash Reserves	€60,000	Secured
Community Fundraising over 4 years	€650,000	Committed in Principle
Proceeds of sale of community zoned land (new school facilities)	€100,000	Committed in Principle
Credit Union Loan @5% interest over 15 years	€450,000	Committed in Principle
<b>TOTAL</b>	<b>€3,250,000</b>	<b>Gross Project Estimate with contingency incl. VAT</b>

**SCENARIO C – Best Case – all funding secured to maximum amounts, no loan facility required (€3.25m total project value), Rural Regeneration and Development Fund allows for inclusion of non-refundable VAT as a cost**

<i>Funding Source</i>	<i>Amount</i>	<i>Status</i>
Rural Regeneration and Development Fund @75% of total project amount incl. VAT	2,437,500	Subject to application, submission September 2018
Galway Wind Park Community Funding (max grant amount per single project)	€140,000	Subject to application process and approval Q4 2018
LEADER Funding (via Forum Connemara) (max grant amount, subject to de minimis aid rules)	-	Subject to application process and approval Q4 2018
Sports Capital Grant (max grant)	-	Subject to application process and approval Q3 2019
Roinn na Gaeltachta Irish Language Flagship Hub Grant Support	€187,500	Subject to funding limits and grant structure Q4 2018
Cash Reserves	€60,000	Secured
Community Fundraising over 3 years	€325,000	Committed in Principle
Proceeds of sale of community zoned land (new school facilities)	€100,000	Committed in Principle
Credit Union Loan @5% interest over 15 years	-	Committed in Principle
<b>TOTAL</b>	<b>€3,250,000</b>	<b>Gross Project Estimate with contingency incl. VAT</b>

## 5.1 Rural Regeneration & Development Fund

As part of Project Ireland 2040, the Government has committed to providing an additional €1 billion for a new Rural Regeneration and Development Fund (“the Fund”) over the period 2019 to 2027. The Fund will provide investment to support rural renewal for suitable projects in towns and villages with a population of less than 10,000, and outlying areas. It will be administered by the Department of Rural and Community Development. The new Fund provides an unprecedented opportunity to support the revitalisation of rural Ireland, to make a significant and sustainable impact on rural communities, and to address de-population in small rural towns, villages and rural areas. It will be a key instrument to support the objectives of the National Planning Framework, and in particular to achieve Strengthened Rural Economies and Communities – one of the National Strategic Outcomes of the NPF.

Initial funding of €315 million is being allocated to the Fund on a phased basis over the period 2019 to 2022. The objective of the new Fund is to support coordinated and integrated projects between Government Departments, State agencies, Local Authorities, other public bodies, communities and, where appropriate, philanthropic funders and/or the private sector, which will have an impact on sustainable economic and social development in rural areas.

Funding will be awarded through a competitive bid process, based on delivering the objectives for rural Ireland in the National Planning Framework.

The Fund will support ambitious and strategic projects which contribute to sustainable rural regeneration and development. It will support investments of scale which would not otherwise be delivered without the additionality provided by the Fund, and projects that are outside the scope of

existing schemes. In this context, projects are likely to be multi-annual and multi-faceted, involving a number of elements or phases as part of a broad strategic plan.

The Muigh Cuillin proposed Community Centre fits this description, supporting key outcomes to support sustainable community and economic development in rural Ireland, including through regeneration. It also matches the description of activities that will be supported as follows:

- “The development of areas, sites and buildings for community or public facilities”
- “Public amenity, public realm, safety and security measures and recreational facilities”, as well as
- “Enhancement of heritage and/or other community assets including the provision/enhancement of recreational or leisure facilities”

The first call for proposals under the Fund has been launched in July 2018 and submissions are invited under two categories:

**Category 1:** “Ready-to-Go” proposals, or initial phases of projects which can be commenced in 2019, which have the necessary consents (e.g. planning) in place, are at an advanced stage of design, are in a position to satisfy value-for-money requirements in accordance with the Public Spending Code and are procurement-ready.

**Category 2:** Proposals that have clear potential and quantifiable objectives but require further development to enable them to be potentially submitted as Category 1 proposals in subsequent funding calls.

The proposed Maigh Cuillinn Community Centre corresponds to Category 1 ‘ready to go’ project and should avail of this funding opportunity in 2018.

For further information please refer to the Rural Regeneration Fund Information Booklet attached in the appendix.

## 5.2 Roinn na Gaeltachta Grant Support

The Government has made an announcement in April 2018 that it will invest in the Irish language and Gaeltacht areas in the National Planning Framework, which was launched in Sligo, with a definite timeline and set of deadlines for new investment to be clarified.

Significant investment promises have been made to support Gaeltacht Service Towns, Irish Language Networks around the country, that additional support will be provided for children and childcare in Gaeltacht areas, and that Údarás na Gaeltachta’s budget to create employment will be raised from €7m to €12 million. This €12 million investment will create in the region of 1,000 jobs annually, to counteract unemployment and the depopulation of Gaeltacht areas. Priority projects under the €178m plan for investing in the Gaeltacht, the Irish language and the islands are:

- €33 million investment in actions to support the Gaeltacht language planning process
- €105 million investment in Gaeltacht areas through Údarás na Gaeltachta. This will include an increase in Údarás na Gaeltachta’s annual Exchequer capital allocation to €12 million, creating 1,000 jobs annually and facilitating the upgrade of Údarás na Gaeltachta’s property portfolio
- €13 million to support Irish Language Networks and Gaeltacht Service Towns through the development of language and culture hubs across the country with a flagship centre to support Irish language speakers in Dublin
- €27 million to improve marine infrastructure for Inis Oírr, Inis Meáin and Oileán Thoraí.



It is anticipated, based on early informative discussions, that the centre could be supported with a grant as a flagship language and culture hub of regional importance. For the purposes of assessing the funding of this important major funding component, a variety of scenarios were considered however this is subject to further details being announced or confirmation of this funding being given by the Department.

### 5.3 Bank (Loan) Finance

FPMC have had preliminary discussion with the Credit Union regarding a loan for the proposed community centre development. The worst-case scenario would represent a significant burden of high monthly repayments, as represented below.

#### Median Case:

€117.5k over 7 years@5% interest

Monthly payments	Loan amount
<b>€1,660.73</b>	<b>€117,500.00</b>
Total interest	Total to be repaid
<b>€22,001.68</b>	<b>€139,501.68</b>

#### Worst Case:

€450k over 15 years @5% interest

Monthly payments	Loan amount
<b>€3,558.57</b>	<b>€450,000.00</b>
Total interest	Total to be repaid
<b>€190,542.84</b>	<b>€640,542.84</b>

It also has to be assumed that a bridging loan facility will be required to facilitate cash-flow during project build. The cost of the bridging loan will be borne by current revenues and is thus cash-neutral (excluded) for the purpose of the calculation given in section 5.8.

### 5.4 Community Fundraising

The level of community fundraising that is realistically obtainable has been set at 10% of project value (€325,000 over 3 years) based on previous generation of such funds. An action plan will need to be developed with focus on fundraising activities to achieve this goal, in line with the requirements of the project. As assumed in the worst-case scenario, this target can be raised to (€650,000 over 4 years), which would include the tax refund element (tax reclaimed on community donations).

### 5.5 LEADER Funding

A maximum of €200,000 is available under the current LEADER guidelines, at a rate of 75% from total project value, subject to approval and availability of match-funding. Full details of this funding, administered locally by Forum Connemara, are available in the appendix.

### 5.6 Sport Capital Grant

Previously, the Sports Capital Programme, with the aim to foster an integrated and planned approach to developing sports and physical recreation facilities throughout the country, provided sport capital grants to a maximum of €150,000 per project. Given the strong focus of the proposed development centre on sport activities, in particular basketball with the provision of a basketball court, it lands itself to this grant. However, as this is a discretionary grant, it is subject to availability and last funding round has been announced in 2017. It is anticipated that a new funding round may be announced in 2019.

### 5.7 Galway Wind Park Funding

In 2018, the Galway Wind Park has announced a €400,000 community fund, with a local fund worth €200,000 (50%), a miscellaneous fund worth €10,000 (2.5%), a scholarship fund worth €50,000 (12.5%) and a major project fund worth €140,000 (35%). The proposed community centre would be able to apply for the major project fund, as it qualifies as a flagship project. The details for the funding

call have not been published at the time of this study being written and final conditions of the fund are not yet known.

## 5.8 Build Phase & Funding Cash-flow

Based on the above Scenario A (Median Case) and the cash-outflow figures provided by Noel J Farrell & Associates (see appendix), a project phase overall cash-flow was constructed, taking into account required timing of the funding, projected availability of funding and draw down structure of funding (e.g. LEADER funding is retrospective against receipts of monies spent and against established claim procedure). This cash-flow below does not take into account operational costs of running existing activities from current premises. It is assumed that the loan repayment (commencing in Q3 2019) during this period will occur from existing, and then new, operational revenue.

Table 2: Cash-Flow Projection Build Phase

Scenario A	2019		2020				2021			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Cash Inflow</b>										
Rural Regeneration Grant	€ 500,000.00	€ -	€ 500,000.00		€ 500,000.00	€ 500,000.00	€ -	€ 77,500.00	€ -	€ -
Long Term Loan	€ -	€ -	€ 117,500.00	€ -	€ -	€ -	€ -	€ -	€ -	€ -
LEADER Funding	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -
Sports Capital Grant	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -
Galway Wind Park Grant	€ -	€ 70,000.00	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -
Roinn na Gaeltachta Grant	€ -	€ -	€ -	€ 500,000.00	€ -	€ -	€ -	€ -	€ -	€ -
Community & Other Fundraising	€ 75,000.00	€ -	€ 75,000.00	€ -	€ 75,000.00	€ -	€ 75,000.00	€ -	€ 25,000.00	€ -
Contribution Fee fm School Build	€ 100,000.00	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -
Cash Reserve	€ 60,000.00	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -	€ -
<b>TOTAL</b>	<b>€ 735,000.00</b>	<b>€ 70,000.00</b>	<b>€ 692,500.00</b>	<b>€ 500,000.00</b>	<b>€ 575,000.00</b>	<b>€ 500,000.00</b>	<b>€ 75,000.00</b>	<b>€ 77,500.00</b>	<b>€ 25,000.00</b>	<b>€ -</b>
<b>Cash Outflow</b>										
Design Team Fees/Expenses	€ 50,000.00	€ 75,000.00	€ 50,000.00	€ 25,000.00	€ -	€ 25,000.00	€ -	€ 25,000.00	€ -	€ 20,000.00
Construction Costs	€ -	€ -	€ 250,000.00	€ 600,000.00	€ 850,000.00	€ 600,000.00	€ 100,000.00	€ 60,000.00	€ -	€ 70,000.00
Contributions Charges	€ -	€ -	€ 50,000.00	€ 50,000.00	€ -	€ -	€ -	€ -	€ -	€ -
Fittings/Equipment	€ -	€ -	€ -	€ -	€ -	€ -	€ 100,000.00	€ 100,000.00	€ -	€ -
Contingency Sum	€ -	€ -	€ 50,000.00	€ 50,000.00	€ 50,000.00	€ -	€ -	€ -	€ -	€ -
<b>TOTAL</b>	<b>€ 50,000.00</b>	<b>€ 75,000.00</b>	<b>€ 400,000.00</b>	<b>€ 725,000.00</b>	<b>€ 900,000.00</b>	<b>€ 625,000.00</b>	<b>€ 200,000.00</b>	<b>€ 185,000.00</b>	<b>€ -</b>	<b>€ 90,000.00</b>
<b>Opening Balance</b>	<b>€ 10,000.00</b>	<b>€ 695,000.00</b>	<b>€ 690,000.00</b>	<b>€ 982,500.00</b>	<b>€ 757,500.00</b>	<b>€ 432,500.00</b>	<b>€ 307,500.00</b>	<b>€ 182,500.00</b>	<b>€ 75,000.00</b>	<b>€ 100,000.00</b>
<b>Net Cashflow</b>	<b>€ 685,000.00</b>	<b>€ 5,000.00</b>	<b>€ 292,500.00</b>	<b>€ 225,000.00</b>	<b>€ 325,000.00</b>	<b>€ 125,000.00</b>	<b>€ 125,000.00</b>	<b>€ 107,500.00</b>	<b>€ 25,000.00</b>	<b>€ 90,000.00</b>
<b>Closing Balance</b>	<b>€ 695,000.00</b>	<b>€ 690,000.00</b>	<b>€ 982,500.00</b>	<b>€ 757,500.00</b>	<b>€ 432,500.00</b>	<b>€ 307,500.00</b>	<b>€ 182,500.00</b>	<b>€ 75,000.00</b>	<b>€ 100,000.00</b>	<b>€ 10,000.00</b>

## 6 Sustainability

A set of 5-year Profit & Loss projections and cash-flow for the new centre have been included in the appendix. The projections were based on the following key assumptions:

- Revenue has been projected based on the knowledge of existing revenues and also potential for immediate further revenues, as reflected by the survey conducted with the community groups, a number of which are not utilising existing facilities due to unsuitability
- Furthermore, revenue takes into account potential for new revenue streams based on the availability of a large hall, which is suitable for a range of new uses and can be utilised to appeal to a variety of interest groups, including businesses
- The operational costs are also based on the knowledge that the main running costs will be low due to the high BER rating projected for the building and the renewable energy features (solar panels) as well as water harvesting, making it extremely sustainable
- The loan of €450,000 is assumed to be repaid at an interest rate of 5% over 15 years
- It is assumed that the in the first 3 years of operation, the staff will continue to be part-funded by RSS and TÚS schemes (transferred from existing facilities) and supported by volunteers, but that in the longer term a dedicated manager will be employed and sustained from traded income and the manager will be dedicated to the promotion and growth of the centre's revenues
- Cost has been assumed in line with the information provided by FPMC

- The annualised summaries of projected income, costs & operating profit are given in the table below. Full breakdown per each year in terms of P&L is given in the appendix. The projected estimates show that the centre will become fully self-sustainable in 5 years.

Table 3: P&L 2022-2026 (5 Year Overview)

Annual Summaries	2022	2023	2024	2025	2026
Community Groups Revenue	€ 45,500	€ 48,000	€ 50,400	€ 57,960	€ 68,393
Revenue from Ticket Sales for Concerts & Events	€ 3,200	€ 9,400	€ 9,870	€ 12,338	€ 14,188
Private & Business Hire (incl Summer Camps, Training Events, Exhibitions etc).	€ 5,000	€ 7,250	€ 7,613	€ 8,222	€ 9,701
Fundraising & Sponsorship	€ 2,000	€ 4,000	€ 4,120	€ 4,738	€ 5,449
Miscellaneous Income	€ 5,250	€ 9,400	€ 9,870	€ 10,660	€ 12,259
<b>TOTAL INCOME</b>	<b>€ 60,950</b>	<b>€ 78,050</b>	<b>€ 81,873</b>	<b>€ 93,917</b>	<b>€ 109,990</b>
Costs					
Salaries (Manager & p/t Assistant)	€ -	€ -	€ -	€ 55,000	€ 55,000
Staff Overheads	€ -	€ -	€ -	€ 8,250	€ 11,000
Heating	€ 2,500	€ 2,575	€ 2,652	€ 2,679	€ 2,706
Electricity	€ 2,500	€ 2,575	€ 2,652	€ 2,679	€ 2,706
Rates & Insurance	€ 15,000	€ 15,450	€ 15,914	€ 16,073	€ 16,233
Cleaning & Maintenance	€ 6,000	€ 6,180	€ 6,365	€ 6,429	€ 6,493
Office Costs	€ 3,200	€ 3,296	€ 3,395	€ 3,429	€ 3,463
Loan Repayment	€ 6,643	€ 6,643	€ 6,643	€ 6,643	€ 6,643
Miscellaneous Costs	€ 4,000	€ 4,000	€ 4,040	€ 4,080	€ 4,121
<b>TOTAL COST</b>	<b>€ 39,843</b>	<b>€ 40,719</b>	<b>€ 41,661</b>	<b>€ 105,261</b>	<b>€ 108,365</b>
<b>Operating Profit</b>	<b>€ 21,107</b>	<b>€ 37,331</b>	<b>€ 40,211</b>	<b>-€ 11,345</b>	<b>€ 1,624</b>
<i>Cumulative Operating Profit</i>	<i>€ 21,107</i>	<i>€ 58,438</i>	<i>€ 98,649</i>	<i>€ 87,305</i>	<i>€ 88,929</i>

## 7 Risk Analysis

An overview of the risks, together with their perceived likelihood of them occurring and their impact, are presented in the table below. Proposed mitigation is also included and these mitigation measures are also reflected in study recommendations.

No	Risk Description	Likelihood	Impact	Lxl	Proposed Mitigation
1	Projected Level of Community Fundraising is not Achieved	Low	High	Medium	Complement the community fundraising activities with corporate fundraising & sponsorship activities
2	Projected Level of Galway Wind Park Community Fund is not achieved	Low	Medium	Medium	FPMC has looked at alternative source of finance from the land it owns and has potential to raise up to €600k, subject to rezoning
3	Projected Level of LEADER funding is not available	Low	High	Medium	FPMC has looked at alternative source of finance from the land it owns and has potential to raise up to €600k, subject to rezoning
4	Projected level of Roinn na Gaeltachta grant or Rural Regeneration grant is not available	Medium	High	High	Given that this is the major source of funding, mitigation is required beyond the €600k contingency option. Increasing the loan finance is not an option,



					so alternative major capital funds will require identification by the steering group.
5	Projected revenue levels are not achieved, hindering loan repayment	Medium	Medium	Medium	The centre will have strong operational team in place with focus on development of traded income. Interest only repayment may be negotiated as an interim measure to overcome cash-flow bottlenecks. An overdraft facility will also be put in place.
6	Complications arise during initial build phase due to quality of site	Low	High	Medium	Contingency has been included in the gross build order of magnitude cost to accommodate additional siteworks, if required.
7	Funding obtained is not aligned with cash-flow requirements of the build	High	High	High	Given the level of uncertainty at this moment in time, strict management of funds needs to put in place and fundraising activities need to be put in place ASAP.
8	Sports Capital Grant is not extended in 2019	Low	Medium	Medium	FPMC has looked at alternative source of finance from the land it owns and has potential to raise up to €600k, subject to rezoning
9	Delays in funding result in delays during the building phase and higher cost	Medium	High	High	Contingency has been included in the gross build order of magnitude cost to accommodate for moderate delays. Contingency plan needs to be considered for catastrophic event (e.g. force majeure or major unforeseen events). Community funding target/loan facility can be increased if required.

## 8 Conclusions and Recommendations

The following conclusions have been drawn from the study:

- There is a vibrant, varied, growing and viable demand for the facilities of the proposed community centre with large sports hall and the centre has the potential to become sustainable within 5 years of operation
- There are a range of options with regard to achieving an optimised funding mix for the implementation of the project – funding is feasible, but currently subject to some risks and uncertainties, as discussed in the previous sections, with mitigation paths available

- The proposed development will support the revitalisation of Maigh Cuilinn villae and surrounding areas, thus making a significant and sustainable impact on the local communities. It will be a key instrument to support the objectives of the National Planning Framework (NPF), and in particular to achieve the goal of Strengthened Rural Economies and Communities - one of the National Strategic Outcomes of the NPF
- The strategic vision of the proposed development is fully in line with the County Development Plans and Local Economic and Community Plans
- It will provide sustainable impact of scale on the social or economic development of the Maigh Cuilinn rural community
- The project has a strong and capable promoter (FPMC) which has capacity to deliver the project as envisaged and in line with the Public Spending Code requirements
- The project demonstrates Value for Money in relation to the triple bottom line: environmental benefits, social benefits and economic benefits and delivering a building that will perform to the highest environmental and energy efficiency standard thus achieving sustained low operational cost over its lifetime.

The following recommendations are being made on the basis of the above:

#### **OPERATIONAL MANAGEMENT**

- Set-up fundraising committee with the responsibility of drawing up action plan for community fundraising, corporate fundraising & sponsorship. This committee will also have the responsibility for communication, briefing the community, stakeholders & other sponsors on the project progress and providing transparency at all times. The communication strategy is to include regular updates and community 'open evening' style briefings. If required, support for fundraising strategy development can be sourced from the Wheel<sup>v</sup> who also provide targeted training and boot-camps for training in specific operational and other areas.
- Set-up a project steering group which will oversee the implementation of the building phase. In particular this group will have the responsibility for coordinating and liaising with the architects, quantity surveyors and the appointed building contractors. This group will have the responsibility for financial management of the project and will manage and organise match-funding and bridge-funding as dictated by the needs of the project. It will deal with the funding bodies and ensure grant conditions are adhered to and financial reporting required to draw down grant aid is implemented. It will keep track of timelines and be responsible for programme management. This steering group will support the fundraising sub-committee in communication, by providing relevant information on the project progress. It is recommended that the steering group should contain at least one person with experience of building projects of the relevant scale and character.
- Set-up an operations sub-committee that will be responsible for developing new organisational structure including ensuring that correct policy & procedures are in place for the new centre, updates as required to suit new functions and facilities provided in terms of health & safety, employment practices etc. This committee will also be responsible to secure required levels of insurance for the new building and will ensure that the new facility is adequately resourced in terms of personnel and services required. It will review the management structure required to run the centre efficiently and effectively, while also developing the promotional and business development strategy for the centre for the first 2 years of operation.

## FUNDING RECOMMENDATIONS

- The bank loan (CU) interest repayment of 5% over 15 years is very burdensome and efforts should be made to identify or negotiate a better rate as similar projects have succeeded in attracting a very competitive rate of 3.45%. Some suggestions of alternative loan funding sources are given below.
- Clann Credo Community Loan Finance work with Voluntary and Community Groups, Charities, Social Enterprises and Amateur Sports Clubs around the country. They have provided loans for groups working in the areas of: Community Facilities; Sports and Recreation; Social Housing; Arts and Tourism; Enterprise Centres and Sustainable Energy. Clann Credo Community Loan Finance takes the form of: Bridging Loans; Match Funding Loans; Capital Equipment Loans; Working Capital and Property Loans. Details of this funding is included in the appendix. There may be opportunity to avail of bridging funding under this scheme, or match funding if required to support project implementation and mitigate risks of e.g. extended grant application timelines.
- In the same vein, the Western Development Commission Community Loan fund could be considered for the same purpose. Loan amounts ranging from €10,000 to €100,000 are considered and are repaid on an amortised basis by monthly direct debit. WDC charge a fixed 3% margin for the term of the loan with no arrangement fee. No personal guarantees are required and it would only be in exceptional circumstances that security on the funded asset would be sought. The term of these loans typically ranges from 3-10 years but WDC will consider shorter terms and, in exceptional circumstances, longer terms if necessary. This is an extremely attractive rate and below the 5% rate considered in the funding scenarios.
- To complement the community fundraising and strengthen the funding mix portfolio, it is recommended to also engage in engagement of locally based SMEs & corporates to achieve improved levels of fundraising and sponsorship.
- While not specifically available at the time of writing this study, Galway County Council amenity grants, REDZ funding and dormant account funds and other discretionary funds may become available, so it is vital to stay aware of new funding opportunities by liaising with local stakeholders' organisations responsible for dispensation of such funds
- Timing is critical as some funds are only limited within a specific window of opportunity, therefore it is essential to liaise with funding organisations and file funding applications as soon as possible. For example, the Galway Wind Park application will have to be lodged this year. LEADER funding needs to be applied for and drawn down before the funding period concludes in 2020. The Irish language plan needs to be completed as soon as possible to reflect the proposed flagship hub status of the new Community Centre and facilitate key funding.
- Pobal has been running the Community Service Programme (CSP), which supports community companies and co-operatives to deliver local social, economic and environmental services that tackle disadvantage by providing a co-funding contribution towards the cost of employing a manager and full-time equivalent (FTE) positions. The CSP is based on a social enterprise model, whereby community companies and co-operatives are expected to generate a traded income from the delivery of services, which in turn can co-fund the cost of employment, and cover other overheads associated with the delivery of services. This funding is currently not open for new applications, however should it become available again, it would support the endeavours of the proposed new community centre to become sustainable and increase its traded income, so availability of this funding should be monitored via the local LEADER community contact.



- As per the risk analysis there are uncertainties surrounding the availability and size of certain grants so that contingency needs to be secured. To this end FPMC has been considering the potential for raising funds via land sale, as per the valuation attached in the appendix. However, this is linked to residential rezoning and inquiries need to be made with the Galway County Council as soon as possible to determine the feasibility of this approach, otherwise a different contingency plan will need to be developed by the project steering group.

## **NEXT STEPS**

- The recommended next step is to appoint the steering group and sub-committees as outlined.
- The steering group, in conjunction with the sub-committees, will then draw up an action plan based on the conclusions and recommendations outlined, with clear responsibility assignment to individuals, target deadlines and identification of how the completion of each task will be validated/measured.
- The fundraising strategy, communication strategy, project build implementation and operational strategy should be all developed in parallel and these efforts should commence at first opportunity.
- An application should be prepared for the September 2018 deadline of the Rural Regeneration and Development Fund.
- Develop a project programme with identified bottlenecks, critical points and contingencies required. A risk register is to be produced alongside the programme, to be reviewed regularly at steering group meetings.

DRAFT

---

<sup>i</sup> Central Statistics Office, 2017

<sup>ii</sup> <http://connachttribune.ie/greenway-strategy-set-new-year-500/>

<sup>iii</sup> <http://ecoscore.be/en/info/ecoscore/co2>

<sup>iv</sup> Study on Community Infrastructural Needs in Moycullen Co. Galway, SDM Consulting, December 2008

<sup>v</sup> <https://www.wheel.ie/funding/fundraising-guide/how-plan-fundraising-event-or-activity-0>

Appendix 1

Planning Permission

DRAFT

## Galway County Council

### Local Government Planning and Development Acts 1963 - 2010

#### Planner's Report

Reference:	13573
Applicant:	Forbairt Pobail Mhaigh Cuilinn Teo
Location of Proposed Development:	CILL RAINE, MAIGH CUILINN
Nature and extent of development:	a lorg d'Ionad Pobail, páirc imeartha cispheil agus dhá pháirc imeartha uile-aimsire a thógail (gross floor space 1521sqm)

Received Date:	31/05/2013	Date Validated:	31/05/2013
Decision Date:	25/07/2013	Extended Date:	

Application Status:	New Application
Planning Area:	The application is located in the Connemara planning area.
Development Charge Status:	

Date Inspected:

The site was inspected on 25 July 2013

Recommendation Prepared By:

Valerie Loughnane, Senior Executive Planner

Recommendation Counter-signed By:

Decision Made By:

Sent for Decision Date:

25 July 2013

**Plan Provisions:**

No representations recorded in iPlan on 25/07/2013. The time for receipt of representations has elapsed.

No submissions recorded in iPlan on 25/07/2013. The time for receipt of submissions has elapsed.

**Planning History Applications within 100 metres of this application. This does not include applications before 0**

Name and Reference	Type of Application	Description	Date	Decision	Distance
13573 Forbairt Pobail Mhaigh Cuilinn Teo	P	a lorg d'Ionad Pobail, páirc imeartha cispheil agus dhá pháirc imeartha uile-aimsire a thógail (gross floor space 1521sqm)	31/05/2013		0

**Site Location/Road Type:**

The proposed development is located off a Local Road in the townland of Cill Raine Maigh Cuilinn. The proposal is for a sports centre with associated basketball courts and pitches. The building itself is 1521sqm and is 12.6m at its highest point. The site is in an area within the Moycullen LAP boundaries

**Adjoining Development:****Flood Risk Assessment****Appropriate Assessment**

Significant impacts on habitats within Natura 2000 sites can be ruled out. No further assessment is required in relation to habitats.



**Sight Lines:**

The application opens onto a Local Road

The visibility splays required for this entrance are 70\*\* metres in each direction.

**\*\*Note 1:-** If the sight distance requirement suggested Local Road

is not achievable a lesser distance may be

acceptable if a safety audit is submitted to justify

a reduced sight distance (y value)

or if it can be reasonably demonstrated

that it is justified to do so.

there is a Traffic and Transport document submitted with the application and a road Safety Audit. There is a report on file from the road design section stating no objection to the proposal with condition to be attached.

**Effluent Treatment:****Water Supply:**

The applicant proposes to obtain a water supply from the public mains.

A development contribution <sup>not</sup> will be required. This proposal is exempted from fees and therefore is exempt from development contributions.

**Design:**

The proposed development incorporates the provision of a sports hall, two outdoor all weather pitches and a basketball court also outdoors. The building at its highest point is 12.6m but has varying heights throughout the proposal. The external finishes are of a mixture of plaster, panelling and there are solar panels proposed on the roof of the building. The internal layout includes large sports hall with seating, meeting rooms, dressing rooms and associated facilities, a drama room with stage and services rooms ancillary to the use of the building.

**Planners Assessment:**

The proposal is for a sports hall as described in the design section of the report. There is a traffic and transport report submitted with the file as well as a safety audit. The Road Design section has a report on file which indicates no objection to the proposal as submitted. There is also a bat survey on the file as required by the LAP. This is considered satisfactory. A submission by the Department of Arts, Heritage and the Gaeltacht on file regarding the archaeological elements of the site. A condition to be attached in the event of a grant of permission. The access road Right of Way is outlined in yellow. This access road is within the CPO line of the Moycullen by-pass which was recently granted permission by An Bord Pleanála. The by-pass is shown on drawing 1482-03 submitted with the application. Having consulted with the NRDO in relation to this issue it was confirmed the provision of the access road although within the CPO line is acceptable. A condition to be attached for the applicant to liaise with the NRDO regarding same prior to the commencement of development on site. On the basis of the assessment of the application as submitted a recommendation to grant permission is attached:

**Request for Further Information:**

**Planner's Recommendation:**

The proposed development has been assessed within the restrictions imposed by the principles of proper planning and sustainable development and having regard to the policies and objectives of Galway County Council as set out in the 2009 - 2015 County Development Plan. Based on this assessment it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and with the provisions of the County Development Plan 2009-2015.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 31st May 2013 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity

2. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 hours Mondays to Fridays inclusive, between 09.00 and 17.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of properties in the vicinity

3. No open storage of refuse associated with the proposed development shall be permitted other than on the day of refuse collection.

Reason: In the interest of visual amenity and the proper planning and development of the area.

4. Sight distance triangles shall be adequately maintained and kept free from vegetation or other obstruction(s) that would reduce visibility below the minimum required.

Reason: In the interest of road safety.

5. a) All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or the adjoining property.

b) Only clean uncontaminated storm water shall be discharged to soakaway system or surface waters.

c) The development shall not impair existing land or road drainage.

d) The car parking area shall be graded with suitable falls to discharge into a rainwater gully.

Reason: In the interest of proper planning and sustainable development of the area.

6. All vehicles/machinery associated with construction works for the development here permitted shall be contained within the site and adequate provision shall be made for same. In the event that vehicles/machinery associated with construction works park on the public road or grass verge thereto then the Planning Authority or the Roads Authority shall be empowered to cease all works on site and works shall not recommence without the prior written agreement of the Planning Authority.

Reason: In the interest of proper planning and development.

7. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations, 2001, as amended, shall be displayed or erected (on the building/within the curtilage of the site) without the agreement of the Planning Authority.

Reason: In the interest of visual amenity.

8. (a) The development shall be serviced with water from a public watermain and shall not be occupied until there is a safe and adequate connection to the watermain at the applicants expense. All works shall be supervised and certified by a suitably qualified, bonded and indemnified engineer.

(b) A water supply meter shall be provided on the service connection in the public area and to the satisfaction of the regulating authority.

Reason: In the public health and the proper planning and sustainable development of the area

9.(a) No groundworks for construction or landscaping shall take place within at least 20metres of the external perimeter of recoorded monument number GA 068-026 (ringfort)

(b) The buffer area should not be used as a site compound or for storage.

(c) Should planting take place within this buffer zone, only plants with shallow root systems should be chosen

Reason: In the interest of the protection of the archaeological heritage of the area.

10. Works (footpath and kerb alterations, markings, signage etc) as per the road safety auditor's recommendation submitted with the application, at the junction, where the private road meets teh public road at church street, should be carried out prior to development on site and under the terms and consitions of a road opening licence.

Reason: In the interest of safety.

11. The carpark shall be suitable surfaced and lined out in an organised manner providing for both car and bus parking spaces.

Reason: In the interest of traffic safety.

12. The external finishes of the proposed building shall be agreed in writing with the planning authority prior to the commencement of development on site.

Reason: In the interest of visual amenity

13.The applicant is required to consult with the NRDO office Galway County Council with regard to the laying out of the access road (ROW) and its relation with the CPO lands of teh Maigh Cuillin by pass and agree such layout for submission for written agreement to the Planning Authority prior to the commenecemnt of development on site.

Reason: In the interest of the proper planning and sustainable development of the area.

VLM 24/07/2013.

SEL.



Prepared By:

---

Counter-signed By:

**Director's\Manager's Recommendation**

---

Decided By:

Surveyed 1999  
Revised 2012  
Levelled

# Rural PLACE Map



ITM CENTRE PT. COORDS.

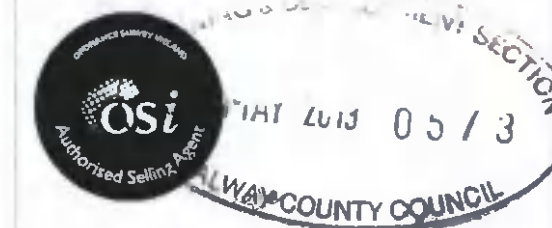
521422,733072

DESCRIPTION

MAP SHEETS

1:2500  
3215-C

The Mapstore  
Authorised Agent



Produced by The Map Store,  
Galway County Council, County Buildings,  
Prospect Hill, Co. Galway  
On behalf of Ordnance Survey Ireland,  
Phoenix Park, Dublin 8.

Sáraíonn atáirgeadh neamhúdaraithe cóipcheart  
Shuirbhíreacht Ordanáis Éireann agus  
Rialtas na hÉireann.  
Unauthorised reproduction infringes Ordnance  
Survey Ireland and Government of Ireland  
copyright.

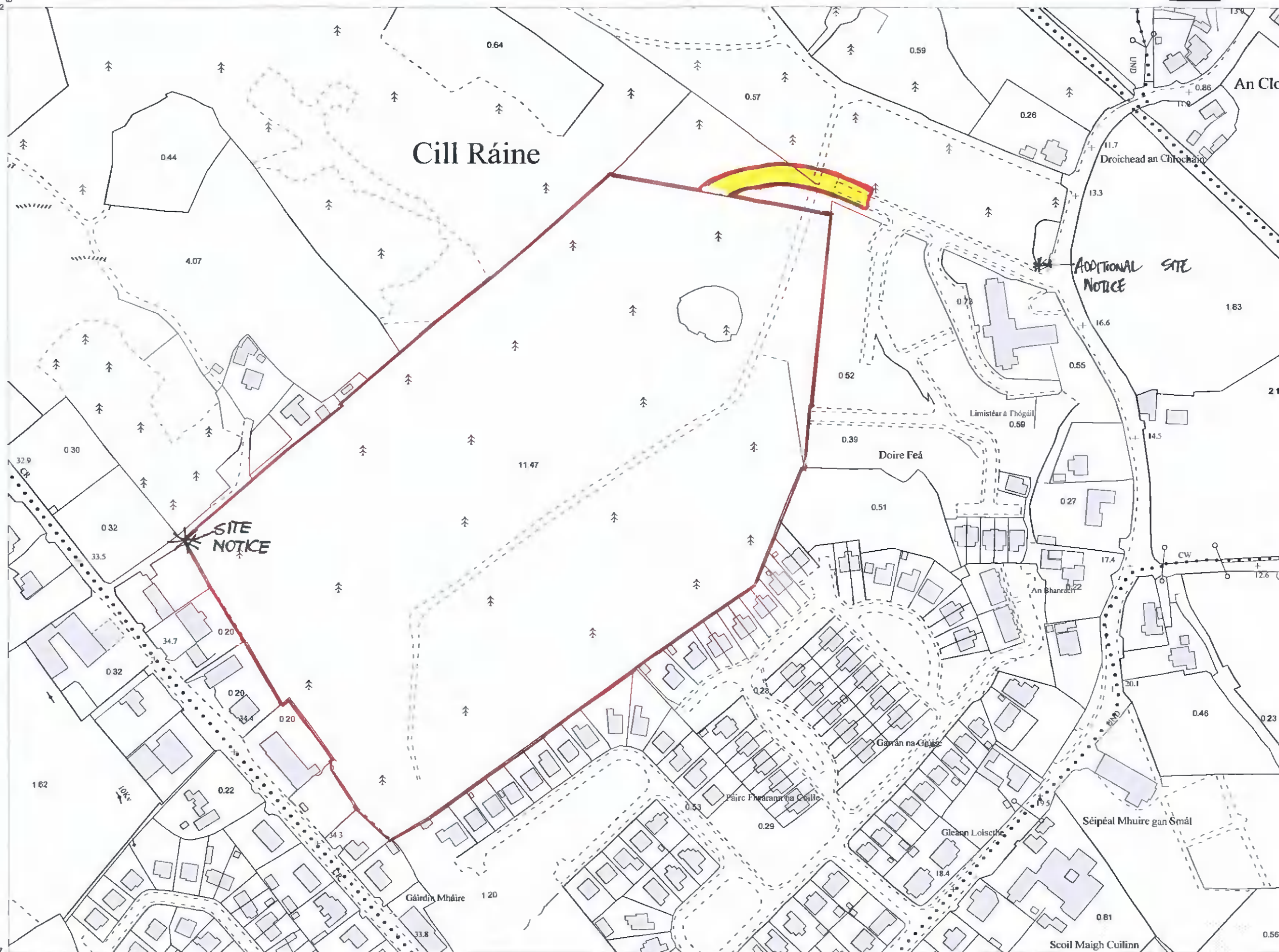
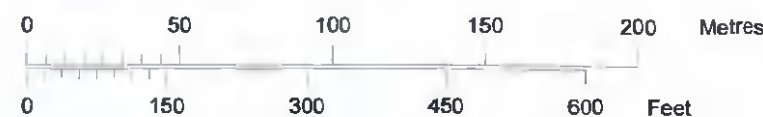
Gach cead cosnamh. Ní ceadmhach aon chuid  
den fhoilseachán seo a chóipeáil, a atáirgeadh nó  
a tharchur in aon fhoirm ná ar aon bhealach gan  
cead i scríbhinn roimh ré ó úinéirí an chóipchirt.  
All rights reserved. No part of this publication may  
be copied, reproduced or transmitted in any form  
or by any means without the prior written  
permission of the copyright owners.

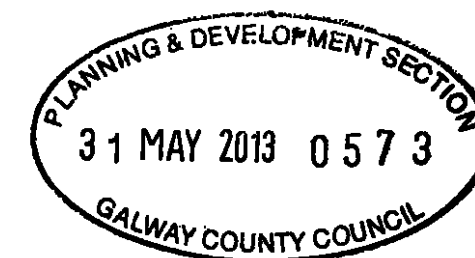
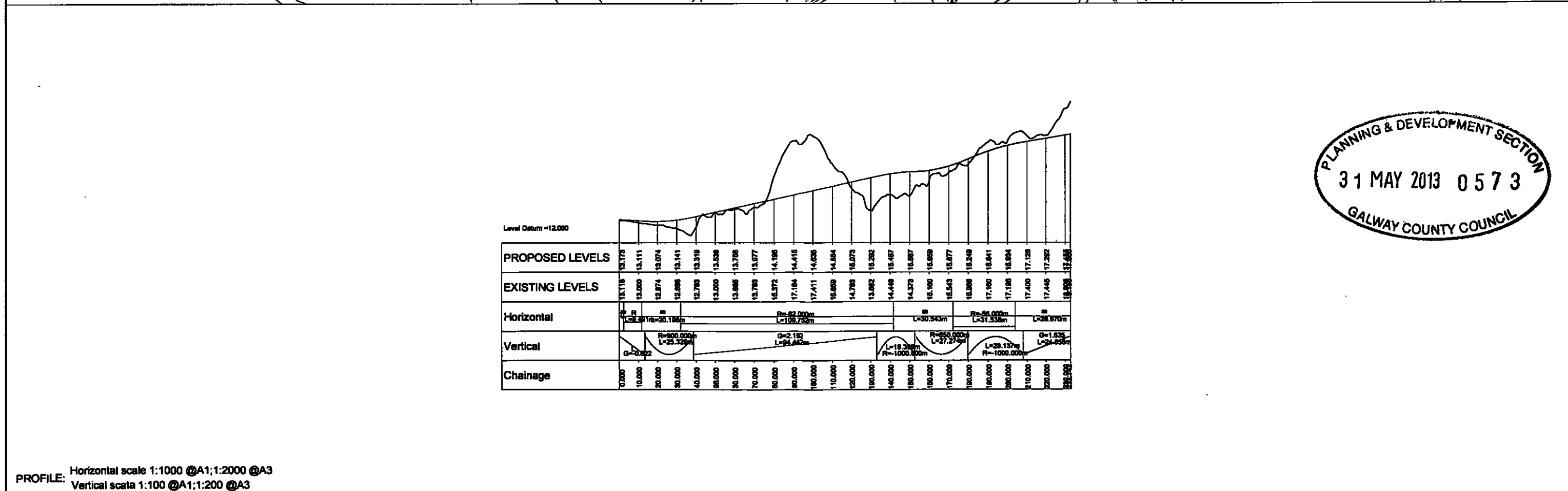
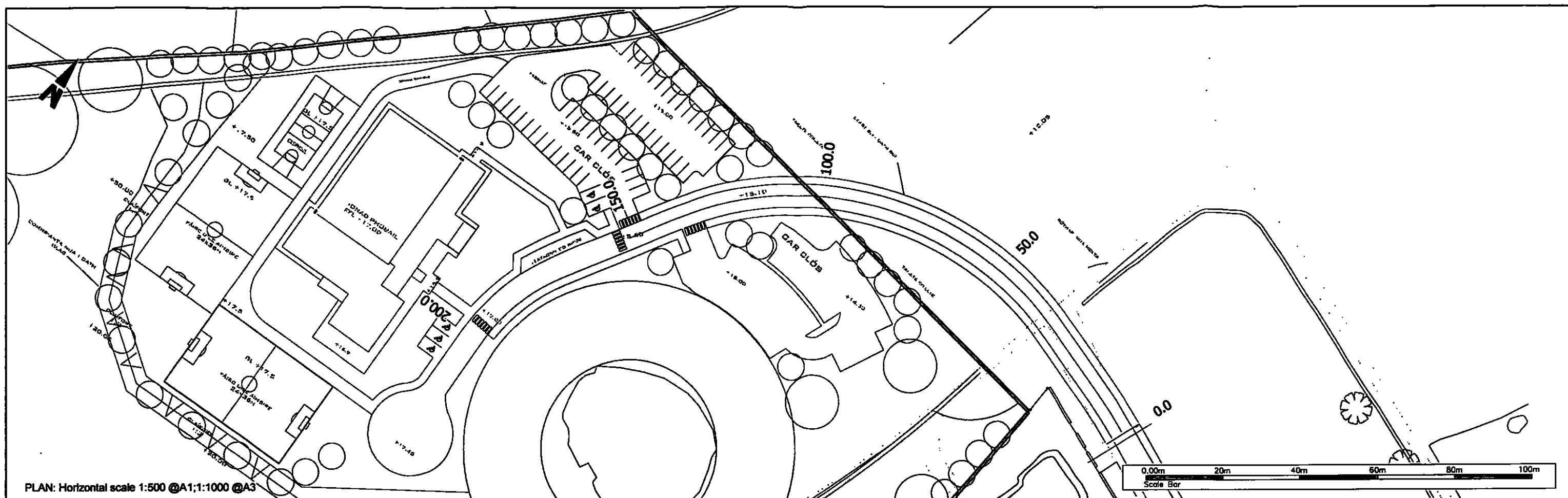
© Suirbhíreacht Ordanáis Éireann, 2013  
© Ordnance Survey Ireland, 2013



Plot Ref. No. 25157546\_1\_4  
Plot Date 18-APR-2013

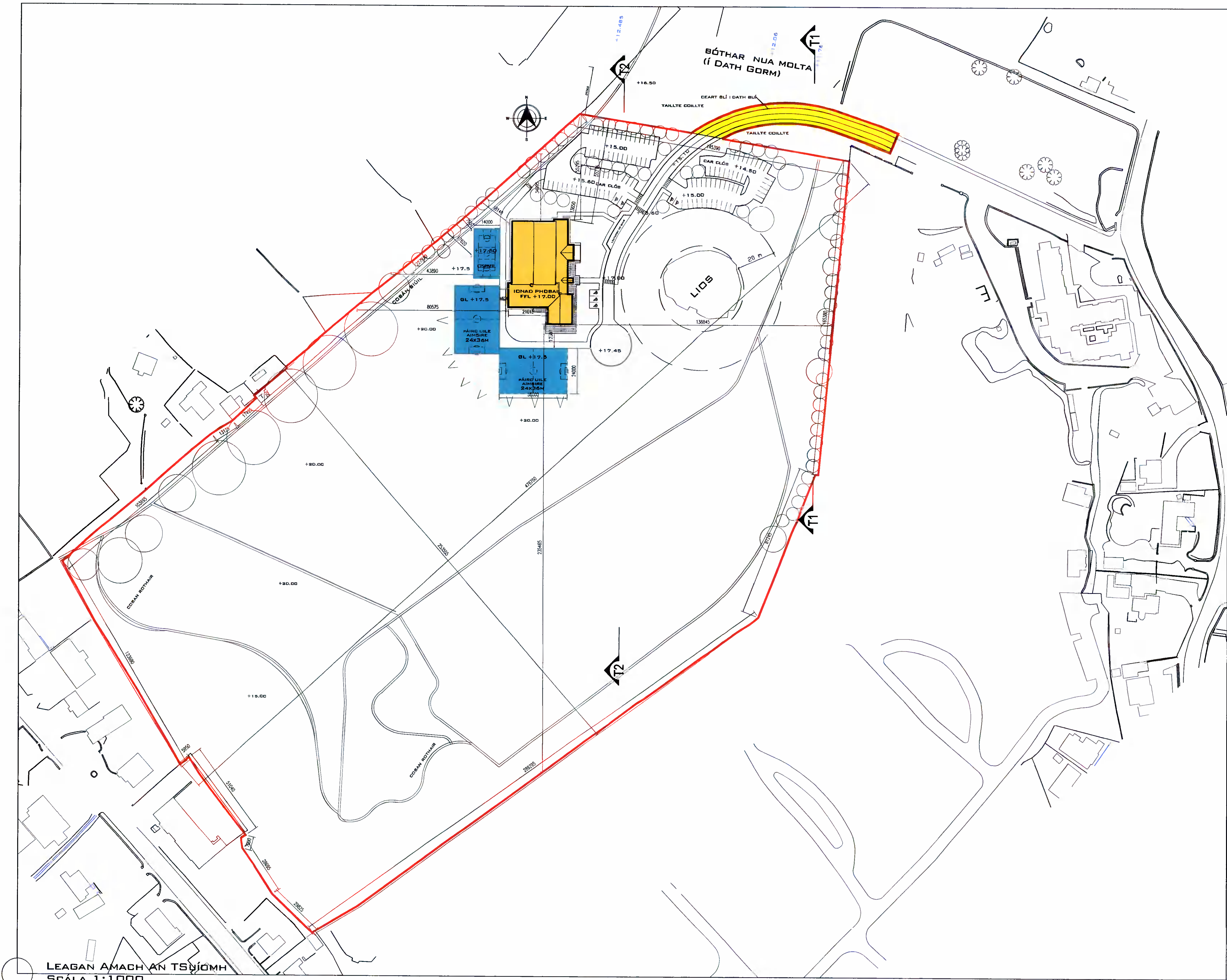
Scale:- 1:2,500  
Scála:- 1:2,500





<b>Notes:</b> 1. This drawing is the property of RPS Group PLC. It is a confidential document and must not be copied, used, or its content disclosed without prior written consent. 2. Verifying Dimensions: The contractor shall verify dimensions against both other drawings or site conditions as part of the job. 3. Existing Services: Any information concerning the location of existing services indicated on the drawing is intended for general guidance only. It will be the responsibility of the contractor to determine and verify the exact horizontal and vertical alignment of all cables, pipes, etc. (both underground and overhead) before work commences. 4. Issues of Drawings: Hand copies, dxf and pdf will form a controlled issue of the drawing. All other formats (plg, dwt etc.) are deemed to be uncontrolled issues and any work carried out based on these files is at the recipient's own risk. RPS will not accept any responsibility for any errors arising from the use of these files, either by means other than the recipient's software, and any copies arising from these files are used to red the recipient's drawing production, or being out on site. 5. Datum: Ordnance Survey Datum, Mean High		Client <b>MOYCULLEN COMMUNITY DEVELOPMENT ASSOCIATION</b>	Drawing Number <b>MGT9900/DG0001-01</b>	Rev <b>P01</b>
Project <b>MOYCULLEN COMMUNITY CENTRE</b>		Scale <b>As Shown</b>	Drawn By <b>MM</b>	Checked By <b>SM</b>
Date <b>31.05.13</b>		Approved By <b>COS</b>	Date <b>MAY 2012</b>	Title <b>ACCESS ROAD PLAN &amp; PROFILE</b> <b>ch. 0.0m to 232.742m</b> <b>(Sheet 1 of 1)</b>





AN SÚIMH = 10.26 HA  
CÁR CHLÓS = 114



LEAGAN AMACH AN TSÚIOMH  
SCÁLA 1:1000

# IONAD PHOBAIL, MAIGH CUILINN

Forbairt: Ar Son: FPMC TED		Líneacht: LEAGAN AMACH AN TSÚIOMH	
Líneacht: ER	Scála: 1:1000	Líneacht: 1482-02	Abbheiríocht: NK
Seiceál: NK	dáta: BEALTAINÉ '13		

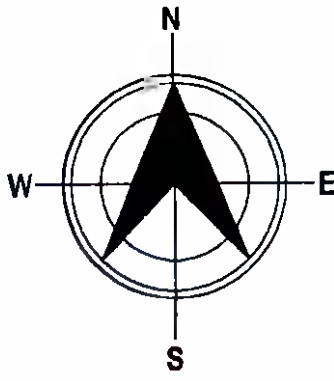


AN SÚIMH = 10.26 HA  
CÁR CHLÓS = 114

31 MAY 2013 05.7.3  
PLANNING & DEVELOPMENT SECTION  
GALWAY COUNTY COUNCIL

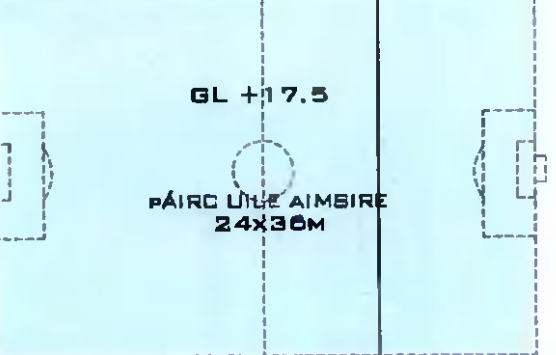
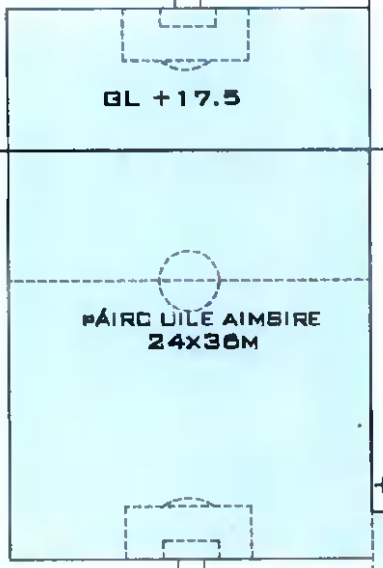
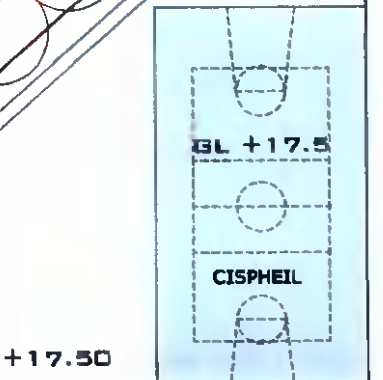
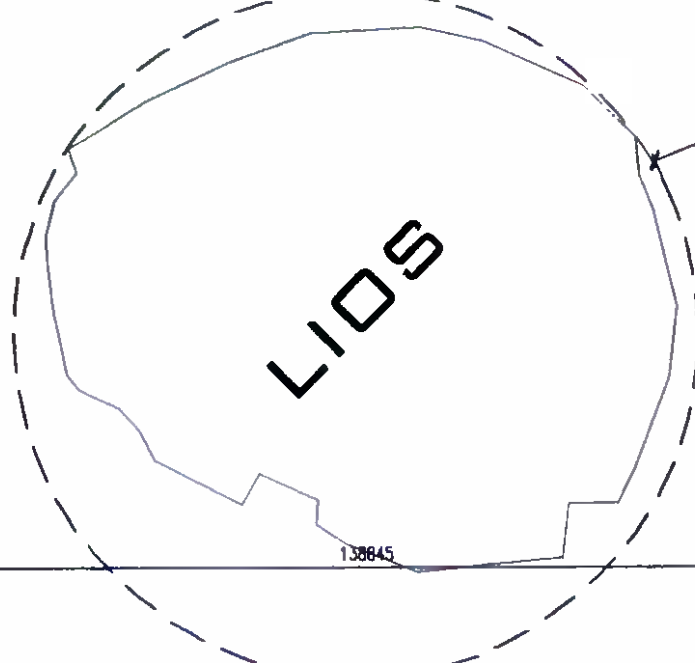
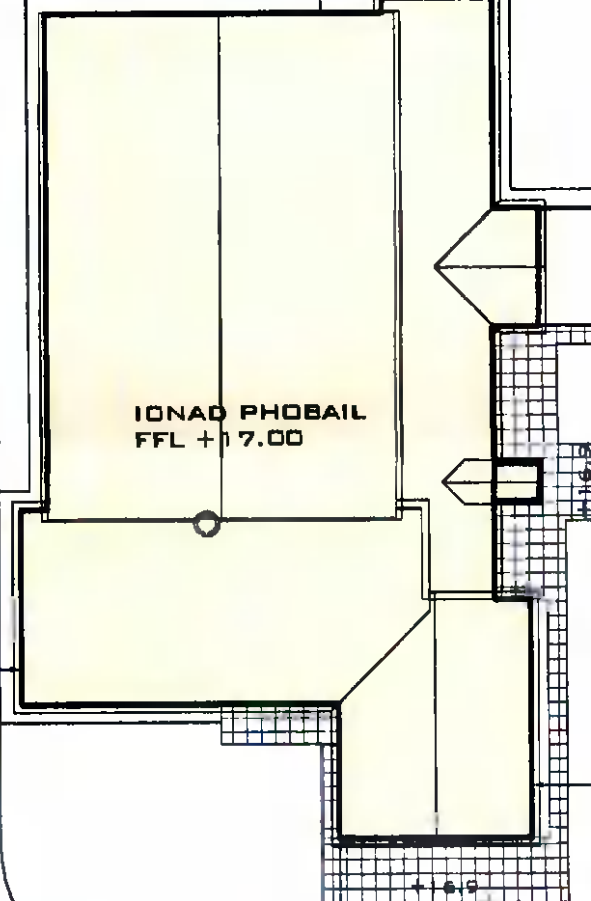
BÓTHAR NUA MOLTA  
(Í DATH GORM)

LEAGAN AMACH AN TSÚÍOMH I  
LÍNE DEARG



CHLÓS ROTHAR  
LE CUIR AR FÁIL

ROSAN SIÚIL



COMHRIANTA NUA I DATH  
GLAS

CLÁIFORT  
1:3

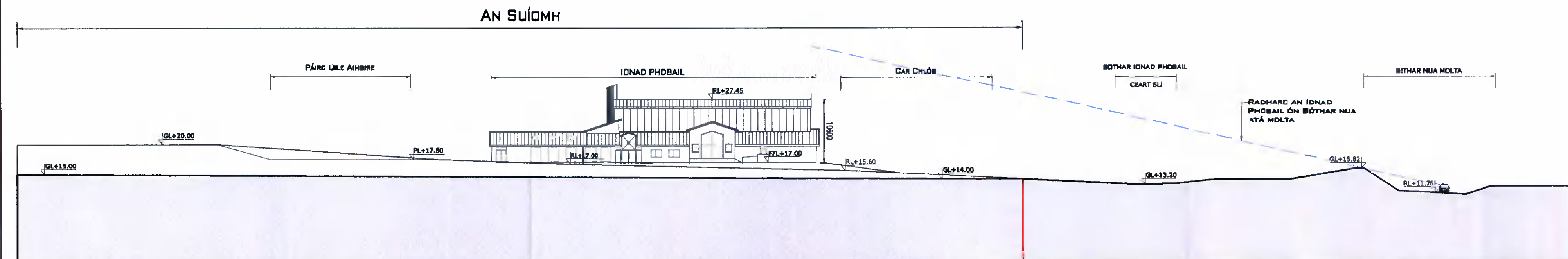
CLÁIFORT  
1:3

LEAGAN AMACH AN TSÚÍOMH  
SCÁLA 1:500

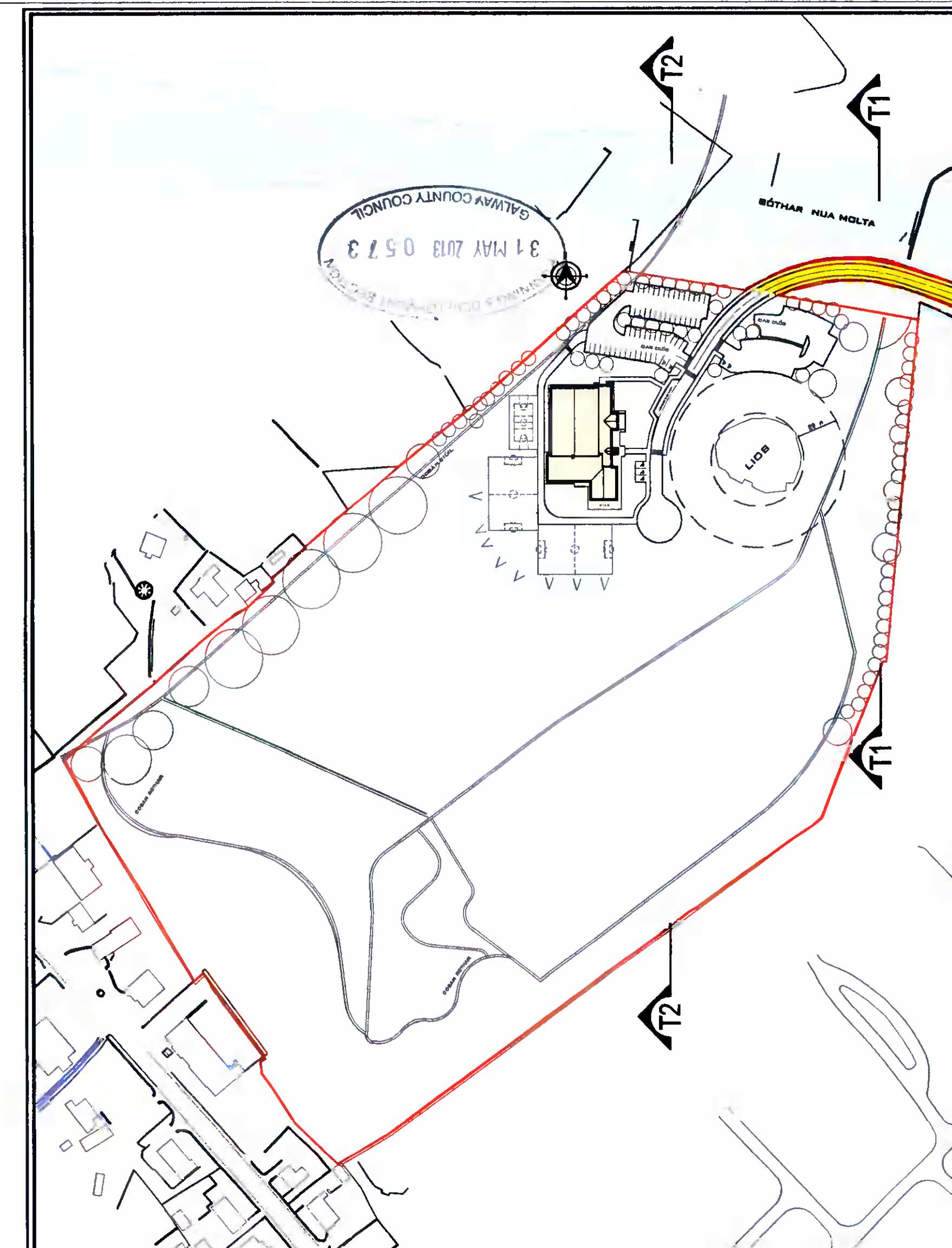
# IONAD PHOBAIL, MAIGH CUILINN

Forbairt: IONAD PHOBAIL, MAIGH CUILINN		Líníocht: LEAGAN AMACH AN TSÚÍOMH	
Ar Son: FPMC TED			
Líníocht: ER	Scála: 1:500	Uimhir Líníocht: 1482-03	Abhairéiríocht:
Seicead: NK	dhá: BEALTAINÉ '13		

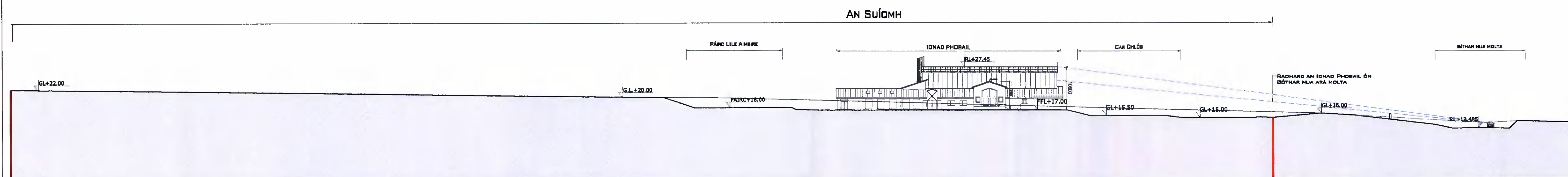




TREASGEARRADH T1 - AN SUÍOMH AG AN BÓTHAR ISTEACH  
SCÁLA 1:500



PLEAN AN TSUÍOMH  
SCÁLA 1:2000

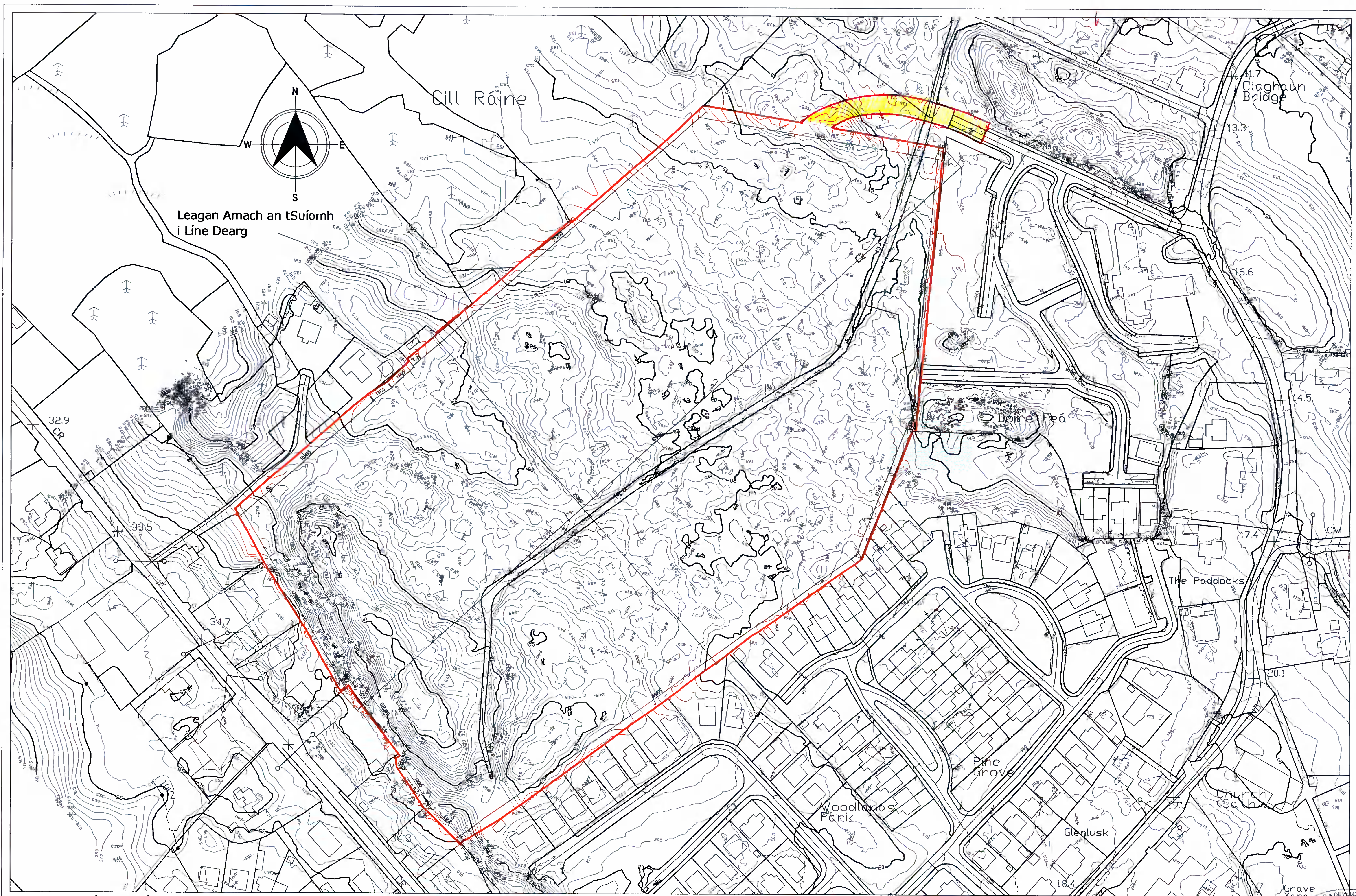


TREASGEARRADH T2 - AN SUÍOMH AG AN CAR CHLÓS  
SCÁLA 1:500

# IONAD PHOBAIL, MAIGH CUILINN

Forbairt: IONAD PHOBAIL, MAIGH CUILINN Ar Son: FPMC TED		Líneacht: TREASGEARRACHA T1 & T2	
Líneacht: ER	Scála: 1:2500/500	Uimhir Líneacht: 1482-10	Alphreathnóid:
Séicead: NK	Bealtaine '13		

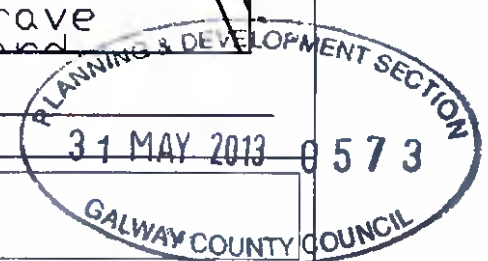




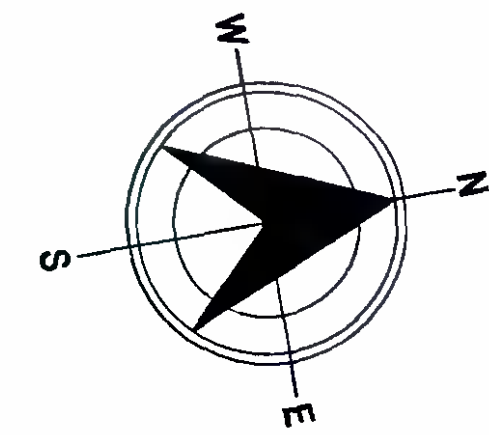
SURBHÉI AN TSUÍOMH  
SCÁLA 1:1000

# IONAD PHOBAIL, MAIGH CUILINN

Forbairt: IONAD PHOBAIL, MAIGH CUILINN Ar Son: FPMC TEO		Líneacht: SURBHÉI AN TSUÍOMH	
Líne:	ER	Scála:	1:1000
Seicead:	NK	dáta:	BEALTAINÉ '13
		Uimhir Líneacht:	1482-01
		Athbheirthe:	





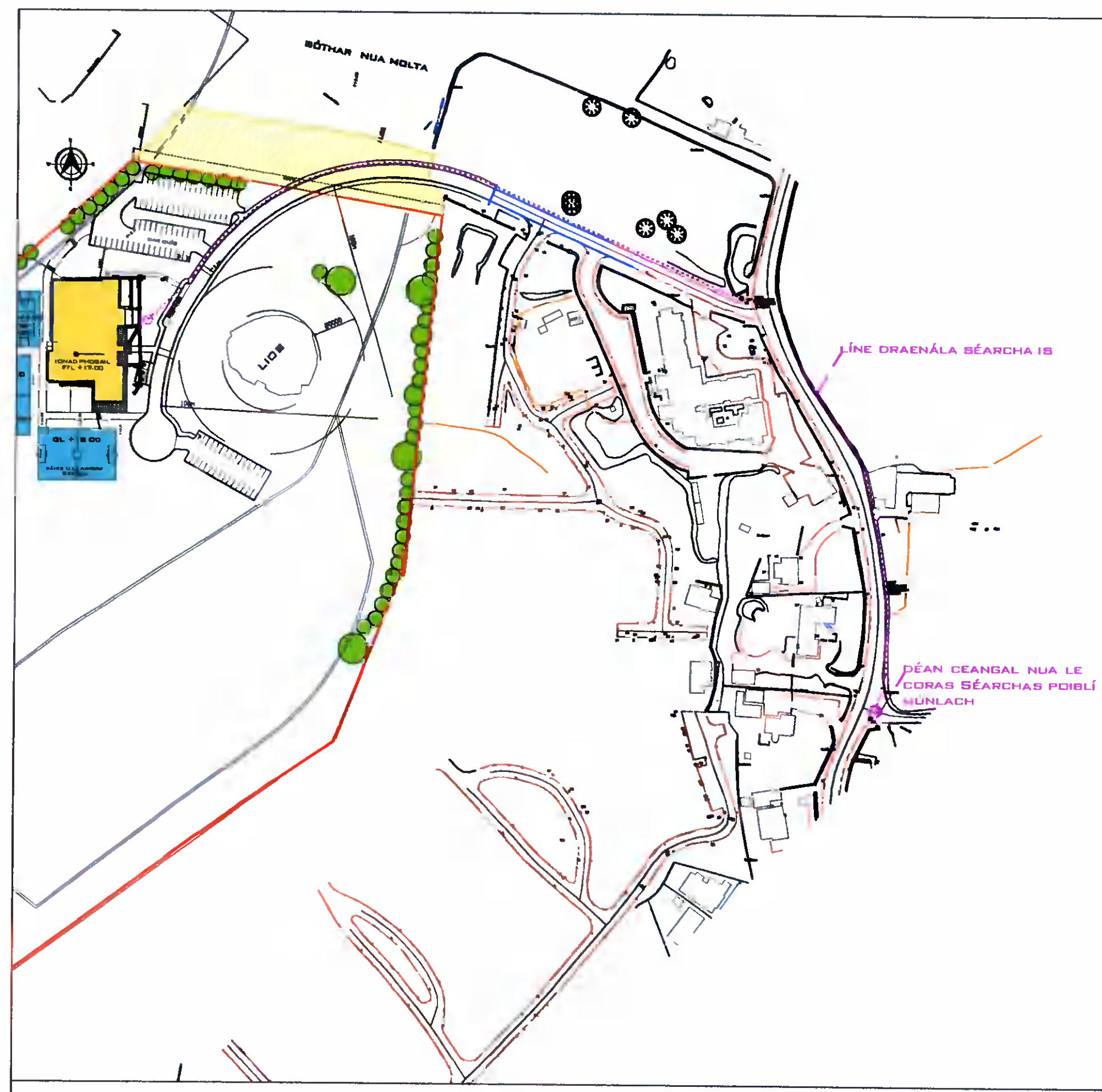


PLANNING & DEVELOPMENT SECTION  
31 MAY 2013 0573  
GALWAY COUNTY COUNCIL

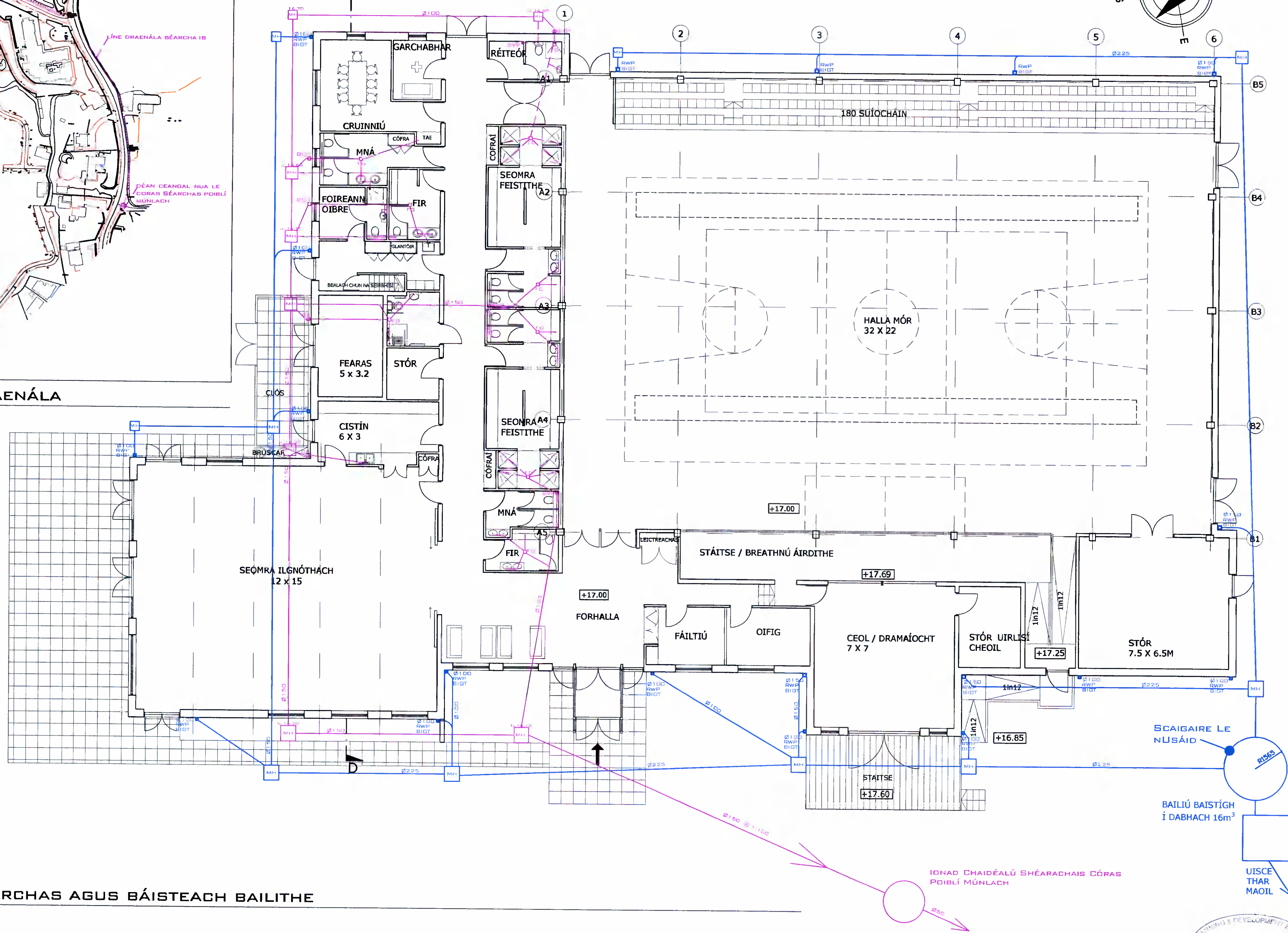
PLANNING & DEVELOPMENT SECTION  
31 MAY 2013 0510  
GALWAY COUNTY COUNCIL

Forfait: <b>IONAD PHOBAIL MAIGH CUILINN</b> Nr. Sere <b>PFMC TEO</b>		Liniocht: <b>AN PLEAN</b>
Linio: <b>ER</b>	Scála: <b>1:100</b>	Uimhir Liniocht: <b>1482-200</b> Altcheintreál: 
Seiceál: <b>NJK</b>	Dáta: <b>BEALTAINÉ '13</b>	





LEAGAN AMACH NA DRAENÁLA  
SCÁLA 1:2000

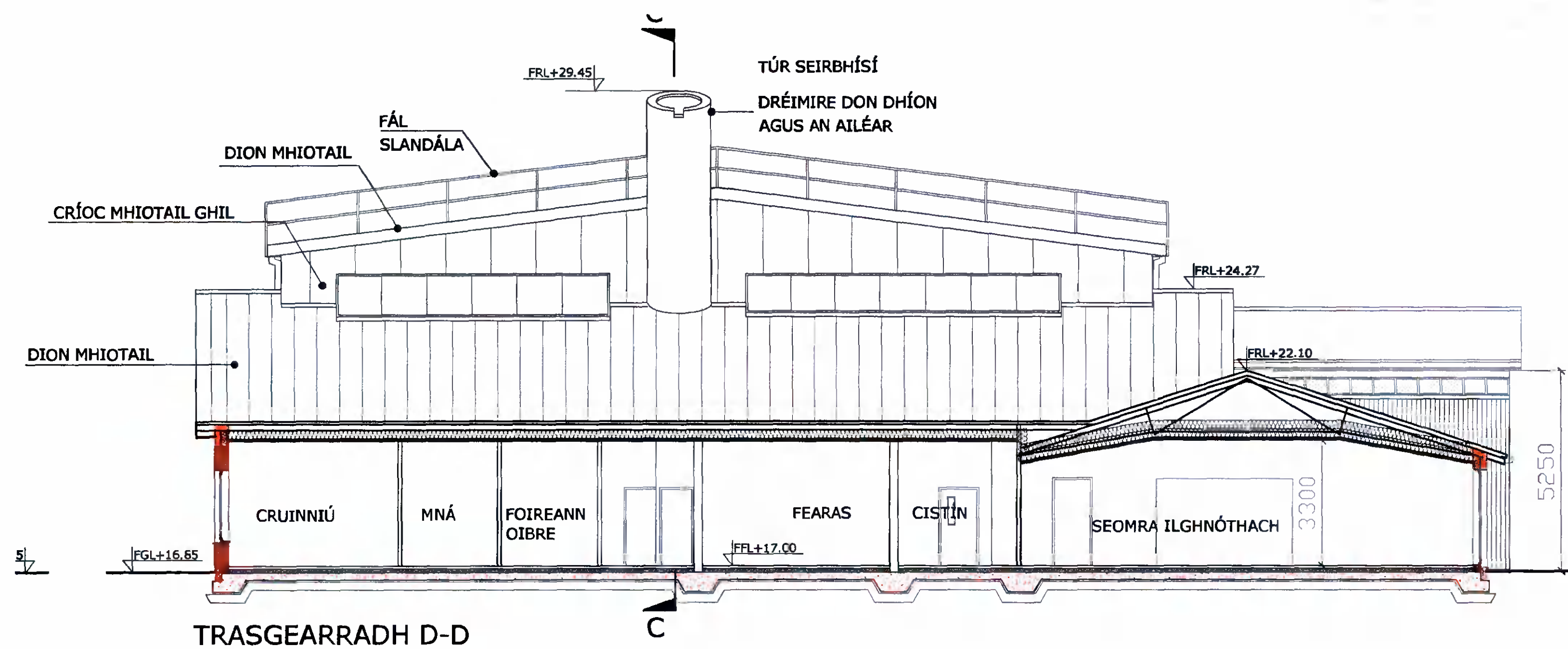
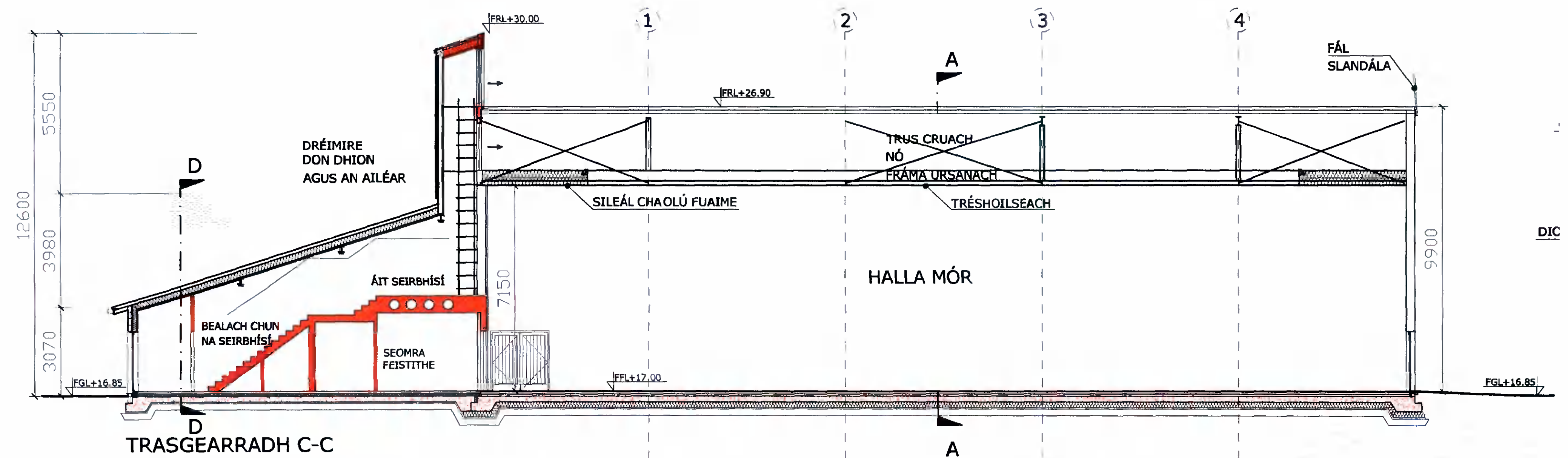
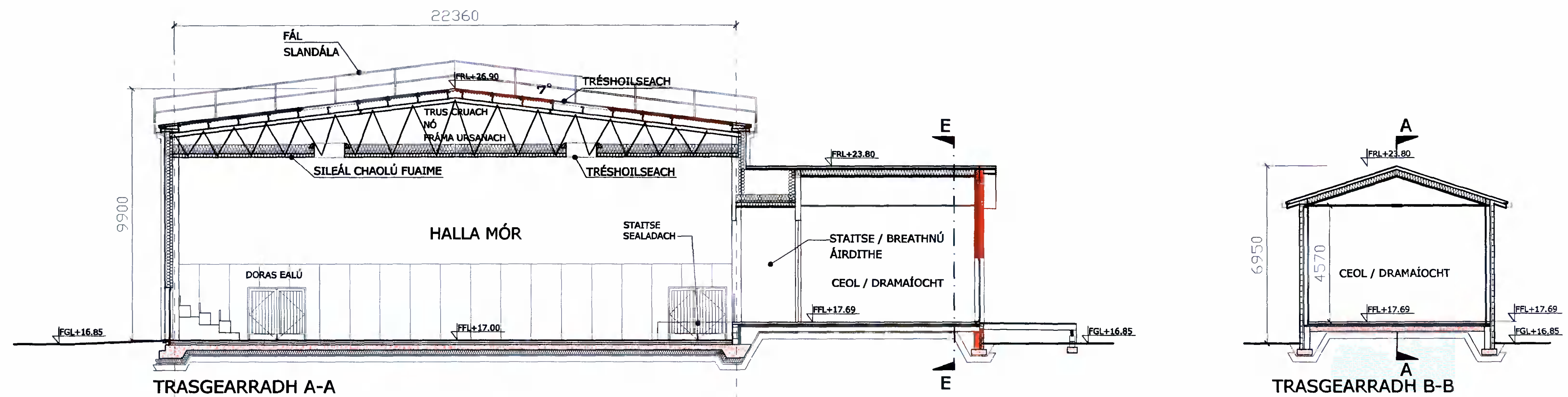


PLEAN DRAENÁLA SÉARCHAS AGUS BÁISTEACH BAILITHE  
SCÁLA 1:100

# IONAD PHOBAIL, MAIGH CUILINN

Forbairt: IONAD PHOBAIL MAIGH CUILINN Ar Son: FPMC TEO	Uiníocht: PLEAN DRAENÁLA SÉARCHAS, AGUS BÁISTEACH (BAILITHE)
Uiníocht: ER	Scála: 1:100/2000
Swicéid: NJK	Dáta: BEALTAINÉ '13
	Uimhir Uiníocht: 1482-201
	Albhadraíocht: GALWAY COUNTY COUNCIL



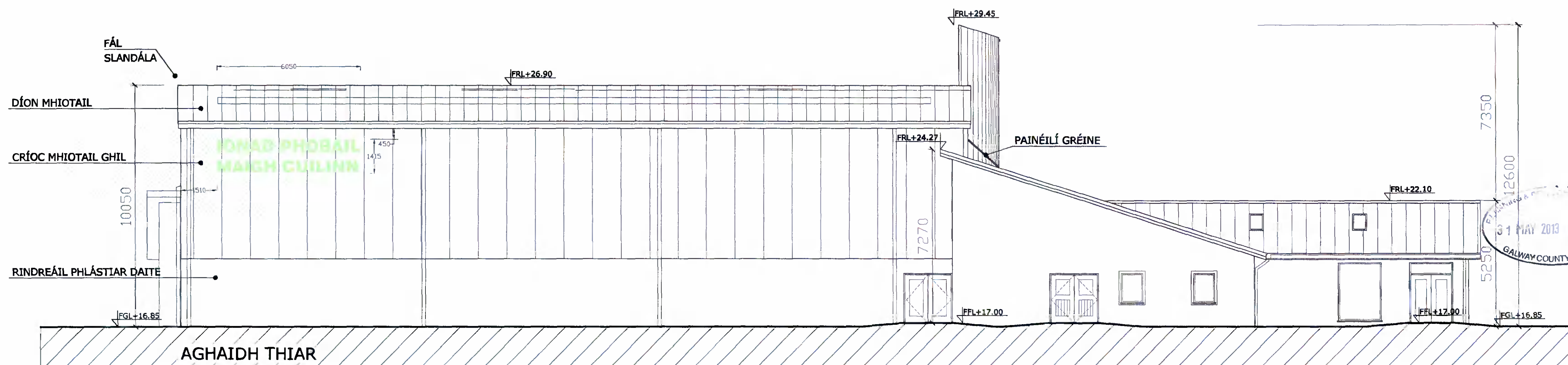
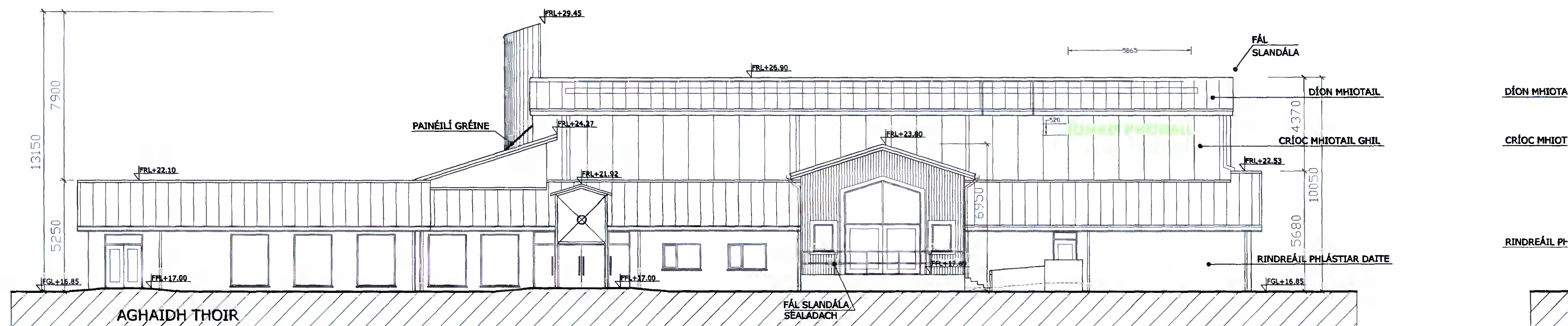
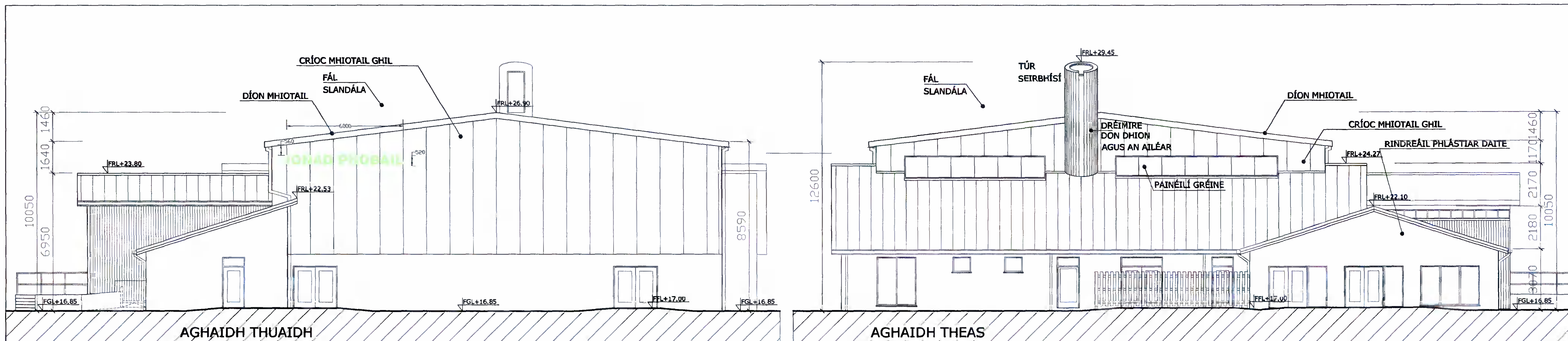


31 MAY 2013 0573  
GALWAY COUNTY COUNCIL

# IONAD PHOBAIL, MAIGH CUILINN

Forbairt: IONAD PHOBAIL, MAIGH CUILINN		Unleacht: NA TRASGEARRACHA	
Ar Son: FPMC TEO		Uimhir Unleacht: 1482-210	
Leict: JG	Scála: 1:100	Abbhearthú: Abbhearthú	
Seiceál: NUK	Dáta: BEALTAINÉ '13		





# IONAD PHOBAIL, MAIGH CUILINN

Forbairt: IONAD PHOBAIL, MAIGH CUILINN		Linneacht: AGHAIDHEANNA	
Ar Son: FPMC TEO		Uimhir Linneacht: 1482-220	
Linneacht: JG	Sála: 1:100	Albheathnóg: 1482-220	
Seicead: NJK	Dáta: BEALTAINÉ '13		



## GALWAY COUNTY COUNCIL

**PLANNING AND DEVELOPMENT ACTS 2000-2010****DECISION under SECTION 34 of the ACT of 2000**

Reference Number: 13/573

Date of Receipt of Application: 31/05/2013

Forbairt Pobail Mhaigh Cuilinn Teo  
c/o Niall J. Kearns & Company, Architects  
2 Friars Hill  
Rahoon  
Galway

I hereby give you NOTICE that the Galway County Council has by order  
dated 25 JUL 2013 decided to grant PERMISSION

To the above named, for development of land, in accordance with documents lodged, namely:

a lorg d'Ionad Pobail, páirc imeartha cispheil agus dhá pháirc imeartha uile-aimsire a thógail (gross floor space 1521sqm) in the townland of Cill Raine, Maigh Cuilinn

and subject to the conditions 13 set out in the Schedule hereto.

**Main reasons and considerations on which the decision is based:-**

The proposed development has been assessed, within the restrictions imposed by the principles of proper planning and sustainable development and having regard to the policies and objectives of Galway County Council as set out in the 2009 - 2015 County Development Plan. Based on this assessment it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and with the provisions of the Development Plan.

Signed this 25th day of July 2013 on behalf of Galway County Council

  
pp COUNTY SECRETARY

THIS NOTICE IS NOT A GRANT OF PLANNING PERMISSION and work should not be commenced until a grant of permission is issued. Permission will be issued on the expiration of the period for the making of an appeal (i.e. four weeks from the date of the above mentioned order), if there is then no appeal before Bord Pleanála.

In deciding this Planning Application Galway County Council has, in accordance with section 34(3) of the Act, had regard to any submissions or observations received.

---

**SEE ATTACHED SCHEDULE****(CONDITION NO.'S 13 )**

A grant of permission shall cease to have effect on expiration of 5 years beginning on the date of such grant, as regards

- a) The entire development if the development to which the permission relates is not commenced during that period, and
- b) So much of the development as is not completed within that period, in the case of development which has been commenced but not completed

*Please see attached sheet for important Notice regarding Planning Appeals*

**SCHEDULE REFERRED TO - PLANNING REFERENCE NO. 13/573**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 31st May 2013 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity

2. Site development and building works shall be carried only out between the hours of 08.00 to 19.00 hours Mondays to Fridays inclusive, between 09.00 and 17.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of properties in the vicinity

3. No open storage of refuse associated with the proposed development shall be permitted other than on the day of refuse collection.

Reason: In the interest of visual amenity and the proper planning and development of the area.

4. Sight distance triangles shall be adequately maintained and kept free from vegetation or other obstruction(s) that would reduce visibility below the minimum required.

Reason: In the interest of road safety.

5.
  - a) All surface water generated by the development shall be disposed of within the site and shall not be discharged onto the road or the adjoining property.
  - b) Only clean uncontaminated storm water shall be discharged to soakaway system or surface waters.
  - c) The development shall not impair existing land or road drainage.
  - d) The car parking area shall be graded with suitable falls to discharge into a rainwater gully.

Reason: In the interest of proper planning and sustainable development of the area.

6. All vehicles/machinery associated with construction works for the development here permitted shall be contained within the site and adequate provision shall be made for same. In the event that vehicles/machinery associated with construction works park on the public road or grass verge thereto then the Planning Authority or the Roads Authority shall be empowered to cease all works on site and works shall not recommence without the prior written agreement of the Planning Authority.

Reason: In the interest of proper planning and development.



**SCHEDULE REFERRED TO - PLANNING REFERENCE NO. 13/573**

7. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations, 2001, as amended, shall be displayed or erected (on the building/within the curtilage of the site) without the agreement of the Planning Authority.

Reason: In the interest of visual amenity.

8. (a) The development shall be serviced with water from a public watermain and shall not be occupied until there is a safe and adequate connection to the watermain at the applicants expense. All works shall be supervised and certified by a suitably qualified, bonded and indemnified engineer.  
(b) A water supply meter shall be provided on the service connection in the public area and to the satisfaction of the regulating authority.

Reason: In the public health and the proper planning and sustainable development of the area

9. (a) No groundworks for construction or landscaping shall take place within at least 20metres of the external perimeter of recorded monument number GA 068-026 (ringfort)  
(b) The buffer area should not be used as a site compound or for storage.  
(c) Should planting take place within this buffer zone, only plants with shallow root systems should be chosen

Reason: In the interest of the protection of the archaeological heritage of the area.

10. Works (footpath and kerb alterations, markings, signage etc) as per the road safety auditor's recommendation submitted with the application, at the junction, where the private road meets the public road at church street, should be carried out prior to development on site and under the terms and conditions of a road opening licence.

Reason: In the interest of safety.

11. The carpark shall be suitable surfaced and lined out in an organised manner providing for both car and bus parking spaces.

Reason: In the interest of traffic safety.

12. The external finishes of the proposed building shall be agreed in writing with the planning authority prior to the commencement of development on site.

Reason: In the interest of visual amenity

13. The applicant is required to consult with the NRDO office Galway County Council with regard to the laying out of the access road (ROW) and its relation with the CPO lands of the Maigh Cuillin by pass and agree such layout for submission for written agreement to the Planning Authority prior to the commencement of development on site.

Reason: In the interest of the proper planning and sustainable development of the area.

## Appendix 2

### Order of Magnitude Costs

DRAFT

# Noel J. Farrell & Associates

Noel Farrell MBA, LLB, MRICS, MSCSI, MCI Arb. Dip Proj. Man.  
Peter Keegan MSc. FRICS, MCI Arb.  
Kevin Donnellan MRICS, MSCSI

Chartered Quantity Surveyors  
Construction Cost Consultants  
Project & Value Management  
12 University Road,  
Galway H91 H0AY,  
Ireland.  
T: 091-521835  
F: 091-524528  
E: farrellqs@gmail.com

N.J. Kearns & Co.,  
Chartered Architects,  
Unit 6 Dun Eibhir,  
Na Forbacha,  
Co Na GAILLIMHE

24 April 2018

NF/AF/557\_MOYCULLEN\_AR\_2

Dear Sirs,

## **PROPOSED COMMUNITY/SPORTS HALL FACILITIES DEVELOPMENT AT MOYCULLEN, CO. GALWAY**

### **- Preliminary Conceptual Budget Cost Estimate & Cash Flows, Etc., @ Sports Hall Facilities @ Early-2018**

We refer to the Clients and their advisors recent request for an updated cost budget, cash flows and procurement strategy and our subsequent discussions on your preliminary sketch site and floor plan/elevation design proposals as Drawing No's. W01, 02, 03 and 100 for the proposed Community Hall facilities development involving a complete new sports hall facilities project of approximately 1,700 m<sup>2</sup> (18,000ft<sup>2</sup>).

This project was previously budgeted in it's entirety for a gross **€2½M** (incl. VAT) in late 2012. Then subsequently we competitively tendered the basic weatherproofed shell and core construction in late 2013 for a very competitive lowest tender c. **€994K** (excl. VAT) which accorded with our previous net **€1M** budget in the previous overall 2012 budget and therefore was well in accordance with our initial overall projected construction cost.

### **CURRENT CONSTRUCTION COST BUDGET:**

Following the recent Clients request to update the overall budget on the basis of now anticipating some access road and services enabling works already being executed in advance by an upcoming separate school project, we have again re-calculated the current overall conceptual budget costs in the gross minimum amount of some **€2½M**, (including VAT) making some assumed allowances for the necessary remaining site development enabling works based on our own experience of similar developments pending the input of a full design team such as structural/civil and services engineers to develop the actual design when it moves forward to the tender procurement stage.

The brief budget cost breakdown is summarised as follows to give the Clients some preliminary indications as to where these main conceptual budget costs are arising from:

		€K
<b><u>Community/Sports Hall Facilities Building:</u></b>		
• PE Sports Hall Construction including finishes, fit-out and services, etc.		1,200
• Mechanical & Electrical Utility Services		400
• Car parking, pavings and site access roads, etc.		255
• External siteworks, drainage and service utilities, etc.		125
• Contractors site supervision set-up, health & safety and insurances, etc.		175
• Construction Contingency Sum provision		50
		2,205
• Value Added Tax		325
		€2,530
<b><u>PRELIMINARY GROSS CONCEPTUAL BUDGET FOR COMMUNITY/SPORTS HALL FACILITIES DEVELOPMENT @ APRIL 2018 (Incl. VAT)</u></b>	(Say)	<b>€2½M</b>

Cont'd.....



N.J. Kearns &amp; Co.....

.....Moycullen Community/Sports Centre

We have set down below a list of what we would consider the main anticipated additional cost components for such a modern basic Community/Sports Hall centre and facilities development project to assist the Clients in their overall budgeting for this project. Arising from this list they should make separate provision in any overall project budgeting exercise, particularly for the following main ancillary costs/expenses:

- Design Team fees/expenses & site Investigations, etc. + (23% VAT).
  - no input as yet from consultant structural/civil or services engineers.
- Future additional Sports Hall development, to accommodate an extra court as shown on preliminary Sketch Floor Plan as an additional option (c. **€700K** extra).
- Abnormal ground conditions e.g. extensive breaking, filling, piling or other such enabling works, etc.
  - No indication as yet as to the extent or quality of the existing underlying ground conditions without a full through specialist site investigation taking place which this particular location requires.
- Extensive additional siteworks, road or car park pavings provision, etc. – assuming new public access road will take place as part of the separate school development scheme.
- Additional increased construction resource costs.
- Separate all-weather play pitches or running track.
- Gaelic football, rugby or soccer grassed pitches, etc.
- Purchase of existing site, if applicable.
- E.S.B. and other utilities, contributions and connection fees and charges, etc., (if any).
- Planning, Fire Control and Disabled Access Certificate application costs, (if any) – usually community based application charges are refunded/not charged, depending on the local authority approach thereto.
- Onerous Planning or Fire Officers requirements.
- Treatment plant facility – assuming new public sewer connection will be available as a result of proposed adjacent school site development.
- Loose furniture, furnishings, gym equipment and fittings fit-out (FF&E).
- Overall Project Contingency provision.

#### **TENDER PROCUREMENT & SELECTION PROCEDURES:**

This project proceeding with government funding must comply with the Capital Works Management Framework (CWMF) procedures and to which full adherence is crucial in obtaining public funding for any scheme such as currently envisaged. Essentially for this project the contract will involve the use of the PWC5 Contract for Minor Works designed by the Employer and public tendering on the e-Tender system.

This public procurement process would involve an open competitive tender procedure with applicant Tenderers meeting standard stated minimum suitability issues such as turnover and resource capability with previous relevant experience, etc.

Selection of a suitability Contractor would then be on the Most Economically Advantageous Tender (MEAT) based on a weighted combination of Price and Quality, complying with all the other statutory requirements such as tax clearance, insurances and performance bond, etc.

Cont'd.....

N.J. Kearns &amp; Co.....

.....Moycullen Community/Sports Centre

**GROSS DEVELOPMENT BUDGET & CASH FLOWS:**

To develop the construction budget into an overall gross development budget with it's subsequent cash flows we have set out separately the main costs thereof based on a projected set of the main expenditure elements and a 2 year development cycle with a 12 month construction phase therein. This exercise results in a projected gross **€3¼M** all-in development budget assuming all the contingency provision has to be expended.

The expenditure of all or any of the contingency provision will depend primarily on the site ground conditions and levels of specification/services fit-out required, etc.

Trusting the foregoing is satisfactory for the Client initial preliminary budgeting and funding needs, but if you have any queries please do not hesitate to contact us.

Sincerely yours,

For and on behalf of  
**NOEL J. FARRELL  
& ASSOCIATES**



Noel Farrell

DRAFT

Enc: Gross Development budget and Cash Flows breakdown, etc.



## Appendix 3

### Cash-Flow Build Phase

DRAFT

**PROPOSED COMMUNITY/SPORTS HALL BUILDING DEVELOPMENT FACILITIES AT MOYCULLEN, CO. GALWAY**  
**- COST INFORMATION SCHEDULES**

**CURRENT CONSTRUCTION COST BUDGET**

		<b>€K</b>
<b><u>Community/Sports Hall Facilities Building:</u></b>		
• PE Sports Hall Construction including finishes, fit-out and services, etc.		1,200
• Mechanical & Electrical Utility Services		400
• Car parking, pavings and site access roads, etc.		255
• External siteworks, drainage and service utilities, etc.		125
• Contractors site supervision set-up, health & safety and insurances, etc.		175
• Construction Contingency Sum provision		50
		<b>2,205</b>
• Value Added Tax		325
		<b>€2,530</b>
<b><u>PRELIMINARY GROSS CONCEPTUAL BUDGET FOR COMMUNITY/SPORTS HALL FACILITIES DEVELOPMENT @ APRIL 2018 (Incl. VAT)</u></b>	(Say)	<b>€2½M</b>

**TOTAL GROSS DEVELOPMENT BUDGET:**

	<b>€K</b>		
Construction Costs (incl. 13½% VAT)	2,530		
Design Team Fees/Expenses (incl. 13½% VAT)	260		
Contributions and Statutory Contributions	100		
Fittings and Equipment, etc.	200		
Contingency Sum Provision	150		
	<b>€ 3,240</b>	(Say)	<b>€3¼M</b>

**GROSS CASH FLOWS:**

	<b>2018</b>		<b>2019</b>				<b>2020</b>				<b>SUB-TOTAL</b>
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	<b>TOTALS</b>
	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>	<b>€K</b>
Design Team Fees/Expenses	50	75	50	25	-	25	-	25	-	10	260
Construction Costs	-	-	250	600	850	600	100	60	-	70	2,530
Contributions Charges	-	-	50	50	-	-	-	-	-	-	100
Fittings/Equipment			-	-	-	-	100	100		-	200
Contingency Sum	-	-	50	50	50	-	-	-	-	-	150
<b><u>GROSS SUB-TOTALS</u></b>	<b>€K 50</b>	<b>75</b>	<b>400</b>	<b>725</b>	<b>900</b>	<b>625</b>	<b>200</b>	<b>185</b>	<b>-</b>	<b>80</b>	<b>3,240</b>

**NOEL J. FARRELL & ASSOCIATES,**  
Chartered Quantity Surveyors,  
12 University Road,  
Galway H91 HOAY

## Appendix 4

### LEADER Funding

DRAFT



# **LEADER PROGRAMME 2014-2020 SUMMARY GUIDELINES FOR APPLICANTS**

**Please Read Carefully:**

- Accessing LEADER funding is not guaranteed as the process is competitive.
- It is important that you **read these Guidelines** in order to fully understand the process which must be adhered to by all LEADER Programme 2014-2020 funding applicants.
- The information contained in this document is for **guidance purposes only** and its content is based on the LEADER Programme 2014-2020 Operating Rules and various government circulars, which are subject to change. Applicants should refer to the LEADER Programme 2014-2020 Operating Rules for individual project submissions
- **This document is subject to change.** You are strongly advised to discuss the Guidelines outlined with your Project Officer **before** proceeding with your application submission.
- Applicants who **canvass** and/or seek to influence the grant award process may be disqualified.
- FORUM Connemara CLG accepts no responsibility for any errors or omissions contained in this document.

LIST OF ACRONOMS	
<b>CEDRA</b>	Commission for Economic Development of Rural Areas
<b>CLLD</b>	Community Led Local Development
<b>DRCD</b>	Department of Rural and Community Development
<b>DAFM</b>	Department of Agriculture, Food and the Marine
<b>EAFRD</b>	European Agricultural Fund for Rural Development
<b>EOI</b>	Expression of Interest
<b>EU</b>	European Union
<b>ICT</b>	Information Communications Technology
<b>LAG</b>	Local Action Group
<b>LCDC</b>	Local Community Development Committee
<b>LDS</b>	Local Development Strategy
<b>OJEU</b>	Official Journal of the European Union
<b>RDP</b>	Rural Development Programme
<b>SME</b>	Small Medium Enterprise



## Contents

Section 1- Introduction to the Rural Development (LEADER) Programme.....	1
Introduction .....	1
Background to Rural Development Programme (LEADER) 2014-2020.....	1
Local Development Strategy Catchment Area .....	1
Programme Themes and Sub-Themes .....	2
Types of Assistance available .....	3
Theme 1: Economic Development, Enterprise Development and Job Creation .....	5
Theme 2: Social Inclusion .....	6
Theme 3: Rural Environment .....	7
Cross-Cutting Objectives .....	8
Environment:.....	8
Innovation: .....	9
Climate Change: .....	9
Section 2- Rules of the LEADER Rural Development Programme 2014-2020 .....	10
Grant Aid Amounts and Rates.....	10
Eligible and Ineligible Activities.....	10
State Aid / De-minimis Requirements.....	14
State Aid Check .....	14
Project Matching Funds / Co-funding .....	14
Private Match Funding .....	14
Public Match Funding.....	15
Evidence of Match Funding & Bridging Finance .....	15
Phased Payments .....	15
Second-hand Equipment.....	16
Quotations / Tenders .....	16
National Procurement Guidelines – Category 1 .....	17
LEADER Procurement Requirements – Category 2 .....	19
Notes on Quotations for Both Procurement Categories .....	20
E-Tenders – Public Procurement.....	21
Provisional Approval .....	22
Examples of variances in estimated costs.....	22
Information and Publicity requirements for LEADER Funded Projects.....	22
Publications .....	23
Electronic information .....	23

Production of a report as a final outcome for the Project.....	24
Publication of Beneficiaries.....	24
Insurance.....	24
Tax Compliance .....	24
VAT .....	24
Tax Clearance Procedures.....	24
Non-resident suppliers/contractors.....	25
Section 3– Application Process for the LEADER Rural Development Programme 2014-2020 .....	26
RDP Funding Process Flow Chart .....	26
Project Evaluation Process .....	26
Deadweight .....	26
Displacement .....	26
Project Evaluation .....	26
Commitment of LEADER Funding.....	27
Application Checklist.....	29

DRAFT

# **Section 1- Introduction to the Rural Development (LEADER) Programme**

## **Introduction**

LEADER is a Community Led Local Development (CLLD) approach that involves the participation of rural communities in developing responses to the key economic, environmental and social challenges identified in their areas.

## **Background to Rural Development Programme (LEADER) 2014-2020**

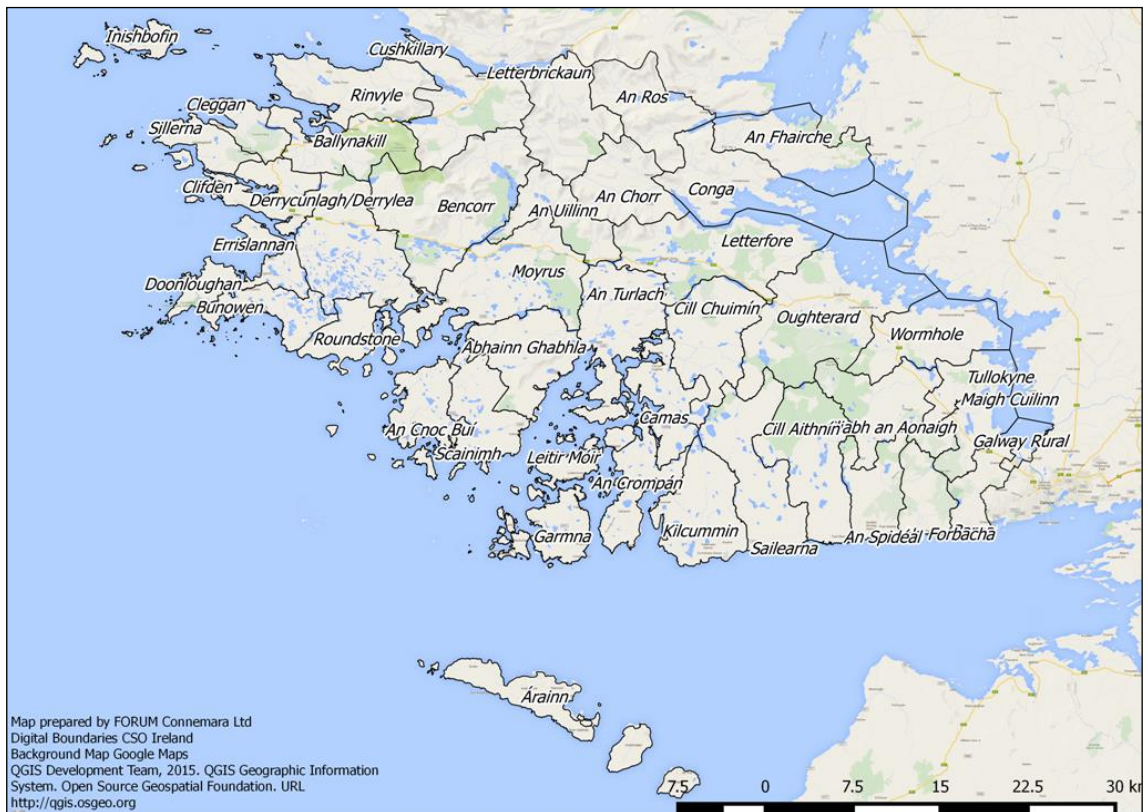
The LEADER Initiative was established by the European Commission in 1991 and is a method of mobilising and delivering rural development in local rural communities. LEADER uses a 'bottom-up' or community led local development approach to rural development. It is part of the overall Rural Development Programme (RDP) 2014-2020 which includes a range of both on and off farm support measures for the sustainable development of rural Ireland. The priority of LEADER is to promote social inclusion, poverty reduction and economic development in rural areas.

LEADER is underpinned by a framework which requires the LAG (FORUM Connemara CLG) to design a Local Development Strategy (LDS) for the delivery of LEADER activities. The Local Development Strategy is a community-led plan, developed and driven by rural communities through the LAG, to address the needs identified and to achieve a defined set of local objectives. The LDS is developed and implemented through a CLLD approach, based on local consultation and active participation of the rural community for the period to 2020.

The Local Development Strategy for FORUM is available online at [www.forumconnemara.ie](http://www.forumconnemara.ie)

## **Local Development Strategy Catchment Area**

The FORUM LDS covers an extensive catchment area that extends from Lough Corrib on the outskirts of Galway City to Clifden on the edge of the Atlantic coast and from Killary Harbour which borders with County Mayo to Lettermullen on the South at the entrance to Galway Bay. It also has four inhabited off-shore islands Inishmore, Inishmaan, Inisheer and Inishbofin, a 35km border with County Mayo and a coastline which stretches from Leenane to na Forbacha, just west of Galway City. Another important feature is that the region contains the largest Gaeltacht area in the State (see Figure 1 for a full list of Electoral Divisions). The territory is an innate functional area and corresponds naturally with the administrative area of the Municipal District of Connemara (here after referred to as Connemara). It has a surface area of 2050Sq/Km and a population of 39,238 (CSO, 2011). Clifden with a population of 2,613 is the main town in the area. It acts as a market town and service centre for the wider Connemara region and is an important focal point for tourism activities. The area also has a significant peri-urban area that stretches from the outskirts of Galway City to Oughterard-Moycullen and south towards Spiddal, Barna and Furbo. This area displays the characteristics of a burgeoning conurbation which is curtailed by Lough Corrib to the north and Galway bay to the south. Other population centres include Carna, Ros Muc, Indrebhán, Carraroe, Roundstone, Ballyconneely, Letterfrack, Leenane, Cornamona, Clonbur and the Island settlements.



**Figure 1: 43 Electoral Divisions (ED's) that constitute the chosen LDS area**

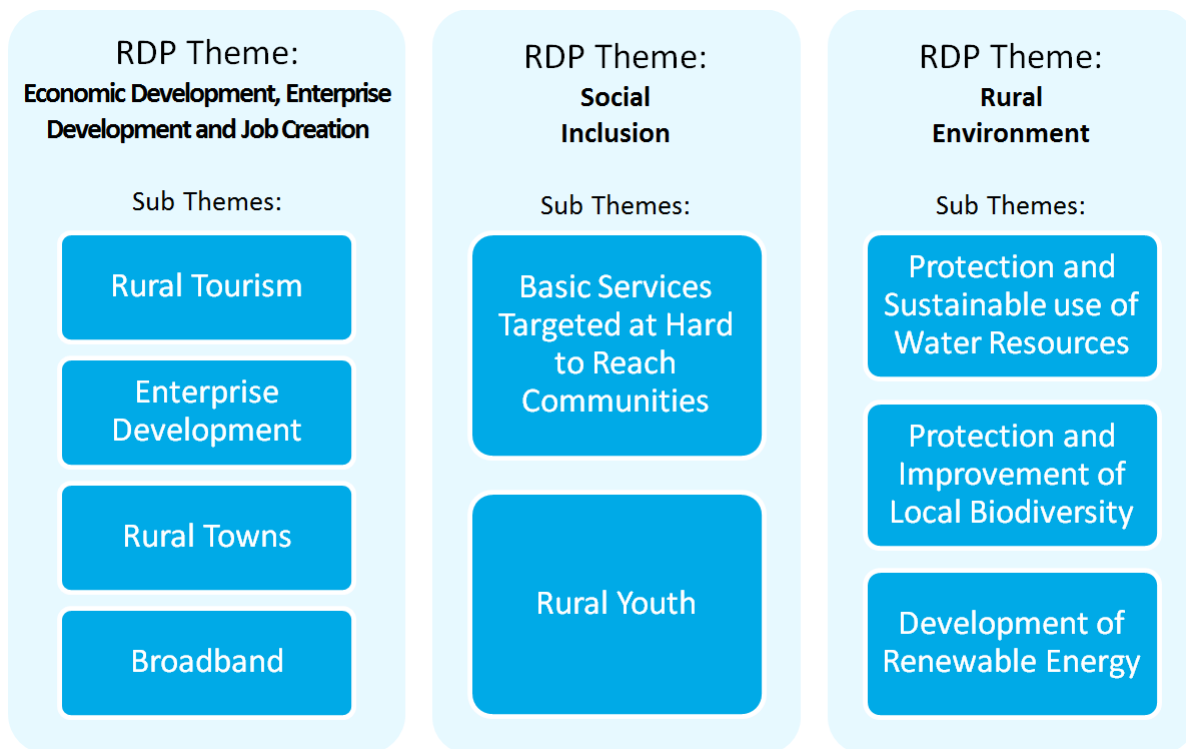
## Programme Themes and Sub-Themes

The Programme outlines three Themes that have been identified, through consultation and research, as representing the overarching needs of rural Ireland. These themes respond to key challenges facing rural Ireland, with regard to:

- Economic recovery.
- Employment creation.
- Tackling social exclusion.
- Reducing the impact of global warming and resource depletion.

Each theme is defined further through a number of sub-themes which reflect the key areas considered to require greatest support and have the greatest potential to promote the sustainable development of rural communities.

Rural Development (LEADER) Programme funding for the period 2014 – 2020 will focus on the following themes and sub thematic areas:



The FORUM Connemara CLG Local Development Strategy was informed by the active engagement & participation of rural communities across the target area. The objectives outlined in the strategy are based on the themes and sub-themes of the programme. All potential funding applications must fall within one of the sub-theme areas of the programme as outlined above.

The following summary present the LDS action plan with clearly defined local objectives that respond to the needs of the area as described heretofore.

## Types of Assistance available

All eligible projects must fit within the actions, objectives, sub-themes and themes in the Local Development Strategy. It is important to familiarise yourself with the objectives and actions which your potential project falls within. Eligible projects can apply for assistance under the following:

- Capital (including equipment).
- Marketing.
- Training.
- Analysis & Development (feasibility studies, development plans, etc.).
- Co-operation projects.

# Summary of the FORUM LEADER Local Development Strategy

## LEADER Themes

Economic Development,  
Enterprise Development and Job  
Creation

Social Inclusion

Rural Environment

## Sub Themes

Rural Tourism

Enterprise  
Development

Rural Towns

Broadband

Basic Services  
Targeted at the Hard  
to Reach  
Communities

Rural Youth

Protection &  
Sustainable Use of  
Water Resources

Protection and  
Improvement of  
Local Biodiversity

Development of  
Renewable Energy

## Local Objectives

New & Enhanced  
Services & Products  
Deliver Connemara's  
Tourism Potential

Pathways and  
Opportunities for  
Employment and  
Economic Growth  
Through Partnership  
& Innovation

Rural Town, Village  
and Countryside  
Enhancement

Increasing  
Opportunities and  
Hotspot Services to  
Connect Connemara

Services and  
Engagement in  
Community Life  
Contributes to  
Community Renewal  
and Wellbeing

Personal  
Development & New  
Opportunities  
Ensures a Future in  
Connemara

Community  
Catchment Care  
Protects & Utilises  
Connemara's Inland  
Waterways

Protecting and  
Realising the High  
Nature Value of  
Connemara as a  
Living Landscape

Piloting the Use of  
Connemara  
Renewables

## Strategic Actions

Heritage & the  
Connemara Brand

The Threshold  
Programme

Vibrant Towns and  
Villages

Connecting  
Connemara

Essential Services

Support and  
Opportunities for  
Youth

Connemara  
Catchment Care

Realising High  
Nature Value

Connemara  
Renewables

Sustainable Services

Growing Business  
Capacity &  
Confidence

Health and  
Wellbeing in  
Connemara

Facilities Youth

Animation -  
Collaboration,  
Community  
Engagement and  
Stewardship

Adventure &  
Discovery Tourism

Enterprise  
Connemara

Animation -  
Getting to the Hard  
to Reach - Adults

Animation -  
Getting to the Hard  
to Reach - Youth

Tourism Business  
Development

Animation -  
Ensuring  
Opportunities for All

Animation -  
Delivering  
Innovation,  
Partnership and  
Excellence



## **Theme 1: Economic Development, Enterprise Development and Job Creation**

The focus of theme one relates to the challenge of driving continued local economic development, including the diversification of the rural economy, to create employment opportunities for the local community, including those from disadvantaged groups.

### **Sub Theme 1.1: Rural Tourism**

Rural tourism provides a stimulus for enterprise and job creation. Tourism is based on a particular asset that is generally place-specific, for example landscape and history, and accordingly offers significant potential, even in peripheral areas. Interventions under this sub-theme should focus on actions that have the potential to make the area more attractive for local, national and overseas visitors.

#### *Examples:*

- Feasibility studies to explore the tourism potential of an area.
- Marketing initiatives and the creation of tourism hubs to facilitate a multi-sectoral approach.
- Activities that centre on the development and renovation of infrastructure to historic and heritage-based tourism.
- Development of cultural/heritage infrastructure of local significance and arts-based activities and events.
- Provision of amenity and leisure facilities can support adventure/eco-based tourism.

### **Sub Theme 1.2: Enterprise Development**

LEADER can support micro and small enterprises.

- Micro-enterprises are defined as enterprises that employ fewer than ten persons and whose annual turnover or annual balance sheet total does not exceed €2m.
- Small enterprises are defined as enterprises that employ fewer than fifty persons and whose annual turnover or annual balance sheet does not exceed €10m.

The CEDRA report (2014) identifies potential sectors for future enterprise development such as:

- Artisan and other food businesses.
- Renewable Energy.
- Marine diversification.
- Social Enterprises.
- Creative Industries.

#### *Examples:*

- Purchase of equipment, refurbishment of enterprise spaces, capital works, specialised training, marketing and branding assistance etc.
- Investment support or sector-specific training programmes for aspiring entrepreneurs, early stage applicants, social enterprises, start-ups and established micro and small enterprises.
- The development of inclusive models of business support to realise the potential of groups who are underrepresented in enterprise such as women, young people and people with a disability.

### **Sub Theme 1.3: Rural Towns**

This sub-theme supports the regeneration of rural towns by promoting them as attractive places to visit, live and do business. Revitalisation of rural towns through co-ordinating an integrated approach building on the economic strengths and infrastructure of the area whilst addressing the key challenges for business, community and recreation.

*Examples:*

- Town renewal schemes that renovate derelict buildings with incentives to attract business to vacant properties.
- Building or refurbishment of community buildings providing a multifunctional infrastructure for social, cultural and sporting activities and training for the local community.
- Development and promotion of unique social events and activities, such as farmers' markets, providing an important stimulus to rural towns.

LEADER projects in this area should complement and add value to other national supports for rural towns such as the Town and Village Renewal Scheme administered by Galway County Council.

### **Sub Theme 1.4: Broadband**

Increased access to reliable and high-speed broadband is vital for the economic and social development of rural areas and communities. High-quality broadband enables businesses to set-up or continue to be based in rural areas, by overcoming barriers relating to access to markets and services. There is also a potential to create additional employment as access to broadband can support businesses to grow.

This sub-theme is not intended to cover broadband infrastructure as this is covered under the National Broadband Plan. Rather it supports local actions that complement national initiatives aimed at developing a comprehensive rural broadband infrastructure. Funding in excess of €10,000 cannot be provided for broadband equipment or infrastructure.

*Examples:*

- Basic ICT training to priority groups, for example, to enable older people and young people to stay connected.
- Skills development for installing broadband.
- Feasibility studies in relation to community broadband.
- Funding for small scale equipment, such as boosters, to allow local businesses access broadband.

## **Theme 2: Social Inclusion**

The focus of theme two is on fostering social inclusion. As a result of inadequate income and resources, people may be excluded and marginalised from participating in activities which are considered the norm for other people in society. In rural areas, low population density, high levels of out-migration and distance from urban centres, results in fewer employment options and lower levels of service provision than in urban areas. In rural areas, people's experience of exclusion is often compounded by physical isolation.

### **Sub Theme 2.1: Provision of Basic Services Targeted at Hard to Reach Communities**

This sub-theme seeks to improve access to basic services for people living in rural and remote areas and groups who are at risk of social exclusion. In some cases, the particular service may have never existed in the locality or has been withdrawn. Actions supported may involve establishing a new service for communities at risk of social exclusion, or improving existing services provided to communities and community groups.

#### *Examples:*

- Community facilities.
- Education/training.
- Social/cultural.
- Recreational.
- Non-conventional retail.

### **Sub Theme 2.2: Rural Youth (defined as people aged 15 to 35 years)**

The promotion of youth entrepreneurship and associated training can provide improved pathways for young people to access economic opportunities in rural areas. Actions that develop the social infrastructure of rural areas provide important opportunities for young people to realise their potential.

#### *Examples:*

- Provision of youth clubs/café's.
- Improved access to ICT.
- Sports/recreation activities.
- Arts-based projects.
- Youth development programmes.

Young people, particularly those who may be vulnerable, also have distinct needs regarding the type of services they may need to access.

## **Theme 3: Rural Environment**

Theme three is focused on maximising the potential of the environment to contribute to the sustainable development of rural communities. This is premised on utilising the landscape features and natural resources within a local area, while simultaneously creating greater environmental awareness and improving environmental protection.

### **Sub Theme 3.1: Protection and Sustainable use of Water Resources**

Greater protection of local water resources is essential for sustaining rural communities. Environmental schemes have the potential to play a pivotal role in addressing pressures on water reserves and in supporting the local community to conserve this valuable resource. Actions under this sub-theme may include raising general awareness on water conservation issues and the development of local water conservation plans and feasibility studies. Capacity building on the technical aspects of water recycling schemes is also a key activity.

#### *Examples:*

- Practical initiatives that conserve water, for example, community programmes for rain water harvesting and the use of greywater for fertiliser and general washing.

### **Sub Theme 3.2: Protection and Improvement of Local Biodiversity**

Biodiversity, which encompasses natural wildlife, flora and fauna, is an important foundation to the healthy functioning of ecosystems. The protection of biodiversity is a growing concern, with the loss of various species of wildlife, as their natural habitat. Factors that impact on local biodiversity include human population growth, cutting hedgerows and changes in land usage. Actions that promote local biodiversity include awareness raising and practical guidance on how to protect biodiversity domestically. In addition, feasibility studies and action plans may focus on larger scale projects that enhance and protect particular aspects of biodiversity.

#### *Examples:*

- Practical initiatives that support biodiversity and environmental improvements, for example, the upgrading of parks and river walks, establishment of nature corridors, habitat creation and planting of native species.

### **Sub Theme 3.3: Development of Renewable Energy**

Clean sources of energy have a lower environmental impact on nature than conventional energy technologies. This sub-theme seeks to mitigate the impact of recent environmental trends, including climate change. It is considered that community-based initiatives will play a key role in realising national and EU environmental targets, particularly in the reduction of carbon dioxide emissions through energy infrastructure. In addition, renewable energy technologies have the potential to generate new employment opportunities in rural areas.

Actions that may be supported include general raising awareness on environmental issues and feasibility studies relating to green technologies. Capacity building actions may focus on the installation and use of renewable energy technologies.

#### *Examples:*

- Technologies that deliver sustainable energy alternatives, for example, biomass heating, solar power, community wind farms and community-based heating systems.

## **Cross-Cutting Objectives**

Applicants should note that consideration will be given to projects that address the cross-cutting issues of **environment; climate change and innovation** in so far as LEADER supported projects have the potential to address these issues. Through the promotion of these objectives, LEADER will support sustainable development initiatives in the LDS area. For such purposes, sustainable development is defined as *“development which meets the needs of the present without compromising the ability of future generations to meet their own needs”*. It is a continuous, guided process of economic, environmental and social change aimed at promoting the wellbeing of citizens now and in the future.

### **Environment:**

Funding can be provided to protect the environment through greater awareness of environmental issues, efficient use of natural resources and local heritage preservation. The local environment can also be promoted through rural tourism and local job creation afforded by demand for environmental goods and services. In the wider Programme context all projects will be evaluated based on their impact on the environment.

**Innovation:**

Innovation may mean the introduction of a new product, a new process, a new organisation or a new market. Innovation in rural areas may imply the transfer and adaptation of innovations developed elsewhere, the modernisation of traditional forms of know-how, or finding new solutions to persistent rural problems which other policy interventions have not been able to solve in a satisfactory and sustainable way. The degree of innovation in a project will form part of the evaluation process.

**Climate Change:**

Funding can be provided to promote actions that reduce the carbon footprint of the community and local industry. In the wider Programme context all projects will be evaluated based on their impact on climate change.

**Please Note:**

The Cross Cutting Objectives form an important element of the LEADER Programme 2014-2020 application process.

DRAFT

## Section 2- Rules of the LEADER Rural Development Programme 2014-2020

### Grant Aid Amounts and Rates

(Individual rates per call may apply)

Current Funding Ceilings and Support Rates			
Type of Project	Applicant	Maximum Rate of Aid	Maximum Funding
Investment & other supports (including animation undertaken as part of the implementation of a project)	Private	Up to a maximum of 50%	€200,000
	Community	Up to a maximum of 75%	
	Community under basic services targeted at hard to reach communities sub-theme	Up to a maximum of 90%	
Analysis and Development	Private	Up to a maximum of 75%	€30,000
	Community	Up to a maximum of 90%	
Training	Private or Community	Up to a maximum of 100%	€200,000

**Please note that in general the only costs that are eligible are third party costs incurred and that are procured in line with the applicable procurement regime and rules.**

### Eligible and Ineligible Activities

It is not possible to give a definitive list of activities that are, or may be, eligible for LEADER Funding because the scope of the fund is very broad and designed to respond to local need. **Some activity/sectors that cannot be supported under the programme are listed below:**



Eligible costs for grant applications include:	Ineligible Sectors	Ineligible Activities
Construction & Fit-out costs	Accredited Training	Insurance
Professional Fees (subject to conditions)	Agriculture/Fisheries	Legal expenses in respect of litigation
Machinery & Equipment	Childcare/Healthcare/Nursing Homes	Loans
Marketing/Promotion	Conventional Motor Vehicles	Payments for gifts, donations etc.
Training	Conventional Retail Operations (excluding community shops/farm shops selling locally produced goods)	Planning Application fees
Analysis & Development	Costs associated with statutory requirements	Projects with alternative funding sources
Costs of a Once Off Capital Nature	General maintenance works of Public Bodies	Race & Sport Horse Industries
	Greyhound Industry	Reclaimable VAT
	Horticulture (incl. bee-keeping)	Statutory fines & penalties
	Housing/refurbishment of residential property	Working Capital/Operating Costs/Staffing Costs

The Board of FORUM have also adopted a number of policies in relation to LEADER:

FORUM Connemara CLG. LEADER Policies			
Topic	Current Operating Rule	FORUM Policy	Rationale
<b>Medium enterprises</b> (between 50-249 employees)  <b>Micro</b> (less than 10 employees) & <b>Small</b> (less than 50 employees)	p.16	Only accept micro and small enterprise applications	1. Limited budget 2. Profile, nature of enterprises located in rural parts of the territory

<b>Applicant Type</b>	Facilities on the grounds of sporting organisations must insure the use of such by the entire community p.42 sporting facilities	Applications should come from community groups and not mainstream or sporting organisations	<ol style="list-style-type: none"> <li>1. Build capacity within the community and safeguard openness and equality of opportunity for all the community.</li> <li>2. Ensure compliance with ex-post checks</li> </ol>
<b>Benefit in Kind</b>	p.59 eligible	That voluntary labour, contribution in kind, donation of land etc. be deemed ineligible	<ol style="list-style-type: none"> <li>1. Limited budget</li> <li>2. Administrative burden</li> </ol>
<b>Purchase of Land</b>	p. 76	That the costs of land purchase be deemed ineligible	<ol style="list-style-type: none"> <li>1. Limited budget</li> <li>2. Administrative burden</li> <li>3. Procurement impediments</li> </ol>
<b>Drones</b>	Eligible	That the purchase of a drone would only be considered as part of a larger project and a condition of appropriate and responsible use be included in the grant contract	Project integrity
<b>Apps</b>	Eligible	That the inclusion of an app would only be considered as part of a larger project	Project integrity
<b>Minimum grant aid</b>	€1,250 p.55	€5,000	<ol style="list-style-type: none"> <li>1. Compliance requirement for promoter</li> <li>2. Work involved in lodging an application and drawing down</li> </ol>
<b>Maximum grant as per calls</b>	To be announced on each call	To be announced on each call	To be announced on each call
<b>Fee for attendance at training courses</b>	Nil	Nil – contribution which goes towards tea and	Difficulty in dealing with and lodging cash

		coffee paid either directly to hotel or community centre	
<b>Marketing</b>	Eligible	That the inclusion of a marketing budget would only be considered as part of a larger project or networking/co-operative/group project	Limited budgets
<b>Publications</b>	Eligible	Exclude	Limited budget
<b>Tourism brochures</b>	Eligible	Only as part of a group marketing application e.g. destinations	Limited budgets
<b>Websites</b>	Eligible	Individual websites and upgrading ineligible unless:  A. Refer to LEO who offer funding for 'on line trading vouchers'  B. Communities -only as part of training application or  C. As part of a larger project where the LEO could not fund the website	1. Value for money 2. Complementarity with other funders
<b>Rates of Aid</b>	p.57	Maximum rate of aid will be capped at up to 75% for community groups.	1. Limited budgets 2. Equitable spread of resources
<b>Accommodation/Self-catering/B&amp;B's</b>	Not a priority under the programme	In the first instance such projects are ineligible if the accommodation forms the primary component of the project. Accommodation will only be considered where it is ancillary and additional to a wider project. This must be clearly demonstrated in a project/business plan	1. Limited budgets 2. Risk of undue displacement 3. Integrity of projects 4. Not a priority under the LDS
<b>Projects to solely meet statutory requirements</b>	Not clarified	Such projects would not be eligible unless these	Limited budgets

for disabled access, fire regulations, emergency exits or sanitation etc.

costs form part of the normal costs for a wider project development or are in relation to community facilities

## State Aid / De-minimis Requirements

State funding is considered as “State Aid” (De-Minimis Aid) where it is used to provide assistance that gives an entity, be it an enterprise, a not for profit organisation, or an individual, an advantage over others. State aid rules generally only apply to projects involved in economic activity, irrespective of its legal form or how it is financed or whether it has a for profit orientation or not.

All projects involving economic activity will be considered with regard to state aid and if the promoter has previously received state aid. A project will only be considered for grant aid once clarification has been obtained that this funding will not raise the total amount of de-minimis aid received from all public sources during the relevant three year period above the **€200,000** ceiling. If a Company is part of a group then the €200,000 limit applies to the group e.g. linked enterprises.

Funding from certain **agricultural** schemes managed by the Department of Agriculture, Food and the Marine is considered de-minimis aid. Please ask your Rural Development Officer for a list of these schemes, and what implications this has for your project.

*Example:*

If an application is received from a promoter on a date between 01 January and 31 December 2016, each of the three previous fiscal\* years including the current year i.e. 2016, 2015 and 2014 will be examined. The key date is the date of the decision to award funding not the date of payment of the scheme.

*\* A fiscal year is an accounting period of 365(6) days that does **not** necessarily correspond to the calendar year beginning on January 1st. The fiscal year is the established period of time when an organization's annual financial records commence and conclude.*

## State Aid Check

If a project involves economic activity then the promoter will have to declare whether he/she has or has not received State Aid. Where the Promoter has received State Aid, he / she will have to state the amount of that aid and the dates it was received and sign a declaration accordingly.

## Project Matching Funds / Co-funding

LEADER can only provide a proportion of the funds required to deliver a project – matching funding is the additional funding which is required to meet the full costs of a project. Matching funding for LEADER projects, where required, can come from private matching funding or public matching funding (Public Matching funding is permissible only in the case of applications submitted by Community Groups/organisations).

## Private Match Funding

Private matching funding refers to:

- Cash contribution from promoter - required for all projects other than where training is funded at a rate of up to 100% from LEADER
- Benefit/Contribution in kind - eligible for community led projects only with the exception of farm diversification projects where labour may be accepted as a benefit-in-kind. (See section 'Contribution in Kind')

## Public Match Funding

Public matching funding refers to other non-EU funding sources. Expenditure under the RDP shall not be subject to co-funding with any other EU funds. Therefore matching funding from any other EU sources cannot be used as matching funding or to co-fund LEADER projects. Confirmation that it is not from other EU funds must be obtained so as to ensure that double funding does not occur. This additional public funding must be included when calculating the amount of State aid provided to the applicant, whether or not they are covered under the de-minimis rule. Matching funding is permitted subject to the following conditions:

- Only applications submitted by community bodies are eligible.
- The overall level of public funding does not exceed 95% of total eligible project costs.
- There must be a minimum **cash** contribution of at least 5% of total eligible project costs.
- It is confirmed that this funding is not from another EU source.
- The public bodies providing the matching funds must not be the project applicant or beneficiary.

## Evidence of Match Funding & Bridging Finance

The project promoter must provide evidence of the required private matching funding e.g. savings, loan etc. and public matching funding where appropriate. The promoter must also ensure that bridging finance is in place to deliver the project. Bridging finance may be by way of bank loan, loan from Clann Credo etc. and evidence of this must be provided.

## Phased Payments

Grant aid may be paid to promoters in phased payments where it can be shown that it was necessary for the efficient and effective completion of the project. The minimum amount for a phased payment is €1,000. The first phased payment may not issue until at least 20% of total eligible costs have been incurred by the promoter. No more than 5 payments may issue for any project. All phased payments must be recovered if the project is not subsequently completed.

Where phased payments have been agreed with the promoter, evidence of 20% of the total project costs must be provided. Failure to complete the project will result in all previous phased payments being recovered. Phase payments must adhere to the following:

- this has been requested by the promoter; and
- the phased payments exceed €1,000; and
- at least 20% of total eligible costs have been incurred by the promoter; and
- the number of phased payments on a project will be five or lower; and
- where LEADER Grant Aid for Capital Projects is in excess of €100,000, a sign-off by a suitably qualified person verifying that works are satisfactorily completed prior to each phased payment.

## Second-hand Equipment

The purchase of second-hand equipment is eligible under the programme. The following evidence will be required:

- The seller of the equipment must provide a written declaration confirming the equipment's origin and that the equipment was not purchased with National or EU funds in the previous seven-year period
- The price of the equipment doesn't exceed its market value and is less than the cost of similar new equipment (evidence of quotes for similar new equipment must be provided)
- The equipment meets the technical specification required for the project and meets applicable norms and standards

## Quotations / Tenders

Quotations/Tenders **must be** obtained for **each item** of expenditure for which grant aid is sought. Applicants will fall into one of two procurement categories:

1. National Procurement Guidelines – Category 1
2. LEADER Procurement Requirements – Category 2

**You must follow the correct procedure**

DRAFT



## National Procurement Guidelines – Category 1

The National Procurement Guidelines apply where the award of total public funding (from LEADER and public matching funds) is more than 50% of the project costs. These guidelines are also applicable to LAGs/IPs, regardless of the levels of support from LEADER. An outline of the threshold requirements is set out in the table below:

National Procurement Thresholds		
Contract Type	Amount (ex VAT)	Procedure
Supplies & Services	Less than €5,000	Seek verbal quotations from one or more interested and competent suppliers/service providers - these can be sought verbally but responses must be obtained in writing.  (Best Practice – Seek a minimum of 3 written quotes; a record of verbal requests must be placed on file).
	€5,000 - €25,000	Seek written quotations from a minimum of 3 suppliers on the basis of responses to written specifications.
	€25,000 EU Threshold* (currently €221,000)	Publish Contract Notice on eTenders <a href="http://www.etenders.gov.ie">www.etenders.gov.ie</a> – Open Procedure
Works Related Services	Less than €50,000	Seek written quotations from at least 5 firms on the basis of responses to written specifications, or follow the eTenders process – Open Procedure
	€50,000 EU Threshold* (currently €221,000)	Publish Contract Notice on eTenders <a href="http://www.etenders.gov.ie">www.etenders.gov.ie</a> – Open Procedure
Works	Less than €50,000	Seek written quotations from at least 5 firms on the basis of responses to written specifications, or follow the eTenders process – Open Procedure
	€50,000 – €250,000	Publish Contract Notice on eTenders <a href="http://www.etenders.gov.ie">www.etenders.gov.ie</a> – Open Procedure
	€250,000 EU Threshold* (currently €5,548,000)	Publish Contract Notice on eTenders <a href="http://www.etenders.gov.ie">www.etenders.gov.ie</a> – Open or Restricted Procedure
* Where a project exceeds the EU threshold, the LAG must agree the appropriate procurement requirements with the Department as per Section 15.3.		

## Key Issues

- A. For all contracts, the winning tender may be selected on the basis of the lowest price tendered or the Most Economically Advantageous Tender (MEAT); however the following is advised:

- Works Contracts - project promoters should select the winning tender on the basis of the lowest price tendered.
  - Works-Related Services Contracts - project promoters should select the winning tender on the basis of MEAT.
- B. It is recommended that tender respondents should be afforded a reasonable period of time to submit their responses (e.g. 21 calendar days); the time period should reflect the nature and complexity of the proposed project.
- C. Where a notice is required to be placed in a local or national newspaper, it should refer to the essential details of the contract together with relevant contact details for further information regarding requirements.
- D. Email responses are acceptable where accompanied by clearly identifiable date and source information.
- E. Promoters should be aware of the National Health and Safety requirements that apply for Works projects – these are referred to in the pre-qualification document (WDL).
- F. For tenders obtained through eTenders, Framework Agreements and Newspaper Advertisements, successful and unsuccessful tenderer(s) must be notified in writing of the result of the tender process; these notification letters must be placed on file. It is also recommended that, where feasible, all other unsuccessful suppliers/service providers & contractors who submit tenders/quotations are notified in writing of the outcome of the competition.

DRAFT

## LEADER Procurement Requirements – Category 2

Specific LEADER procurement rules apply in respect of project promoters who are in receipt of 50% or less total public funding for a project and are not required to follow the National Procurement guidelines outlined in Section 15.4. These promoters must comply with the procedures outlined in the table below.

LEADER Specific Tendering Thresholds		
Contract Type	Amount (ex VAT)	Procedure
Supplies & Services	Less than €10,000	Seek verbal quotations from one or more interested and competent suppliers/service providers - these can be sought verbally but responses must be obtained in writing.  (Best Practice – Seek a minimum of 3 written quotes; a record of verbal requests must be placed on file).
	€10,000 - €50,000	Seek written quotations from at least 3 suppliers on the basis of responses to written specifications.
Works & Works Related Services	Less than €10,000	Seek written quotations from at least 2 firms (these can be sought verbally but responses must be obtained in writing).
	€10,000 - €100,000	Seek written quotations from at least 3 firms on the basis of responses to written specifications.
	Above €100,000	Seek written quotations from at least 5 firms on the basis of responses to written specifications and place notice in local or National Newspaper. Alternatively, publish Contract Notice on eTenders.  <i>It is recommended that tenderers should complete pre-qualification document – Works Declaration LEADER (WDL) – as circulated by the Department.</i>

### Key Issues

- A. For all contracts, the winning tender may be selected on the basis of the lowest price tendered or the Most Economically Advantageous Tender (MEAT); however the following is advised:
  - Works Contracts - project promoters should select the winning tender on the basis of the lowest price tendered.
  - Works-Related Services Contracts - project promoters should select the winning tender on the basis of MEAT.
- B. It is recommended that tender respondents should be afforded a reasonable period of time to submit their responses (e.g. 21 calendar days); the time period should reflect the nature and complexity of the proposed project.

- C. Where a notice is required to be placed in a local or national newspaper, it should refer to the essential details of the contract together with relevant contact details for further information regarding requirements.
- D. Email responses are acceptable where accompanied by clearly identifiable date and source information.
- E. Promoters should be aware of the National Health and Safety requirements that apply for Works projects – these are referred to in the pre-qualification document (WDL).
- F. For tenders obtained through eTenders, Framework Agreements and Newspaper Advertisements, successful and unsuccessful tenderer(s) must be notified in writing of the result of the tender process; these notification letters must be placed on file. It is also recommended that, where feasible, all other unsuccessful suppliers/service providers & contractors who submit tenders/quotations are notified in writing of the outcome of the competition.

### Notes on Quotations for Both Procurement Categories

The following information **MUST** be included on all quotations submitted as part of an application for LEADER funding:

1. **Quotation:** The document must be titled '**Quotation**' and **not** an order, an invoice, a pro-forma or any other name. It should have a quote number or reference if relevant.
2. **From:** The name, address and contact details of the person, organisation, business or company providing the quote should appear on the quote. This must include the VAT registration number of the provider if registered for VAT.
3. **To:** The quote should be addressed to the person, organisation or company which is making the application to the LEADER 2014 - 2020 programme and this should include their address.
4. **Date:** The date on which the quotation is issued should be clear.
5. **Details:** The details of the individual items and individual aspects to which the quote refers should be clearly specified and set out in the quote. This specification should include the number of items or the number of hours, etc. and their unit cost. A total for each item or element should then be given.
6. **NET Cost:** The cost of all the individual elements / items should then be added to give a total net cost. Costs in the quote should be clearly identified in the correct currency Euro (€) or pound sterling (£) as applicable.
7. **VAT:** The VAT rate and the VAT amount should be clearly identified should be calculated and included clearly and separately on the quote.
8. **Total Cost:** The total cost (which includes the VAT) on the quotation should also appear.
9. **Signature:** The quotation **must** be signed by the person providing it.
10. **Email Quotations:** Where a quotation is received as an email attachment, it must be accompanied by a print-out of the cover email (in lieu of a signature).

## E-Tenders – Public Procurement

The importance of following correct procurement procedures cannot be over emphasised. Please refer Public Procurement Guidelines for LEADER Funding Applicants Appendix attached.

Where a tender is placed on the e-tenders website the applicant must demonstrate the following:

- The award criteria and their weighting(s) and the tender specification have been notified in the contract/tender notice.
- A comparison of all tenders was completed using a scoring system or marking sheet which clearly shows the weighted criteria applied and that each bid was assessed against the same criteria.
- Any conflict of interest has been addressed.
- The successful tender has the relevant experience and expertise to carry out any works and services (e.g. evidence of satisfactory experience of at least three similar contracts of a comparable scale and complexity).
- The successful tenderer is financially secure.
- The successful tenderer is selected on merit by reference to set criteria and in line with the procedural rules set out at the start of the process.
- Post-tender negotiations do not occur (i.e. any dialogue that could be construed as 'post-tender negotiation on price or that might result in significant changes to the published tender request).

Where the e-tenders process results in less than 3 responses/tenders, the applicant must demonstrate the additional steps taken to ensure that the project costs are reasonable e.g. evidence of the cost of similar works and services elsewhere.

The following list of items will be required where public procurement has been carried out:

- Request for Tender.
- Evidence of Publication.
- Responses to those tender requests.
- Tender scoring sheets used and evidence to back up the reason why the successful tender was chosen.
- Copies of letters notifying unsuccessful tenders of the result of the tender process.
- Copy of letter notifying the successful tender.

Where a project involves construction works applicants must adhere to the requirements of [www.constructionprocurement.ie](http://www.constructionprocurement.ie)

The guidelines to be followed in relation to public procurement are available on the e-Tenders website, [www.etenders.gov.ie](http://www.etenders.gov.ie) and [www.procurement.ie](http://www.procurement.ie)

Applicants seeking assistance in relation to public procurement should contact the Office of Government Procurement: [www.procurement.ie/contact-us](http://www.procurement.ie/contact-us) or 076 1008000 or E-mail: [support@ogp.gov.ie](mailto:support@ogp.gov.ie) / E-mail: [construction@per.gov.ie](mailto:construction@per.gov.ie)

**Failure to follow correct procurement procedures will result in your project being declared ineligible. Where relevant, you will be required to refund any payments already made to you.**

## Provisional Approval

LAG's may permit provisional approval of Works-related projects based on specification drawings and estimated costs from a Quantity Surveyor/qualified expert; this approval is subject to subsequent completion of the project procurement process. The reasonableness of the estimated cost must be assessed and documented by the Evaluation Committee by appropriate means, e.g. comparison of similar projects funded previously in their area and/or online research. It is a matter for each LAG to decide if provisional approval will be permitted in its area and the projects/calls for proposals to which it will apply.

The following must be adhered to:

- A. Provisional approval will be subject to a 6 month sunset clause i.e. where the tendering process is not concluded within 6 months of the provisional approval; the promoter must resubmit their application for funding. The new application must include the completed procurement process. The sunset clause of 6 months may not be extended.
- B. Where the tendering process results in a higher price than the original estimate, the promoter will be responsible for meeting the additional costs above 110% of the original estimate.
- C. The LAG must obtain evidence of the promoter's financial capability to meet additional costs identified in the procurement process.
- D. Where procurement results in a lower price than the original estimate, the grant aid approval will be calculated on the tendered price. The difference in value between the tendered amount and the original estimate cannot be reallocated to new project elements.
- E. Subsequent to completion of the procurement process, projects must be resubmitted to the LAG members for final approval.
- F. A formal letter of grant offer can only issue once the procurement process has been completed and the LAG has made its final decision on approval of the project.

## Examples of variances in estimated costs

### Example A - Above original estimate:

Estimated Project Cost = €100,000

Provisional Approval @ 75% = €75,000

Tendered Cost = €120,000 (20% above estimate)

Maximum Eligible Cost = €110,000 (Estimate x 110%)

Maximum Final Approval @ 75% = €82,500 92

### Example B – Below original estimate:

Estimated Project Cost = €100,000

Provisional Approval @ 75% = €75,000

Tendered Cost = €80,000

Tendered cost @ 75% = €60,000

Maximum Final Approval = €60,000

## Information and Publicity requirements for LEADER Funded Projects

The LAG must ensure all applicants and promoters comply with the Programme's information and publicity requirements. The LAG must retain evidence (e.g. photographs) on the relevant project file of compliance with the information and publicity requirements.

The following logos must be included on all posters, plaques -



- “The European Agricultural Fund for Rural Development: Europe investing in rural areas” logo;
- The Union emblem and LEADER logo; and
- The Department’s logo.

*Public support exceeding €10,000*

Where the LEADER funding exceeds €10,000, promoters must erect at least one poster with information about the operation (minimum size A3), highlighting the LEADER funding received at a location readily visible to the public, such as the entrance area of a building.

*Public support exceeding €50,000*

Where LEADER funding exceeds €50,000, promoters must erect an explanatory plaque at the project site with information about the project and highlighting the financial support from LEADER.

Posters, plaques and webpages must carry a description of the funded project or operation, as well as the information set out in *Annex III of Regulation 808/2014*. This information must include:

- “The European Agricultural Fund for Rural Development: Europe investing in rural areas” logo;
- The Union emblem and LEADER logo; and
- The Department’s logo.

That information must be bilingual and cover at least 25% of the poster, plaque or webpage. The costs associated with these may be included as eligible project costs.

All logos are available from FORUM, please email: [info@forumconnemara.ie](mailto:info@forumconnemara.ie) or contact 095 41116 for a .jpg copy.

## **Publications**

Publications (such as booklets, leaflets and newsletters, press releases) and posters about measures and actions funded by LEADER must clearly indicate the Programme and EU’s contribution.

The EU logo must be displayed together with an explanation of the EU’s role as per the following statement – “The European Agricultural Fund for Rural Development: Europe investing in rural areas”. The LEADER logo and the Departments logo must also be displayed.

Publications must include references to the body responsible for the content and to the Department.

## **Electronic information**

The requirements above also apply to information provided through electronic means (websites, databases) and audio-visual material.

Websites concerning the LEADER must –

- mention the contribution of the EAFRD at least on the homepage;
- include a hyperlink to the European Commission website concerning EAFRD [http://ec.europa.eu/agriculture/rural-development-2014-2020/index\\_en.htm](http://ec.europa.eu/agriculture/rural-development-2014-2020/index_en.htm) ; and
- include a hyperlink to the Department (with the Department’s logo) – [www.drcd.gov.ie](http://www.drcd.gov.ie)

## **Production of a report as a final outcome for the Project**

Reports funded through LEADER must also comply with the information and publicity requirements set out above. They must display the Union emblem and LEADER logo prominently together with an explanation of the European Community's role as follows –

*“The European Agricultural Fund for Rural Development: Europe investing in rural areas”.*

## **Publication of Beneficiaries**

Details of CAP beneficiaries will be published on the Department of Agriculture, Food and Marine's website. In this regard, the CAP beneficiaries project and promoter details will include the name of the project promoter, the town where the promoter resides or is registered (including postal code if available) and the total amount of public funding received by the promoter for the relevant year.

In addition, the details of the project and project promoter may also be published on the Department and the LAGs website.

## **Insurance**

Neither the Minister nor any official of the Department, the LAG nor the Programme Implementer will be in any way liable for any damage, loss or injury to persons, animals or property in the event of any occurrence relating to LEADER funded construction or other activities. The Promoter shall fully indemnify the Minister or any official of the Department, LAG or Programme Implementer in relation to any such damage, loss or injury howsoever occurring during the development works or other activities.

Where construction is undertaken by a contractor, the promoter must ensure that the contractor or sub-contractor has appropriate insurance cover in place e.g. employers and public liability insurance, in the event of any injury, loss, damage or other mishap occurring. The Promoter must obtain a suitable written indemnity from any contractor or sub-contractor in relation to any damage or injury or other loss that might occur during the development works and, if necessary, seek professional insurance advice from an insurance broker or insurance company.

Promoters need to acquaint themselves with the provisions of the Safety, Health and Welfare at Work Act 2005, Safety, Health and Welfare at Work Construction Regulation 2006 and other relevant regulations.

## **Tax Compliance**

### **VAT**

The default position is that all promoters are registered for VAT. If not registered, written confirmation from the Revenue Commissioners that the promoter is not registered for VAT is required at the time of application and before each payment is made.

### **Tax Clearance Procedures**

The tax affairs of Project Promoters and suppliers or contractors must be in order. Payment cannot be made if evidence of tax compliance cannot be provided on completion of work or at payment stage.

Evidence of current Tax Clearance for suppliers must be provided for payments that exceed €10,000 (including VAT) for the period of the project at the time of payment. This threshold is €650 for

construction operations. As there is no specific expiry date on the online e-Tax Clearance, confirmation will be required each time a payment is made to a supplier.

**Non-resident suppliers/contractors**

Non-resident suppliers/contractors must also provide an Irish Tax Clearance Certificate. Further guidance on Tax Clearance for non-residents is available on the Revenue website at <http://www.revenue.ie/en/business/running/tax-clearance.html>.

Payments to non-resident suppliers or contractors who have not provided evidence of a valid Tax Clearance Certificate will be deemed ineligible and the LAG must de-commit such payments and reimburse the appropriate amount to the Department.

DRAFT

## Section 3– Application Process for the LEADER Rural Development Programme 2014-2020

### RDP Funding Process Flow Chart



### Project Evaluation Process

#### Deadweight

Each project will be examined to determine whether the project could proceed without Programme funding and the applicant will be requested to sign a declaration on the application form stating that the project is not capable of proceeding without LEADER funding.

#### Displacement

Funding will not be awarded to projects if it will result in an unacceptable level of displacement e.g. closure or loss of business for another enterprise elsewhere.

#### Project Evaluation

The Evaluation Committee comprises of individuals who have expertise in the various sectors relevant to the LEADER Programme 2014 – 2020. Each project will be evaluated and scored individually based on the following criteria being met:

Assessment Criteria	Objective	Weighting
Compatibility with LDS	Does the project proposal meet the criteria set out in the LDS (Theme, Sub Theme, Objective and Strategic Action) and how well does it fit?	200
Promoter Experience and Capacity	Does the promoter have the training/skills, track record or experience to deliver?	100
Financial Viability	Are the project costs justifiable and is adequate funding available to co-fund the project?	150
Sustainability	Is the project viable and will the service continue to be delivered?	150
Priority Area/Area of Disadvantage	Is the project targeting a priority area or an area of particular disadvantage?	100
Project Requirement and Impact	Does the proposal target a specific need or address a specific gap in the market and will it result in a positive impact?	150
Innovation	Is the project innovative in its nature or does it displace existing enterprises/activities?	150
Total (Projects must score a minimum of 65% of total points available)		1000

## Commitment of LEADER Funding

### Please note the following:

- Applicants seeking funding under the LEADER Programme 2014-2020 will proceed at their own risk.
- The timeframe for the funding process may take a number of months from the time the process commences to the time a Letter of Offer and Contract has been issued.
- A project **can only** commence when a Letter of Offer and Contract has been sent to the applicant -, accepted in writing by the applicant and received in the offices of FORUM within the specified timeframe of **15 working days** from the date of the offer stated.
- A Letter of Offer and Contract will outline a completion date 12 months or less.
- Grant aid cannot be paid to applicants in respect of works or expenditure carried out prior to date of issue of Contract. A site visit will be conducted by a FORUM Project Officer to verify whether any work has commenced prior to accepting an application and again prior to any Letter of Offer and Contract being issued.

- Items of expenditure other than those approved and outlined on the Letter of Offer and Contract will be **deemed ineligible** expenditure and grant aid will **not be paid**.
- Projects are subject to Departmental Inspections for a five year period post grant aid payment.
- If a project from either the Community or Enterprise sector ceases within 5 years of receiving grant aid the full grant aid amount funded with additional interest penalties will be revoked.
- Should your project be approved, you will be required to comply with the specific LEADER Information and Publicity requirements.
- In the case when a decision is made to reject a project, there is a right to appeal the decision by the applicant. You may request details on this procedure if required

Contact Information	RDP Officers:	
FORUM Connemara CLG Ellis Hall Letterfrack Co Galway 095 41116 info@forumconnemara.ie	Bairbre Bergin <a href="mailto:b.bergin@forumconnemara.ie">b.bergin@forumconnemara.ie</a> 087 230 4725	Joe Conaty <a href="mailto:j.conaty@forumconnemara.ie">j.conaty@forumconnemara.ie</a> 087 9635628

DRAFT



## Application Checklist

Applications will not be considered unless all of the following documentation is included where applicable. All documentation should be originals and signed and dated where necessary	
Signed and Dated LEADER Application Form	<input type="checkbox"/>
Signed and Dated Data Protection Form	<input type="checkbox"/>
Signed De Minimis Aid Declaration Form	<input type="checkbox"/>
Signed and Dated Business Plan/Project Plan/Community Plan	<input type="checkbox"/>
3 year Financial Projections (P&L and cash flow)	<input type="checkbox"/>
Copy of current Bank Statements in the name of the applicant (3 months minimum) for all accounts held	<input type="checkbox"/>
Single Farm Payment application (if a farmer)	<input type="checkbox"/>
Governing Documents i.e. Certificate of Incorporation & Memorandum and Articles of Association/Community Group Constitution/Partnership Agreement/Etc.	<input type="checkbox"/>
Details of Trustees / Community Group Officers/Group Membership	<input type="checkbox"/>
Accounts for the last 3 years	<input type="checkbox"/>
Quotations/Tenders	<input type="checkbox"/>
Signed and Dated Schedule of Quotes	<input type="checkbox"/>
Etenders: Scoring matrix, report, tender document, expressions of interest & copy of notice	<input type="checkbox"/>
Evidence of ownership –Freehold or Evidence of ownership –Lease	<input type="checkbox"/>
VAT number or letter from Revenue stating that you are not registered for VAT	<input type="checkbox"/>
Copy of the official final grant of planning permission <u>Or</u> a copy of the “Section 5 Declaration (Notice of Exemption) from Planning”	<input type="checkbox"/>
Permission from NPWS/National Monuments Service (if required)	<input type="checkbox"/>
Copy of Building Plans or Drawings	<input type="checkbox"/>
Evidence of availability of match funding and bridging	<input type="checkbox"/>
Heritage Consents and Approvals	<input type="checkbox"/>
Other Statutory Approvals	<input type="checkbox"/>

## Appendix 5

### Galway Wind Park Community Fund

DRAFT



# Galway Wind Park Community Fund

## Overview

Galway Wind Park is Ireland's largest onshore wind farm and is expected to produce over 600GWh of clean, green energy each year - enough to power more than every home in Galway city and county. With the site now fully operational, project partners SSE and Coillte are proud to be launching the Galway Wind Park Community Fund, the largest of its kind in the country, with the first round of grants expected to be awarded in July 2018.

We look forward to distributing a total of €400,000 through the Community Fund in 2018, with the Local Fund, the first element of the programme to be launched, amounting to €200,000 this year. As part of our commitment to Galway Wind Park being a best-in-class project, SSE and Coillte have endeavoured to design a Community Fund that recognises the support, cooperation and needs of local people. The programme will be reviewed after the first three years.

Our analysis has shown that the construction of Galway Wind Park was responsible for supporting 1,657 years of full-time employment in Ireland and contributing over €88.7m to the Irish economy. 63% of civil contract workers and 43% of grid contract workers lived locally within 30km of the site. €20m was spent directly with local suppliers and contractors.

The latest information and details on how to apply for funding are available at [ireland.sse.com/galwaywindpark](http://ireland.sse.com/galwaywindpark)



## About the project

The 169MW Galway Wind Park is a wind farm cluster consisting of four wind farms at Cloosh, Lettercraffroe, Seecon and Uggoole.

The project was developed in two phases: Phase 1 (64MW), which entered construction in February 2015, is owned and financed by SSE, while Phase 2 (105MW) is a 50/50 joint venture between SSE and Coillte.

## About the project partners



SSE is Ireland's largest generator of renewable energy, with 29 onshore wind farms producing 738MW of clean, green power. Our retail arm, SSE Airtricity, provides green electricity, natural gas and essential services to home and business customers across the island.

Since 2008, we have invested over €2.5 billion in the development of Ireland's sustainable energy infrastructure, helping to green our economy and secure our energy future. We're also proud to have contributed over €6.5 million in funding to communities close to our wind farms through the SSE Airtricity Community Fund, making a difference for more than 2,500 local groups and projects.

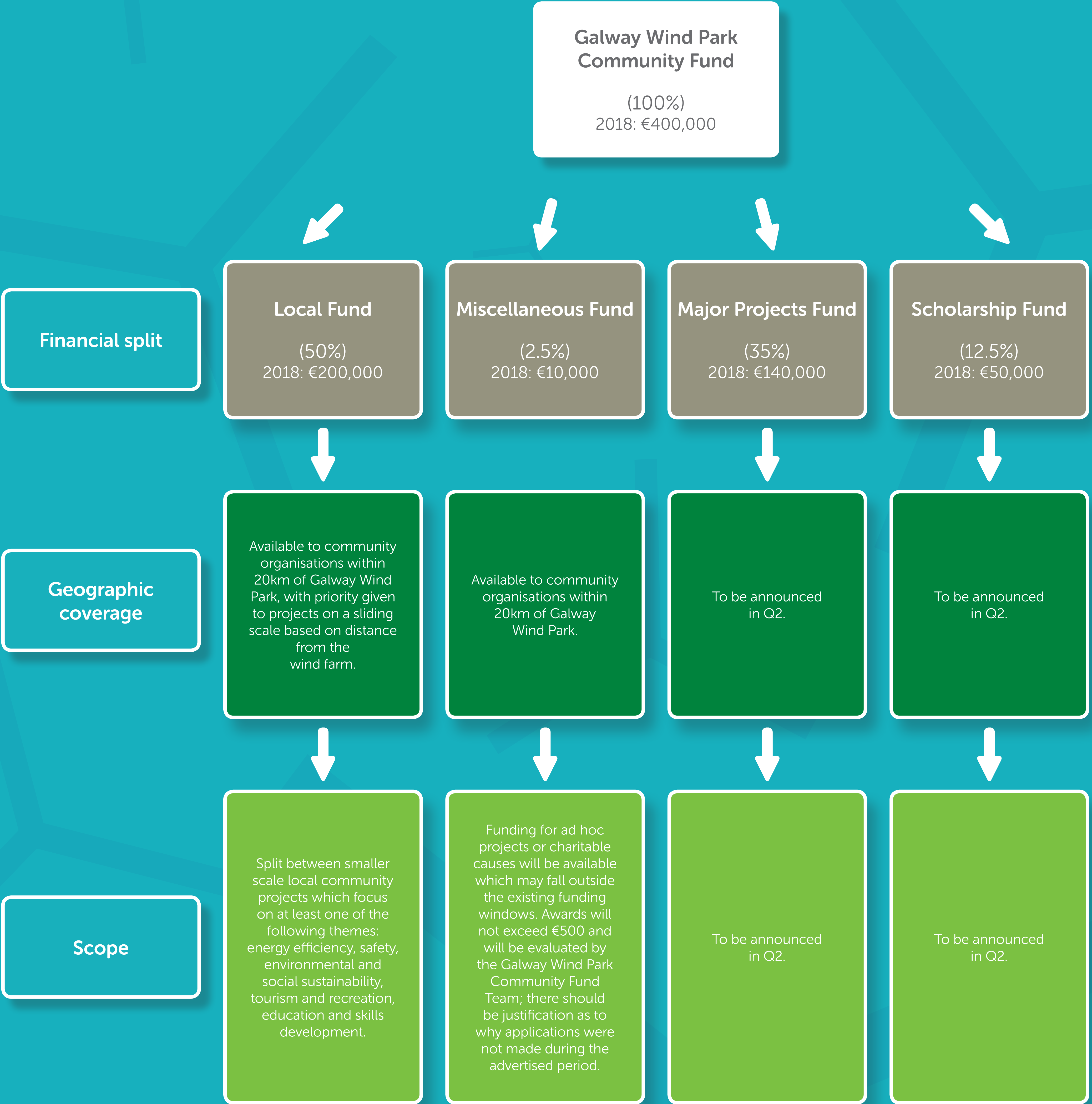


Coillte are privileged custodians of 7% of Ireland's land. Our forests and land now extend to over 440,000 hectares. While forestry is our core business we also look to maximise natural resources in a sustainable way. We have been a supporter of wind energy since the sector began developing in Ireland in the 1990s. Of the approximately 3GW of wind farms now in operation across Ireland, nearly one-third are located on our lands.

We believe that living in the locality of a wind farm should be a positive experience not only from a sustainable energy perspective but also from a local development perspective. We therefore develop bespoke wind farm Community Benefit Schemes for communities close to our and our partner wind farms that run for the lifetime of the wind farm. We are proud that these schemes are positively impacting communities of every size, while touching on all age groups within the location.



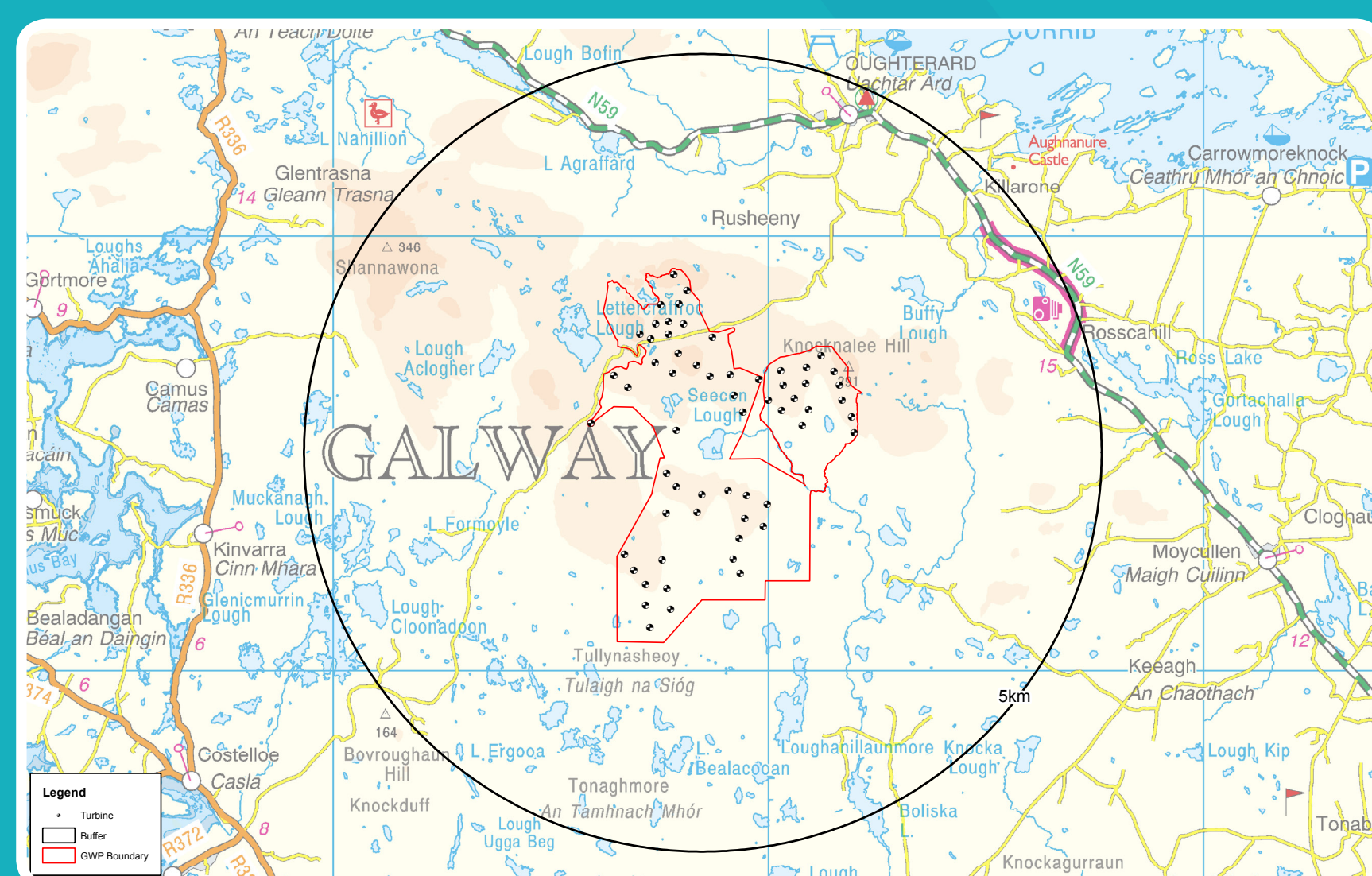
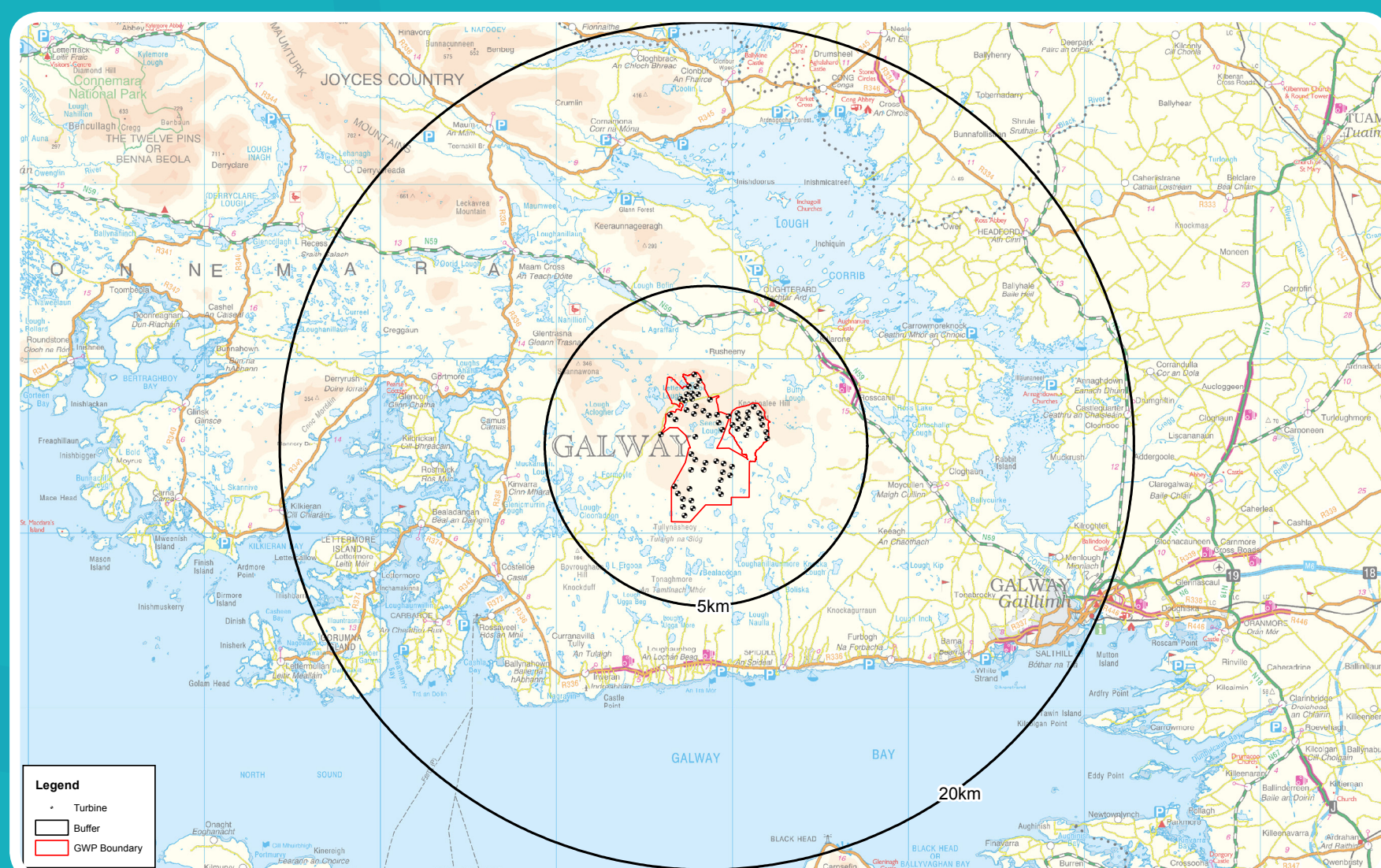
# How the Galway Wind Park Community Fund will work





## The Local Fund

The Galway Wind Park Local Fund is worth 50% of the total Community Fund. The Local Fund will be available for projects within a 20km radius of the wind park, with priority given to projects on a sliding scale based on their distance from Galway Wind Park.



## Themes

Rather than decide exactly what types of projects are eligible for funding, applications which fit within the themes listed below will be accepted for consideration. This allows flexibility to respond to community suggestions and needs over time, and enables the community to best determine where the money should be invested in their local area. Applications should include contractor quotes showing the costs of the works proposed.

**Energy efficiency:** Projects which focus on reducing energy use and generating environmental benefit in the long-term. Example projects: Insulation and double glazing for schools, sports clubs and community halls; replacement of windows and doors; energy-efficient pitch lighting for sports clubs and sports halls; installation of solar lighting; composters for community projects, rainwater-harvesting systems; installation of energy-efficient electric heating solutions.

**Safety:** Projects which focus on improving safety in the local area. Example projects: Community text alert systems; installation of carbon monoxide alarms; lighting for dark footpaths or car parks; handrails on walking trails.

**Environmental sustainability:** Projects which focus on environmental improvements beyond energy efficiency measures. Example projects: Equipment for a community garden; biodiversity and/or environmental awareness education programmes in schools; initiatives to encourage bee population growth; a beach clean-up event.

**Social sustainability:** Projects which focus on social issues within the community with the aim of generating greater social cohesion and/or generating health and well-being benefits. Example projects: Equipment for social/sports clubs; funding for community events; 'meals on wheels' services for older local citizens.

**Recreation and tourism:** Projects which are for recreational benefit and/or projects which will attract people to the local area. Example projects: Upgrading or building local facilities such as playgrounds; installing woodland paths; recreation at Galway Wind Park; information boards in local towns; tourist maps and booklets.

**Education and skills development:** Projects which facilitate educational activities and the development of skills for local people. Example projects: Evening and part-time courses for people in the local area; equipment for local schools; school trips; local lecture events.

## Criteria

**To be eligible for the Local Fund, applications will need to be:**

- From a Not-for-Profit organisation
- Requesting funding to benefit a community initiative, not an individual (with the possible exception of educational activities)
- From community groups situated within a 20km radius of Galway Wind Park with additional priority placed on a sliding scale based on distance

**Applications will not be eligible if they:**

- Promote religious or political activities
- Are from statutory organisations or directly replace statutory funding

**There is a presumption against applications for the below types of projects, but these will be considered on a case-by-case basis on 'fit with fund' criteria:**

- Salaried positions
- Trips abroad
- Core/general running costs
- Retrospective funding
- Festivals

## Scoring Process

Applications will be reviewed and scored by a panel from the project partner companies and an independent person. They will be evaluated against the fund criteria, with additional points being awarded in the scoring process for projects on a sliding scale based on distance from Galway Wind Park; that will benefit a large number of people in the local area; and where some level of funding has already been raised by the community group.

## Keeping in touch

For further information visit [ireland.sse.com/galwaywindpark](http://ireland.sse.com/galwaywindpark)

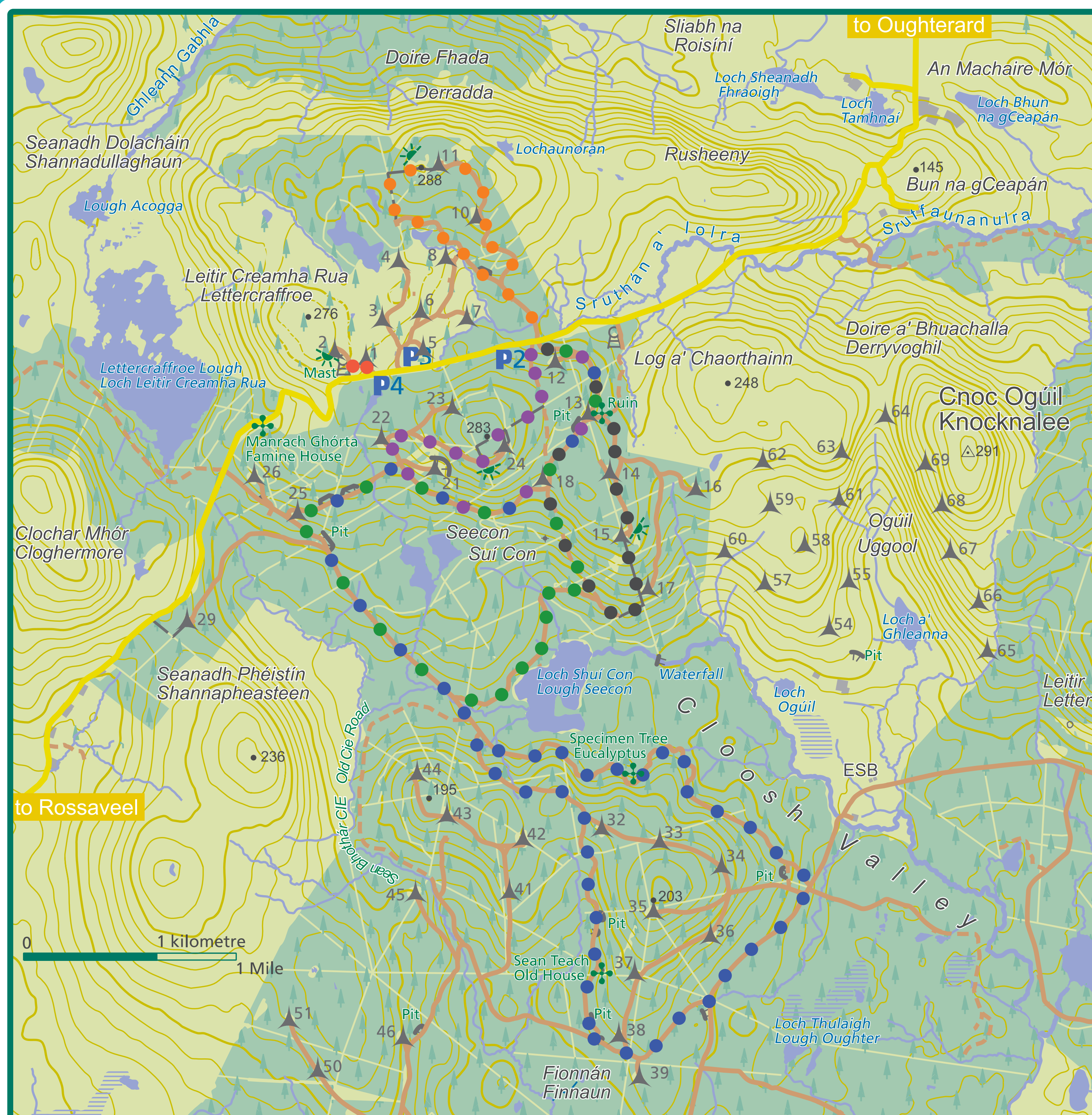
If you have a query, please email [gwp.communityfund@sse.com](mailto:gwp.communityfund@sse.com)



# Galway Wind Way

This wild and remote place is rich in local stories. Our ancestors walked these hills as farmers and foresters. They hunted the birds and fish which still thrive today in their native habitats. As you explore our


The wind turbines that you can see from the Galway Wind Way represent the latest chapter in our story. Our need now is for renewable energy to help combat climate change, and Galway Wind Park is playing its part to reduce harmful carbon emissions.



- |  |                                 |  |                                    |
|--|---------------------------------|--|------------------------------------|
|  | Príomhbhóthar / Main Road       |  | Ionad Amhairc / Viewpoint          |
|  | Mionbhóthar / Minor Road        |  | Láthair Oidhreacht / Heritage Site |
|  | Bóthar Foraoise / Forest Road   |  | Láthair Phicnicí / Picnic Area     |
|  | Raon / Forest Track             |  |                                    |
|  | Cosán / Path                    |  |                                    |
|  | Muileann Gaoithe / Wind Turbine |  |                                    |

The representation on the map of roads, tracks and paths outside Coillte property should not be interpreted as conferring a right of way.

- 
- Foraois Crann Buaircínigh  
Conifer Forest

- 
- | Trail Type          | Color     |
|---------------------|-----------|
| Connemara View Loop | Orange    |
| Peak Ridge Path     | Purple    |
| Seecon Lake Path    | Green     |
| Forest Cycleway     | Blue      |
| Turbine Trail       | Dark Grey |
| Split Rock Trail    | Red       |



## Appendix 6

### Community Consultation

DRAFT

Moycullen Community Development Association,  
Arus Uilinn,  
Moycullen,  
Co. Galway.



18 June 2018

Re: Letter of Support for proposed new Community Sports Centre.

Moycullen Basketball Club is an integral part of the sporting life in our community, county and region. We are committed to bringing basketball on a social and competitive level to our community.

The first official game of basketball was played in 1892 in New York on a court approximately 15m in length. It quickly became apparent to James Naismith, the man who invented the game, that a bigger space was needed. Current international regulations require a court at least 28m in length. Since its inception the biggest indoor area Moycullen Basketball Club has had available locally has been the Halla Mor which is the size of a badminton court, approximately 13m in length. Despite this, from these humble surroundings, we have been one of the most successful basketball clubs in the country. We are very proud to have developed a unique basketball culture and love of the game in the community for over 50 years. We have been very successful as a club winning numerous honours at local and national level.

We have been voted Basketball Ireland Club of the Year on 3 occasions. We have won national titles for boys and girls at underage levels including U20, U18 and U16 as well as Senior Men Division 1. We have also developed over 40 international level players. We have consistently had our players on Regional and National Squads. Almost all those players started their playing careers in the current badminton-sized Halla Mor at U9 level. However, with a current crop of 52 under 9s we can no longer use the Halla Mor even for this age group and they train now in Killannin CC.

We have over 20 other teams from U9 up to senior level who train and compete throughout the basketball season. As a club we currently cater for over 360 local players. Juvenile u9 to u18 boys and girls, Galway League senior men and women teams and our Senior Men Superleague team. Running a club of our size without having a home venue takes a lot of commitment and we have over 40 volunteer coaches and team managers who need halls to train and compete in. To do this requires a huge time commitment and a dedicated club officer to look after acquiring hall slots whilst securing the best value for our club members. We currently rent over 30 hours per week in Killannin CC, NUIG, St. Marys, Salerno, The Jes, Westside CC and OLBC. Our hall rent is our biggest expenditure costing up to €30,000 per season. We would welcome the opportunity to invest this money directly in our community.

The availability of a suitable local facility would be of huge benefit to all our members and would be the single biggest positive step for the club's future direction and would allow us as a club to be more integrated with our own community. Ending our nomadic existence and providing stability for our members and a platform for our club to grow further. Our flagship Superleague mens team would have a home venue to bring the very best of national basketball to our village. This would provide opportunities to bring significant sponsorship and revenue providing tangible dividends for

the local community. Visiting teams bring supporters which brings business to our village. Having participated in tournaments at regional, national and international level the ability to reciprocate with invitations to other clubs would see Moycullen firmly established as a centre of excellence for Basketball.

Moycullen Basketball Club would fully support and welcome the development of a new Community Sports Centre in Moycullen suitable for our needs and we look forward to working with the MCDA to make this a reality.

Mary Gilson  
Club Secretary

Sean Hynes  
Club Development Officer

DRAFT





**Moycullen Activities & Social Group**  
**(Active Retirement Association)**

**63 Bun na Coille,  
Moycullen,  
Galway.  
H91 W5 XH  
22/06/2018**

**To Whom it Concerns**

Active Retirement Ireland (ARI) is a voluntary organisation for older people with a national membership of over 24,500 people and over 550 local associations. All the activities are aimed at keeping older people active and well. Active Retirement Associations are a lifeline for many older people who would otherwise feel isolated and lonely.

All older people are welcome to join Active Retirement Ireland, to have fun and have their voices heard, regardless of age, gender, culture, or any other grounds.

**The Moycullen Group**, which caters for members from the Moycullen/Killannin area, was set up in 2011 and we now have 52 members. Members range in age from 50 -88 years and cover a range of socio-economic backgrounds.

We meet in Árus Uilinn every Monday morning for yoga, PE, and talks etc.

We would transfer the weekly sessions to the new venue as the increased capacity would allow us to cater for games and Bowls. Also, the increased car parking space would allow drivers to park close to the venue.

I am involved in various voluntary organisations and the lack of space in the current venue curtails our activities. The increased space and modern facilities would benefit all organisations in the parish.

**Walter McDonagh**

**Secretary**



Power Soccer  
School of Excellence  
32 Renmore Road, Galway.  
091-865350  
June 22<sup>nd</sup> 2018

To Whom It May Concern:

Power Soccer would support the provision of a new community centre in Moycullen. There is a need for such a facility in Moycullen. Our own soccer school takes children up to the age of nine years. We would love to provide classes for the older kids but the present hall is very limited.

Play is very important in children's growth and development. Team sports are particularly important for problem solving and making friends. Children spend too much time playing video games, using computers, tinkering with phones and watching television. These sedentary lifestyle choices are detrimental to society.

A community centre is an ideal venue for children to socialise and learn how to work in groups, as in a team sport working towards a common goal. The provision of this new facility would promote healthy activity for the children and indeed drag the parents out to support their children's activity. There is also the social benefit of a new meeting place for the community.

Yours in Sport,

John Power  
John Power

[info@powersoccer.ie](mailto:info@powersoccer.ie)

[www.powersoccer.ie](http://www.powersoccer.ie)

## **Moycullen Girl Guides**

### **Letter of Support**

#### **Moycullen Community Centre**

Moycullen Girl Guides has over 90 members from ages 5 to 17. 11 volunteer leaders run the programmes associated with the various groups i.e Ladybirds ( 3 years), Brownies ( 3 years , Girl Guides ( 4 years) and Senior Branch (open ended). Each section meets weekly in the current hall, We also have a small but inadequate storage facility for equipment. The members and leaders live in Moycullen and surrounding townlands.

Currently each section meets individually once a week.

A new larger facility would allow us to meet as a district and include all sections. We would continue to hold weekly meetings of each section but would be able to develop the physical activities aspects of the programme including preparation for camp which currently have to take place outside and are subject to the vagaries of our weather.

We believe a larger facility would serve as a community focal point for the village. It would encourage use by a wide variety of groups and cater for all ages. It would also foster contact and cooperation between different groups and increase awareness of the talents and needs of various age groups.

A purpose built centre would be more inclusive in terms of access for people with disability. Moycullen is a thriving town with an increasing population. We have to ensure that local community facilities develop to meet the needs of this changing population to help foster the spirit of community.

Sharon Griffin

Guide Leader / Acting District Commissioner



## LETTER OF SUPPORT – MOYCULLEN COMMUNITY BINGO

### **Maigh Cuilinn Community Bingo**

Maigh Cuilinn Community Bingo. was set up March 2013 and is run on a voluntary basis by a small committee, under the auspices of Moycullen Activities & Social Group. Bingo sessions are held in Árus Uilinn, Moycullen, every Thursday from October to June. Our loyal patrons, from the Moycullen/Killannin/Oughterard and Galway City, appreciate the opportunity for a social night out with their friends and neighbours. Winning a cash prize is just the icing on the cake.

We would transfer the weekly Bingo sessions to the new venue as the increased capacity would allow us to cater for a larger number of patrons. Also the increased car parking space would allow drivers to park close to the venue.

I am involved in various voluntary organisations and the lack of space in the current venue curtails our activities. The increased space and modern facilities would benefit all organisations in the parish.

Yours Sincerely,

Susan McDonagh

## LETTER OF SUPPORT – MOYCULLEN BROWNIES

Thu, Jun 28, 2018

To whom it may concern

As a leader of Moycullen brownies I would like to express my support for the proposed community centre which is long awaited and badly needed in Moycullen. With only the school hall and the smaller rooms in arus uilinn available for community use it is not possible to hold larger events in our own area. In addition the days and times the hall is available is restricting.

We are one of many community groups in Moycullen whose numbers are increasing over the recent years. We look forward to much improved facilities with the building of the community centre and the opportunities it will provide for all the children in our brownie pack and the local area.

Yours sincerely  
Therese Maher

## LETTER OF SUPPORT – GALWAY DRUM KIT

Wednesday 4<sup>th</sup> July, 2018

Thank you for contacting me regarding the community centre in Moycullen. I think it would be a great addition to the area and I believe that there are lots of people crying out for a facility like this in Moycullen. It would be great to see things like sports equipment music equipment computer equipment biofeedback and meditation equipment, as well as something like kitchen equipment where people could have a cooking&/or bbq club.

It would be a very exciting and enriching thing to have for the people in the area and would be a great investment in the community.

All the best,

Iarla Fox  
0852871938

DRAFT



## Appendix 7

### Land Evaluation

DRAFT



*Nobody works  
harder for you*

Mr Jimmy Keady  
Moycullen Community Development Association  
Church Road  
Galway.

Wednesday 20 June 2018

RE: CURRENT MARKET VALUE OF LANDS AT CILL RAINNE, MOYCULLEN, CO.  
GALWAY.

Dear Mr Lydon,

I refer to the above. Following my inspection of all relevant site maps etc. , I can now confirm the following: The divided site (outlined in red) extends to c. 3 acres - currently these lands are zoned amenity.

Should the lands be rezoned residential, the lands would be valued c. €200,000 per acre - giving a valuation for the total plot in the region of €500,00 to €600,000

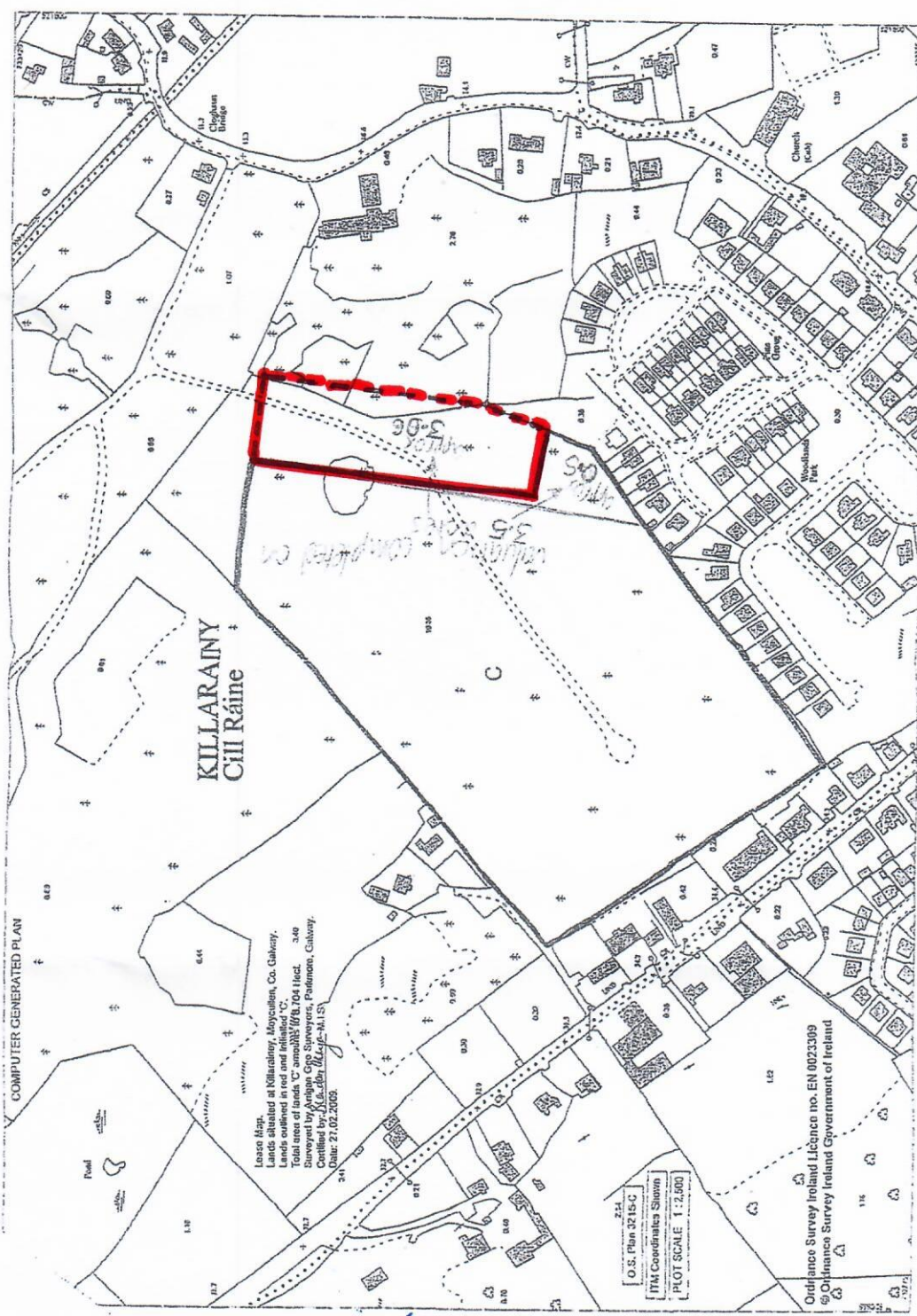
The above values are based on the maps, information given to me & also on comparative market analysis.

I trust the above is to your satisfaction and please do not hesitate to contact the undersigned with any queries.

In accordance to our standard of practice, we should state that this letter is intended for the attention of the party to whom it is addressed and no responsibility exists to any third party for the whole or any part of the contents.

Yours sincerely,

MICHELLE BURKE MIPAV MMCEPI  
AUCTIONEER & LETTING AGENT



LEASE H.L.D. AREA 9.77 HECT.



## Appendix 8

### Clann Credo Funding

DRAFT



COMMUNITY LOAN FINANCE

FOUNDED 1996

Community IMPACT+ Loan			
	Loan Amount	Typical Annual Interest Rates	Typical Arrangement Fee
Community Impact+ Term Loan: 5 to 15 years	€30,000 to €500,000	4.95% (Variable)	None
Community Impact+ Term Loan: 2 to 5 years	€30,000 to €500,000	6%	None
Community Impact+ Bridging Loan: up to 2 years	€10,000 to €500,000	6%	1% (Minimum fee €300)
Community Impact+ Term Loan	€10,000 to €30,000	6.75%	None

## Other Benefits from Clann Credo

- FREE 1 year membership for The Wheel (umbrella community group support network)
- FREE Financial Health Check for your organisation
- FREE places on Specialist Workshops for your volunteers and staff
- Access to a range of extra benefits from our partner organisations, The Wheel and TrustLaw.

Community Sports Loan			
	Loan Amount	Typical Annual Interest Rates	Typical Arrangement Fee
Community Sports Term/Matching Loan: 5 to 15 years	€30,000 to €500,000	4.95% (Variable)	None
Community Sports Term/Matching Loan 2-5 years	€30,000 to €500,000	6%	None
Community Sports Bridging Loan: up to 2 years	€10,000 to €500,000	6%	1% (Minimum fee €300)
Community Sports Term/Matching Loan	€10,000 to €30,000	6.75%	None

## Appendix 9

### Profit & Loss Projections

DRAFT



	2022					Total
	Q1	Q2	Q3	Q4		
Community Groups Revenue	€ 10,500	€ 11,000	€ 11,750	€ 12,250	€	45,500
Revenue from Ticket Sales for Concerts & Events	€ 200	€ 500	€ 1,000	€ 1,500	€	3,200
Private & Business Hire (incl Summer Camps, Training Events, Exhibitions etc).	€ 500	€ 1,000	€ 1,500	€ 2,000	€	5,000
Fundraising & Sponsorship	€ 500	€ 500	€ 500	€ 500	€	2,000
Miscellenaous Income	€ 750	€ 1,000	€ 1,500	€ 2,000	€	5,250
<b>TOTAL INCOME</b>	<b>€ 12,450</b>	<b>€ 14,000</b>	<b>€ 16,250</b>	<b>€ 18,250</b>	<b>€</b>	<b>60,950</b>
Salaries (Manager & p/t Assistant)	€ -	€ -	€ -	€ -	€	-
Staff Overheads	€ -	€ -	€ -	€ -	€	-
Heating	€ 625	€ 625	€ 625	€ 625	€	2,500
Electricity	€ 625	€ 625	€ 625	€ 625	€	2,500
Rates & Insurance	€ 3,750	€ 3,750	€ 3,750	€ 3,750	€	15,000
Cleaning & Maintenance	€ 1,500	€ 1,500	€ 1,500	€ 1,500	€	6,000
Office Costs	€ 800	€ 800	€ 800	€ 800	€	3,200
Loan Repayment	€ 1,661	€ 1,661	€ 1,661	€ 1,661	€	6,643
Miscellenaous Costs	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€	4,000
<b>TOTAL COST</b>	<b>€ 9,961</b>	<b>€ 9,961</b>	<b>€ 9,961</b>	<b>€ 9,961</b>	<b>€</b>	<b>39,843</b>
<b>Operating Profit</b>	<b>€ 2,489</b>	<b>€ 4,039</b>	<b>€ 6,289</b>	<b>€ 8,289</b>	<b>€</b>	<b>21,107</b>

DRAFT

	2023					Total
	Q1	Q2	Q3	Q4		
Community Groups Revenue	€ 11,250	€ 11,750	€ 12,250	€ 12,750	€	48,000
Revenue from Ticket Sales for Concerts & Events	€ 2,000	€ 2,200	€ 2,500	€ 2,700	€	9,400
Private & Business Hire (incl Summer Camps, Training Events, Exhibitions etc).	€ 1,500	€ 1,750	€ 1,900	€ 2,100	€	7,250
Fundraising & Sponsorship	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€	4,000
Miscellenaous Income	€ 2,000	€ 2,200	€ 2,400	€ 2,800	€	9,400
<b>TOTAL INCOME</b>	<b>€ 17,750</b>	<b>€ 18,900</b>	<b>€ 20,050</b>	<b>€ 21,350</b>	<b>€</b>	<b>78,050</b>
Salaries (Manager & p/t Assistant)	€ -	€ -	€ -	€ -	€	-
Staff Overheads	€ -	€ -	€ -	€ -	€	-
Heating	€ 644	€ 644	€ 644	€ 644	€	2,575
Electricity	€ 644	€ 644	€ 644	€ 644	€	2,575
Rates & Insurance	€ 3,863	€ 3,863	€ 3,863	€ 3,863	€	15,450
Cleaning & Maintenance	€ 1,545	€ 1,545	€ 1,545	€ 1,545	€	6,180
Office Costs	€ 824	€ 824	€ 824	€ 824	€	3,296
Loan Repayment	€ 1,661	€ 1,661	€ 1,661	€ 1,661	€	6,643
Miscellenaous Costs	€ 1,000	€ 1,000	€ 1,000	€ 1,000	€	4,000
<b>TOTAL COST</b>	<b>€ 10,180</b>	<b>€ 10,180</b>	<b>€ 10,180</b>	<b>€ 10,180</b>	<b>€</b>	<b>40,719</b>
<b>Operating Profit</b>	<b>€ 7,570</b>	<b>€ 8,720</b>	<b>€ 9,870</b>	<b>€ 11,170</b>	<b>€</b>	<b>37,331</b>
<b>Cumulative Profit</b>						<b>€ 58,438</b>



	2026					
	Q1	Q2	Q3	Q4	Total	
Community Groups Revenue	€ 16,030	€ 16,742	€ 17,454	€ 18,167	€ 68,393	
Revenue from Ticket Sales for Concerts & Events	€ 3,019	€ 3,321	€ 3,773	€ 4,075	€ 14,188	
Private & Business Hire (incl Summer Camps, Training Events, Exhibitions etc).	€ 2,007	€ 2,342	€ 2,542	€ 2,810	€ 9,701	
Fundraising & Sponsorship	€ 1,362	€ 1,362	€ 1,362	€ 1,362	€ 5,449	
Miscellenaous Income	€ 2,608	€ 2,869	€ 3,130	€ 3,651	€ 12,259	
<b>TOTAL INCOME</b>	<b>€ 25,026</b>	<b>€ 26,636</b>	<b>€ 28,262</b>	<b>€ 30,066</b>	<b>€ 109,990</b>	
Salaries (Manager & p/t Assistant)	€ 13,750	€ 13,750	€ 13,750	€ 13,750	€ 55,000	
Staff Overheads	€ 2,750	€ 2,750	€ 2,750	€ 2,750	€ 11,000	
Heating	€ 676	€ 676	€ 676	€ 676	€ 2,706	
Electricity	€ 676	€ 676	€ 676	€ 676	€ 2,706	
Rates & Insurance	€ 4,058	€ 4,058	€ 4,058	€ 4,058	€ 16,233	
Cleaning & Maintenance	€ 1,623	€ 1,623	€ 1,623	€ 1,623	€ 6,493	
Office Costs	€ 866	€ 866	€ 866	€ 866	€ 3,463	
Loan Repayment	€ 1,661	€ 1,661	€ 1,661	€ 1,661	€ 6,643	
Miscellenaous Costs	€ 1,030	€ 1,030	€ 1,030	€ 1,030	€ 4,121	
<b>TOTAL COST</b>	<b>€ 27,091</b>	<b>€ 27,091</b>	<b>€ 27,091</b>	<b>€ 27,091</b>	<b>€ 108,365</b>	
<b>Operating Profit</b>	<b>-€ 2,065</b>	<b>-€ 456</b>	<b>€ 1,171</b>	<b>€ 2,975</b>	<b>€ 1,624</b>	
<i>Cumulative Profit</i>					<b>€ 88,929</b>	

DRAFT

Annual Summaries	2022	2023	2024	2025	2026
Community Groups Revenue	€ 45,500	€ 48,000	€ 50,400	€ 57,960	€ 68,393
Revenue from Ticket Sales for Concerts & Events	€ 3,200	€ 9,400	€ 9,870	€ 12,338	€ 14,188
Private & Business Hire (incl Summer Camps, Training Events, Exhibitions etc).	€ 5,000	€ 7,250	€ 7,613	€ 8,222	€ 9,701
Fundraising & Sponsorship	€ 2,000	€ 4,000	€ 4,120	€ 4,738	€ 5,449
Miscellenaous Income	€ 5,250	€ 9,400	€ 9,870	€ 10,660	€ 12,259
<b>TOTAL INCOME</b>	<b>€ 60,950</b>	<b>€ 78,050</b>	<b>€ 81,873</b>	<b>€ 93,917</b>	<b>€ 109,990</b>
Costs					
Salaries (Manager & p/t Assistant)	€ -	€ -	€ -	€ 55,000	€ 55,000
Staff Overheads	€ -	€ -	€ -	€ 8,250	€ 11,000
Heating	€ 2,500	€ 2,575	€ 2,652	€ 2,679	€ 2,706
Electricity	€ 2,500	€ 2,575	€ 2,652	€ 2,679	€ 2,706
Rates & Insurance	€ 15,000	€ 15,450	€ 15,914	€ 16,073	€ 16,233
Cleaning & Maintenance	€ 6,000	€ 6,180	€ 6,365	€ 6,429	€ 6,493
Office Costs	€ 3,200	€ 3,296	€ 3,395	€ 3,429	€ 3,463
Loan Repayment	€ 6,643	€ 6,643	€ 6,643	€ 6,643	€ 6,643
Miscellenaous Costs	€ 4,000	€ 4,000	€ 4,040	€ 4,080	€ 4,121
<b>TOTAL COST</b>	<b>€ 39,843</b>	<b>€ 40,719</b>	<b>€ 41,661</b>	<b>€ 105,261</b>	<b>€ 108,365</b>
<b>Operating Profit</b>	<b>€ 21,107</b>	<b>€ 37,331</b>	<b>€ 40,211</b>	<b>-€ 11,345</b>	<b>€ 1,624</b>
<i>Cumulative Operating Profit</i>	<i>€ 21,107</i>	<i>€ 58,438</i>	<i>€ 98,649</i>	<i>€ 87,305</i>	<i>€ 88,929</i>



## Appendix 10

### Rural Regeneration and Development Fund

DRAFT



An Roinn Forbartha  
Tuaithe agus Pobail  
Department of Rural and  
Community Development

Project Ireland 2040

**Building Ireland's  
Future**

## **Rural Regeneration and Development Fund**



## **Scheme Outline and Information Booklet**



## **Rural Regeneration and Development Fund**

### **Background**

Project Ireland 2040, which was launched on 16th February 2018, is the Government's overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes a detailed capital investment plan for the next ten years, the National Development Plan (NDP) 2018-2027, and the National Planning Framework (NPF) which outlines the broader policy principles and priorities in planning for future population and economic growth to 2040.

### **What is the Rural Regeneration and Development Fund?**

As part of Project Ireland 2040, the Government has committed to providing an additional €1 billion for a new Rural Regeneration and Development Fund ("the Fund") over the period 2019 to 2027. The Fund will provide investment to support rural renewal for suitable projects in towns and villages with a population of less than 10,000, and outlying areas. It will be administered by the Department of Rural and Community Development.

The new Fund provides an unprecedented opportunity to support the revitalisation of rural Ireland, to make a significant and sustainable impact on rural communities, and to address de-population in small rural towns, villages and rural areas. It will be a key instrument to support the objectives of the National Planning Framework, and in particular to achieve Strengthened Rural Economies and Communities - one of the National Strategic Outcomes of the NPF.

Initial funding of €315 million is being allocated to the Fund on a phased basis over the period 2019 to 2022.

### **What will it support?**

The objective of the new Fund is to support coordinated and integrated projects between Government Departments, State agencies, Local Authorities, other public bodies, communities and, where appropriate, philanthropic funders and/or the private sector, which will have an impact on sustainable economic and social development in rural areas.



Funding will be awarded through a competitive bid process, based on delivering the objectives for rural Ireland in the National Planning Framework.

The Fund will support ambitious and strategic projects which contribute to sustainable rural regeneration and development. It will support investments of scale which would not otherwise be delivered without the additionality provided by the Fund, and projects that are outside the scope of existing schemes. In this context, projects are likely to be multi-annual and multi-faceted, involving a number of elements or phases as part of a broad strategic plan.

Key outcomes will be to support sustainable community and economic development in rural Ireland, including through regenerating smaller towns and villages and encouraging entrepreneurship and innovation to support job creation in rural areas.

## **Categories of proposals**

The first call for proposals under the Fund is being launched in July 2018 and submissions are invited under two categories:

**Category 1:** “Ready-to-Go” proposals, or initial phases of projects which can be commenced in 2019, which have the necessary consents (e.g. planning) in place, are at an advanced stage of design, are in a position to satisfy value-for-money requirements in accordance with the Public Spending Code, and are procurement-ready.

**Category 2:** Proposals that have clear potential and quantifiable objectives but require further development to enable them to be potentially submitted as Category 1 proposals in subsequent funding calls.

Successful applications under Category 2 above will be approved to allow detailed development of the proposal to be progressed. Issues that may need to be addressed as part of the development of the proposal could include land ownership/title, planning and design work, value for money assessment, and procurement. Funding will be provided towards the cost of project development in these cases, including for technical or expert assistance.

## **How much will the Fund provide to projects?**

As a general rule, the Fund will provide up to 75% of the total project value, with at least 25% to be provided in matching contributions by the applicants. Match funding may be in the form of a combination of wider Exchequer and/or State sector expenditure, Local Authority investment and/or land, community investment, philanthropic contributions, private sector investment (where appropriate), or other asset contributions.

In-kind contributions (e.g. land lease or voluntary labour<sup>1</sup>) are an eligible form of matching contribution; however, a minimum of 10% of matching contributions must be in cash.

A higher maximum contribution of 80% from the Fund will be considered where community contributions form more than 50% of the match-funding.

The precise level of grant for an individual project will depend on the nature and quality of the proposal, and having regard to State Aid rules. While maxima contributions are outlined here, in some cases, the Fund might form the minor part of the total investment, providing a small but important element of funding to add value to a larger project which already has substantial funding commitments in place.

It is envisaged that projects under the first call for proposals (July 2018) will be of a scale such that the minimum request from the Fund for Category 1 projects will be €500,000. There is no upper limit, but all proposals must demonstrate detailed project costings and clear value for money.

### **Who can apply?**

Proposals under the Fund must demonstrate a collaborative approach between two or more organisations. Subject to this condition, the Fund will be open to Local Authorities, Local Development Companies, State agencies, other Government Departments, philanthropic funders, the private sector and communities.

For the purposes of compliance with public financial procedures, the lead party in the application must be a State-funded body.

Applicants must be able to demonstrate that the Fund can provide additionality to their existing level of activity and deliver a sustainable impact on rural areas.

### **What areas are eligible?**

The Fund will focus on all settlements and rural areas with fewer than 10,000 people which are located outside the five city metropolitan areas. Projects that involve collaboration across Local Authority boundaries, as well as within those boundaries, are strongly encouraged, where the participating settlements/areas meet the population criteria.

---

<sup>1</sup> Contributions-in-kind can be provided in the form of voluntary labour (i.e. unpaid work) which must be based on the verified time spent and the rate of remuneration for equivalent work. The Lead Applicant must ensure that the rate applied is properly justified in the application.

Rural towns with a population of over 10,000 people are eligible to apply for funding under the Urban Regeneration and Development Fund which is administered by the Department of Housing, Planning and Local Government.

A small number of specified towns with fewer than 10,000 people but with more than 2,500 jobs (2006 baseline) and which function as significant centres of employment may also be eligible for support under the Urban Regeneration and Development Fund (see Appendix 1). However, but no individual project will be able to avail of both the Urban and Rural Funds.

## Key Criteria

To achieve the objectives of the Fund, proposals supported will need to demonstrate:

- Relevance to one or more of the **National Strategic Outcomes** of Project Ireland 2040 (see Appendix 2).
- A **collaborative approach**, involving relevant Government Departments, State agencies, Local Authorities and other bodies as appropriate.
- A **strategic vision** which is consistent with County Development Plans, Local Economic and Community Plans, the Regional Spatial and Economic Strategies being developed by the Regional Assemblies, or other local or regional development plans/strategies.
- **Additionality** and value for money – the Fund will not substitute for investment which is already provided for, or which should be provided for, under the remit of a Department or agency.
- **Leveraging of funding** from the partners to the application, including philanthropic funders and/or the private sector where appropriate.
- A **sustainable impact** on the social or economic development of rural communities through measureable outputs.

## **What type of activities will be supported?**

The type of activities that will be supported from the Fund can include:

- Measures to tackle infrastructural deficiencies in relation to services, access, or other infrastructure that may be needed to support town centre housing and/or commercial development.
- Active land management, including the acquisition, planning, design, and enabling (through servicing, decontamination or otherwise), of areas, sites and buildings, to support strategic regeneration.
- Measures to address building vacancy in order to encourage town centre residential living or commercial development, including building refurbishment, redevelopment and/or demolition;
- The development of areas, sites and buildings for community or public facilities;
- Infrastructure that enables improved accessibility within, and to, towns and villages, supporting in particular sustainable modes such as walking, cycling, and public transport links, but also including improvements to roads, bridges and car parking facilities that encourage footfall.
- Infrastructure that improves telecommunications connectivity.
- Public amenity, public realm, safety and security measures and recreational facilities.
- Projects that support job creation, entrepreneurship and innovation in rural areas (e.g. development of Digital Hubs, Enterprise Hubs, Creative Hubs, training facilities); alignment with Local Authorities' Local Digital Strategies should be demonstrated, where appropriate.
- Projects which take an integrated approach to developing employment opportunities within a town and/or its environs, for example, based around a sectoral strength (e.g. an industry cluster) or a cultural, heritage or environmental asset.
- Development or expansion of tourism initiatives which generate new areas of economic activity and attract increased visitor numbers to rural areas.
- Enhancement of heritage and/or other community assets including the provision/enhancement of recreational or leisure facilities.



- Measures to tackle social disadvantage.
- Support will also be made available under Category 2 approvals to further develop proposals and prepare for further calls under the Fund. Such costs can include engagement of a dedicated Project Officer, feasibility studies, architectural and engineering design costs and other technical services as required.

This list is not exhaustive but provides an indication of the type of activities which will be eligible for support. A proposal may include more than one component as part of an overall plan to deliver a strategic objective for a town, village or rural area.

### **Project Selection process**

A Project Advisory Board has been established to manage the assessment of proposals and to advise the Minister for Rural and Community Development on the proposals received. The Advisory Board will be chaired by the Department of Rural and Community Development and comprise a number of relevant Government Departments, as well as external experts. Projects will be assessed against the criteria at Appendix 3.

The Project Advisory Board may draw on broader, more specialist expertise where considered appropriate and may, where it considers it necessary, meet with applicants to seek clarifications on a proposal.

Final decisions on the funding of projects will be made by the Minister for Rural and Community Development, based on the advice of the Project Advisory Board.

### **Payment Schedule**

Payments from the Fund will be made on a phased basis over the course of the project on the basis of milestones being achieved by the project promoters. Full details will be included in the Funding Agreement signed with the successful applicants.

### **Financial governance and Project reporting requirements**

All expenditure incurred will be subject to the terms of the Public Spending Code which can be found at <http://publicspendingcode.per.gov.ie/>, and the Capital Works Management Framework, available at <https://constructionprocurement.gov.ie/capital-works-management-framework/>.

In addition, the requirements outlined below will apply to all funding approved from the Fund.

1. All appropriate central and/or local Government financial, procurement and accounting rules and regulations will be complied with.
2. Any legislative requirements relevant to the project will be adhered to.
3. Each Lead Applicant will fully account for the sum advanced in a timely manner.
4. All projects will be subject to audit by the Department of Rural and Community Development and/or the Comptroller and Auditor General and/or the Local Government Audit Service. Full and accurate documentation to support all expenditure should be maintained and accessible for audit purposes at all times and for a period of six years from the date of completion of the project.
5. On-going monitoring and evaluation of the project outputs and outcomes should take place in the context of assessing the impact of the intervention. The Lead Applicant will be expected to collect appropriate data to facilitate this process on an on-going basis and make this data available to the Department of Rural and Community Development. Specific metrics to be collected will be included in the Funding Agreement between the Department and the Lead Applicant.
6. Projects will acknowledge the support of the Rural Regeneration and Development Fund in all public announcements and advertising relating to the project and will use relevant Government of Ireland/Project Ireland 2040 branding as set out in the Funding Agreement.
7. The Department of Rural and Community Development and/or the Government of Ireland may highlight the project in the promotion of the Fund or of its wider policies.
8. The Lead Applicant will provide any reports and information relating to the project as may reasonably be requested by the Department of Rural and Community Development from time to time.
9. Each Lead Applicant will provide a contact point to the Department to facilitate timely interaction in the context of payments and information requests.
10. A final report detailing all elements of expenditure relating to the grant aid will be required upon project completion.

Non-Compliance with the rules outlined above, or any additional stipulations agreed during contract negotiations, may result in a requirement to refund part or all of the grant aid awarded.

## Timelines

The first call for proposals under the Rural Regeneration and Development Fund will open on 4<sup>th</sup> July 2018.

The deadline for the receipt of applications under the first call for proposals is **12 noon on 27<sup>th</sup> September 2018**. Applications should be submitted electronically on the official Application Form which is available on the website of the Department of Rural and Community Development at <https://drcd.gov.ie/about/rural/rural-regeneration-development-fund/>. All applications will be acknowledged.

It is envisaged that an initial announcement of approved projects will be made in late October/early November 2018 following the assessment process, and that projects (or project development in the case of Category 2 proposals) will commence in early 2019.

It is expected a further call for proposals will be announced in mid-2019 and that subsequent calls will be announced on an annual basis thereafter.

DRAFT

## **Appendix 1**

**Towns with population of less than 10,000 people and >2,500 jobs (2016)  
which may be eligible for support from either  
the Urban Regeneration and Development Fund or  
the Rural Regeneration and Development Fund,  
but may apply for funding under one scheme only**

---

- 1 Gorey
- 2 Shannon
- 3 Nenagh
- 4 Westport
- 5 Roscommon
- 6 Monaghan
- 7 Tuam
- 8 Thurles
- 9 Dungarvan
- 10 New Ross
- 11 Ballinasloe
- 12 Carrick-on-Shannon
- 13 Trim



## **Appendix 2**

### **Project Ireland 2040 - National Strategic Outcomes**

Project Ireland 2040 involves total investment in infrastructure of almost €116 billion over ten years to 2027. It sets out a comprehensive framework for the future development of Ireland, to enable a prosperous economy marked by equality of opportunity and well-being for our citizens. It seeks to achieve 10 National Strategic Outcomes as follows:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenity and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

Further details on the National Strategic Outcomes are available at:  
<http://www.gov.ie/en/project-ireland-2040>.

## Appendix 3

### Rural Regeneration and Development Fund Project Appraisal Scheme

Assessment Criteria	Max. marks available
<b>A. Policy objectives</b>	
Demonstrable contribution to the National Strategic Outcomes in NPF	200
Evidence of linkage to County Development Plans, LECs, RSEs or other approved development plans	
Extent of collaboration between promoting parties	150
Capacity of partners to deliver project as envisaged and to meet Public Spending Code requirements	100
<b>B. Potential Impact</b>	
Economic or social impact on rural areas or communities (e.g. jobs, investment, place-making, etc)	200
Self-sustainability and potential for project replication	100
<b>C. Quality of budgetary proposal</b>	
Quality of budgetary proposal and Value for Money	150
Extent of co-funding/additionality (public or private)	100
<b>TOTAL</b>	<b>1000</b>