



LOUGH REE ACCESS FOR ALL CLG

HELPING TO REBUILD THE ECONOMY OF LANESBOROUGH AND BALLYLEAGUE
AFTER CLOSURES AT BORD NA MONA & ESB, 2020-2025

JUST TRANSITION FUND PROJECT OUTLINE

THE CONTEXT

Lanesborough and Ballyleague is the settlement most severely effected by the phasing out of Bord na Mona operations. The base for this project is located in County Roscommon but it is a cross county co-operation project . It is estimated that 78 per cent of the Bord na Mona workers and ESB workers losing their jobs are living within a 10km radius of the bridge in Lanesborough. The loss of income to these families and the town is estimated at half a million euro per year. As a result shops and businesses have already closed here and family members who would normally be employed locally have moved to larger towns in search of jobs. After a reliance on fossil fuels for 7 decades, the community must look elsewhere...



OVERVIEW

This “shovel-ready” project is the development of a new all-year-around passenger boat eco tourism service with associated water sports business for the river Shannon and Lough Ree based at the quayside in Ballyleague-Lanesborough – creating up to 40 permanent and part-time/ seasonal positions over 3 phases. A derelict building refurbishment and retrofitting will be central to the project and carried out in compliance within the parameters of a nearly zero energy building standard <https://www.seai.ie/business-and-public-sector/standards/nearly-zero-energy-building-standard/index.xml#newsletter>



WHAT ARE WE SEEKING TO ACHIEVE...

- Employment of people who live in the hinterland of old ESB Lough Ree power station and Bord na Mona Mountdillon bogs
- Re-training and reskilling of former and present employees of Bord na Mona & ESB
- Tourism related economic boost for the Longford-Roscommon region leading to the creation of new jobs & stabilisation of existing employment
- Development of state of the art eco tourism centre in conjunction with Irish Government proposal for UNESCO aligned Biosphere status site on Lough Ree at Lanesborough



PROJECT DELIVERY & MILESTONES

Three phases

- Development of Lough Ree Access For All Eco tours model in association with disability sector
- Construction/retrofitting of new River Shannon Recreation centre , provision of new passenger vessel and training/ recruitment/reskilling of staff
- Expansion of eco tourism business to include all the islands of Lough Ree and key sites as identified in UNESCO Biosphere site status
- Development of awareness campaign on importance of eco tourism in themcontext of CO2 emissions in the 'life after peat ' storyline



PROJECT STAGES & TIMEFRAMES

June 2021:

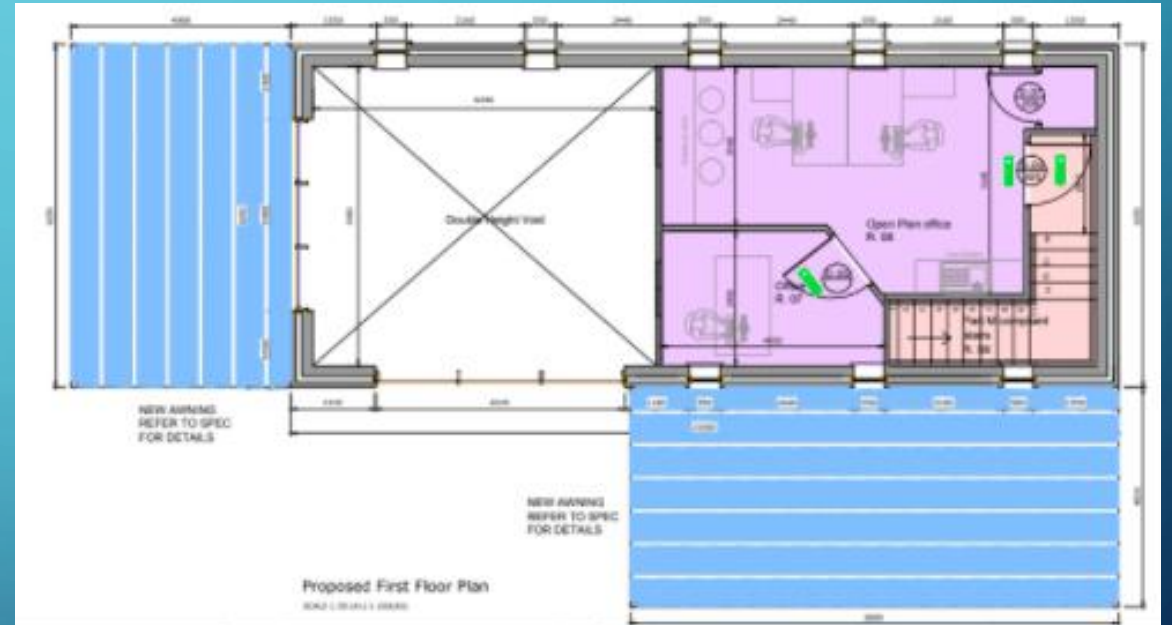
Recruitment & retraining of staff begins for new eco tours passenger boat service for islands of Lough Ree in association with BNM workers groups...positions advertised June 9th, 2021

July 2021

Contractor to begin work on reconstruction and retrofitting of Eco Tourism Centre at Ballyleague...tender launched on E tender June 2021

September 2021-January 2022

Initiation of community based tour guide & angling skills training programme, start of new boat daily sailings to islands, completion of capital elements of project



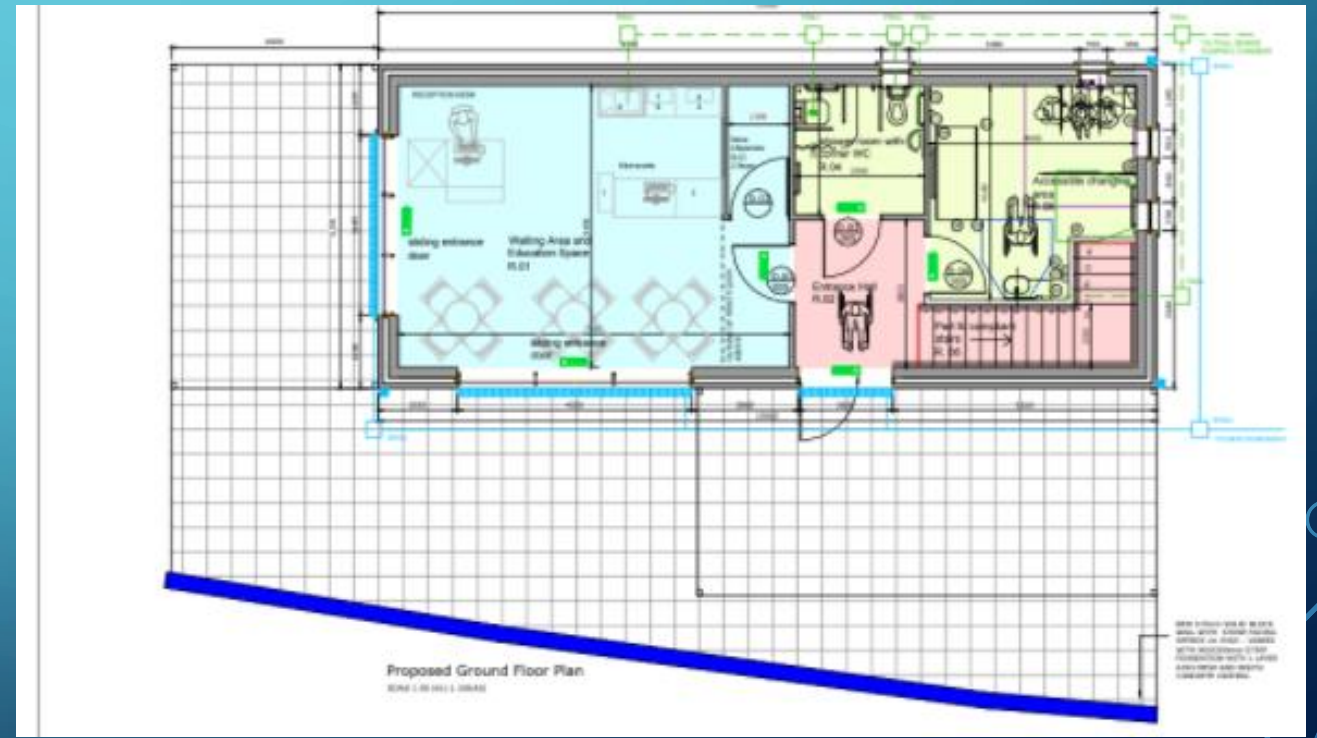
KPIS & OUTCOMES

- Job creation – establishment of vibrant & successful new eco tourism business with 40 permanent, part time and seasonal positions over 5 year period – building on disability market
- Creation of indirect employment of an additional 200 people in the local services sector & key tourism components of Irelands Hidden Heartlands region
- CO2 emissions savings in key areas of project : eg centre design, development & heating, boat operations etc



ACHIEVING A NEARLY ZERO OUTCOME...

Nearly Zero Energy Buildings' means a building that has a very high energy performance. The nearly zero or very low amount of energy required in our new tourism centre will be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby.



NEARLY ZERO INITIATIVES...

Key features of capital project at new Tourism Centre building on the North Quay at Ballyleague, Lanesborough....

Requirements for Non Domestic Buildings

For new buildings

For all new builds, an equivalent to a 60% improvement in energy performance on the 2008 Building Regulations is required. This means an improved energy performance for the fabric, services and lighting specification. It also introduces a mandatory requirement for renewable sources. The renewable sources must in general provide 20% of the primary energy use, however there is flexibility where the building is more energy efficient than the regulations. This typically corresponds to an A3 Building Energy Rating.

The NEAP Software for Non Residential Buildings has been updated to demonstrate compliance with NZEB and Part L of the Building Regulations. The SBEMie software version 5.5h is now available to the market for demonstrating compliance with NZEB requirements.

[Learn More >](#)

For major renovation

For existing buildings under EPBD, major renovation is where "more than 25% of the surface area of the building envelope undergoes renovation". This will require that the building is brought up to **cost optimal level, which is defined in the building regulations as:**

- Upgrade Heating Systems more than 15 years' old
- Upgrade Cooling and Ventilation Systems more than 15 years' old
- Upgrade Lighting more than 15 years old

Further details can be found on the Department of Housing, Planning and Local Government website.



PLANNING FOR THE FUTURE...

Roscommon County Council and Longford County Council commissioned an action plan for the Lanesborough-Ballyleague community in 2019 . The needs of the community established in the study by Exodea Ireland Ltd were identified as being heavily related to alternative employment opportunities in the tourism area for Bord na Mona & ESB workers losing their jobs. In 2021, this was followed up by the production of an extensive new economic strategy by KPMG to reflect the changed environment after the closure of ESB and Bord na Mona. The Access for All sustainable tourism project is compatible with these needs as assessed and with the objectives set out for activity-based rural tourism in this region in these plans on Page 36 of the Roscommon County council LDS, 2018-2022 and Page 38, of Longford County Council's LDS 2018-2022.

[dcdp-94-future-analytics-on-behalf-of-longford-roscommon-co-councils.pdf \(longfordcoco.ie\)](#)



THE MISSION

The clear objective of the project is to build on the outstanding natural resources of the area to provide long term and sustainable employment in the eco tourism and recreational sector.





WHAT IS A BIOSPHERE....

Achievement of UNESCO Biosphere designation for Lough Ree and environs which would raise the profile of the area as a national and international visitor destination....the Lough Ree Access For All project is part of that vision.