
Sports Ireland National Cricket Centre Contact 2

SAQ Project Information Memorandum
June 2026



1 Current Issue

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2 Introduction

2.1 Project Title

National Cricket Centre – Contract 2

2.2 Sport Ireland Masterplan

In November 2022 Sport Ireland launched the Campus Masterplan Vision that proposed a vision and framework for the growth of the Sport Ireland Campus and the long-term development of associated sporting facilities over the next 15–20 years.

The Campus is envisioned as a local, national and international centre for sporting excellence within Ireland. It will serve as a new home for the development of athletes and a focal point for the promotion of sport, health and well-being within the community. This will be achieved through the implementation of a strategic Masterplan that provides a framework for the delivery of world-class, progressive and state-of-the-art facilities for sport. The Masterplan will also enable Sport Ireland to maximise the Campus's potential for community use, education and recreation. The Masterplan will have a clear focus on people, both elite athletes and the wider community, and the many benefits that sport can deliver.

The Masterplan will reflect the heritage and history of sport, whilst striving to create active places that will create a new legacy for future generations. The Masterplan seeks to establish a new vision for the Campus, with buildings and facilities set within a sustainable and connective network of movement and landscape, creating sequences of distinctive, memorable and characterful places of the highest levels of design quality.

A copy of the master plan is included in Appendix A for information.

2.3 Background

Cricket Ireland have been an associate member of the International Cricket Council (ICC) since 1993 and played their first One Day International (ODI) match in 2006. In 2017 full membership of the ICC was granted along with test status, with the first test match being played in 2018.

International matches are currently played using temporary infrastructure at:

- Malahide (The Village)
- Dublin (Castle Avenue)
- Belfast (Civil Service Cricket Club Stormont)
- Maghermason (Bready Cricket Club)

In February 2023, the Department approved the commencement of the procedures required under the Public Spending Code (PSC) to allow government to consider a proposal for the development of a permanent home for Irish cricket, including the development of Cricket Ovals and any other related developments, at the Sport Ireland Campus.

The facility is to provide a permanent home for international cricket in Ireland that meets ICC requirement and international best practice. In addition to international cricket the facility is to host major domestic cricket events and provide training facilities for both elite and community cricketers.

Ireland was named preferred to co-host the 2030 ICC Men's T20 world Cup, with England, Wales and Scotland, which will require a venue capable for hosting up to 20,000 spectators.

2.3.1 National Cricket Centre - Project Brief

The proposed development will deliver a permanent national home for international cricket in Ireland, designed to meet International Cricket Council (ICC) requirements and international best practice. In addition to hosting international fixtures, the facility will support major domestic cricket events and offer training opportunities for both elite and community-level players. Equipped with top-tier amenities, the National Cricket Centre will serve as a dual-purpose facility that promotes high-performance development while also facilitating grassroots participation. By

integrating elite training with community engagement, the Centre aims to enhance Ireland’s standing in the global cricketing community and inspire future generations of players.

The key objectives for the development are as follows:

- To deliver a high-quality and flexible facility that will serve as a base for Cricket Ireland, Sport Ireland, and Sport Ireland Facilities, supporting both elite athlete development and wider community use, including the hosting of national and international matches.
- To align with the principles and framework set out in the Sport Ireland Campus Masterplan, and complement existing infrastructure delivered to date.
- To achieve a BREEAM “Excellent” rating, reflecting a commitment to environmental sustainability and best practice in construction.
- To be delivered in accordance with Building Information Modelling (BIM) Level 2 standards, supporting digital integration and lifecycle asset management.

The overall National Centre project will consist of:

- A main oval
- Approximately 4,240 permanent spectator seats
- A concourse area,
- A main building containing of Player and Matches Official Area (PMOA) and High-Performance Centre (HPC)
- Two toilet blocks
- An Energy Centre
- Maintenance building
- Associated infrastructure works and services

2.4 Project Contracts

Due to the timescales associated with the meeting the World Cup requirements, the project is being delivered via various public works contracts, set out as follows:

- Contract 0 (PW-CF5) – This enabling contract include works associated with the relocation of overhead ESB cables. This contract was completed in April 2026.
- Contract 1 (PW-CF 1) – This contract includes the construction of the main oval, seating bowl and concourse area, two toilet blocks, energy centre, maintenance building and all associated site / infrastructure works.

This contract was awarded in April 2026, works commenced on site in May 2026 and it is envisaged that they will be completed in Q2 2028.

- **Contract 2 (PW-CF 1)** – This contract includes the HPC / PMOA Building and associated site / infrastructure work
- Floodlighting Specialist – (PW-CF2). A procurement competition is currently underway for a floodlighting specialist to develop the design, manufacture, installation, testing and commissioning of the floodlights, masts/headframes, electrical infrastructure and a DMX-based lighting control system. Subject to government approvals it is envisaged that the floodlighting specialist will be novated to the tenderer under Contract 2.

Contract 2 is subject of this procurement competition.

2.5 Proposed Contractor Service Overview

Sport Ireland is seeking submissions from competent Contractors for the construction of the National Cricket Centre – Contract 2.

It is anticipated that the construction contract for the project will be a PW-CF1 – Public Works Contract for Building Works designed by the Employer. The appointed Contractor will be responsible for:

- Delivering the works in accordance with the Employer’s Requirements.
- Ensuring compliance with applicable statutory and regulatory obligations.
- Fulfilling the duties of Project Supervisor Construction Stage (PSCS) in accordance with the Safety, Health and Welfare at Work (Construction) Regulations.
- Assisting in the preparation and submission of all required documentation under the Building Control (Amendment) Regulations 2013, noting that the role of Assigned Certifier will be undertaken by Sport Ireland’s consultant team.

2.6 Approving Authority

The Department of Culture, Communication and Sport are the Approving Authority.

2.7 Sponsoring Agency

The Sponsoring Agency shall be Sport Ireland.



Figure 1 Planning CGI - Visual Aspect Nr.001



Figure 2 Planning CGI - Visual Aspect Nr.002

3 Project Overview

3.1 Objective & Purpose

Sport Ireland wish to appoint a Contractor for the National Cricket Centre – Contract 2.

The new facility will serve as a landmark destination within Dublin and across Ireland, offering Cricket Ireland a permanent home while providing a venue for the 2030 World Cup. The development aims to promote support the sport both internationally, nationally and within the local community

3.1.1 The Site

The site is approximately 30 hectares, located in the eastern portion of the Sport Ireland campus at Abbottstown, Dublin 15. The site encompasses the existing Cricket High Performance Training Centre and is currently agricultural land and disused grassland. Historically the site has been agricultural land prior to the development of the Sports Campus.

The cricket site is located within the Sport Ireland Campus, which hosts facilities such as the National Indoor Arena, National Aquatic Centre, and National Horse Sport Arena. It also houses several national sports governing bodies, including the GAA, the Football Association of Ireland, and Sport Ireland. The campus features a mix of architectural styles, from the two-storey Regency-style Abbottstown House to the modern superstructure of the National Athletics Centre. This diverse architectural narrative offers an opportunity for the design of the National Cricket Centre to celebrate and enhance the campus’s rich heritage.

The new National Cricket Centre is located in the southeast landscape area of the campus, east of the existing Cricket Ireland High-Performance Centre (outdoor nets). The site is primarily a grass-covered landscape. To the north are football fields, while to the south lies a drainage ditch with trees and vegetation. To the west, near the outdoor nets, is the Sport Ireland Institute building and a group of mature trees. The new campus entrance on Ballycoolin Road, located east of the site, offers potential for primary vehicular access to the project.



Figure 3 Sport Ireland Campus – Current Aerial View

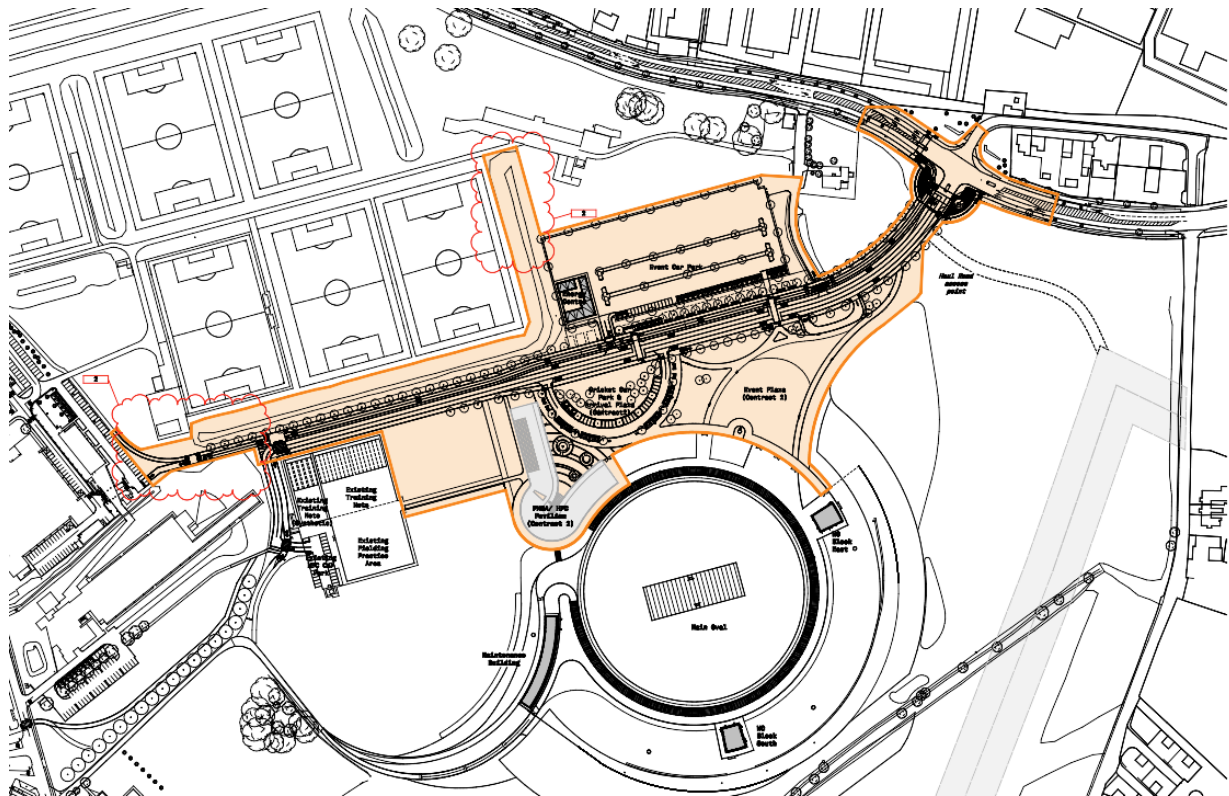


Figure 4 Contract 2 – Proposed Site Boundary

3.1.2 The Overall Site Arrangement

The overall Cricket site is approximately 30 hectares, located in the eastern portion of the Sport Ireland campus at Abbottstown, Dublin 15. The site encompasses the existing Cricket High Performance Training Centre and is currently agricultural land and disused grassland. Historically the site has been agricultural land prior to the development of the Sports Campus.

The Contract 2 portion of the Cricket site is approximately 7 hectares. The new National Cricket Centre, with a building footprint area of 3181.8m², is located in the southeast landscape area of the campus, east of the existing Cricket Ireland High-Performance Centre (outdoor nets). The site is primarily a grass-covered landscape. To the north are football fields, while to the south lies a drainage ditch with trees and vegetation. To the west, near the outdoor nets, is the Sport Ireland Institute building and a group of mature trees. The new campus entrance on Ballycoolen Road, located east of the site, offers potential for primary vehicular access to the project.

Contact 2 includes the main pavilion, which houses the PMOA area and the indoor High-Performance Centre (HPC), is positioned to the northwest of the oval. To the north of the main pavilion, an arrivals plaza and car park are provided, creating a welcoming approach to the development. This area also serves as the secure drop-off zone for players and officials during matches, ensuring smooth access to the facility.

In addition to the arrival plaza, a landscaped events area will be created. This soft landscaped zone is designed to accommodate temporary overlays for larger events, providing flexible space for activities such as F&B marquees, or additional WCs, while maintaining an inviting and natural environment.

3.1.3 Contract 2 Scope

The scope of the Contract 2 which forms part of this procurement process, proposes to include the following:

- HPC/PMOA Building (building footprint area of 3181.8m²) (Full structure + services installation)
- External (Civils/ Structure/ Services)
 - Site clearance (nominal)
 - Earthworks (landscaping only)
 - Surface Water (roof drainage tie-in to C1 networks)
 - Foul (building tie-in to C1 networks)
 - Water (C1 networks tie-in to building)
 - Underslab drainage
 - Comms (ELV; Broadcast) –chambers only
 - Electrical (Power 1, 2 & 3) –chambers only
 - Lighting (Public; Floodlighting) –chambers only
 - Outgoing services from Energy Centre to PMOA/HPC
 - Services between PMOA/HPC and Maintenance Shed
 - Energy Centre – Connection to pre-insulated and HDPE pipework rising into plantrooms
 - HPC/PMOA – Connection and continuation of pre-insulated and HDPE pipework into GF plantroom
 -
- Landscaping
 - Grasscrete for fire tender access
 - Finishes and planting around Main Pavillion
 - Fencing
 - Hard Surface Finishes
 - Edges and Kerbs
 - Furniture
 - Planting Typologies

3.1.4 Proposed Sections

It is currently envisaged that Contract 2 will be delivered via a single stage Completion. However, this is subject to review and details of sectional completion dates will be set out at the invitation to tender stage.

3.1.5 Planning

Planning Approval has been granted by Fingal County Council.

3.1.6 Sport Ireland PMO

The National Cricket Centre project is being delivered in accordance with the Sport Ireland Project Management Office (PMO) governance framework. The appointed Contractor shall be required to comply with all applicable PMO procedures, protocols, and reporting structures throughout the duration of the contract.

3.1.7 BIM

The project will be delivered in alignment with ISO 19650-2:2018 standards for information management using Building Information Modelling (BIM). An overview of the BIM Execution Requirements is included in Appendix B of this document.

The appointed Contractor shall:

- Undertake the role of Lead Appointed Party for the Construction Stage.
- Utilise Sport Ireland’s Common Data Environment (CDE) for all communications management during the construction phase.

3.1.8 Sustainability

In 2022, Sport Ireland launched the Campus Masterplan Vision, which outlines a strategic framework for the development of the 520-acre Sport Ireland Campus over the next 15–20 years. At the heart of this vision are five core values, one of which is sustainability. Sport Ireland is committed to “developing a sustainable Campus that fulfils its climate responsibilities.”

As part of this commitment, the National Cricket Centre is required to achieve a BREEAM “Excellent” rating. The Contractor shall:

- Incorporate sustainability principles into all aspects of project delivery.
- Provide comprehensive documentation and evidence to support BREEAM assessment.
- Liaise with the appointed BREEAM Assessor to ensure that all design, procurement, and construction activities align with the required environmental performance standards.

4 Project Deliverables and Programme

4.1 Contract 2 Key Dates Summary:

Activity	Programme Dates
SAQ Issue Date	June 2026
SAQ Evaluation Process	August 2026
Tender Issue to Contractors	November 2026
Tender Submissions	January 2027
Tender Assessment	February 2027
Contract Award	April 2027
Commencement on Site	May 2027
Substantial Completion	May 2029

Table 1 – Contract 2 Key Dates

4.2 Programme Constraints

Due to the requirements of the, the International Cricket Council (ICC), and Cricket Ireland, the building must be completed and fully operational by May 2029 in order to host test events in the lead up to the Work Cup in 2030.

The PMOA/HPC building, is essential for hosting the 2030 ICC Men’s T20 World Cup.

5 Services to be Provided

5.1 Scope of Contractor

The Contractor scope of work will be in accordance with the PWCF1 – Building Works designed by the Employer.

5.2 Contract and Awarding Criteria

Sport Ireland requires a Contractor to construct the National Cricket Centre – Contract 2.

The appointment will consist of the Contractor to construct the works in accordance with the Employer Requirements, statutory consents and Irish Building Regulations.

The SAQ includes for the appointment of the Contractor and as PSCS and the Applicants are to populate the SAQ documents in accordance with the SAQ guidelines as set out in QW1 Part 1.

5.3 Health & Safety

The Contractor shall be appointed as Project Supervisor for the Construction Stage (PSCS) in accordance with the Safety, Health and Welfare at Work Regulations, 2013.

The Contractor shall be responsible for the Health and Safety of all its personnel and shall have to undertake all necessary Risk Assessments and implement any required mitigation measures prior to undertaking the service requirement.

The Contractor shall be appointed in writing by the Employer and shall have to accept this appointment in writing also.

5.4 Procedural Documents

All processes and deliverables must comply with the following Procurement Policy:

- The Infrastructure Guidelines
- The Capital Works Management Framework (CWMF)

5.5 Procurement Policy

The Contractor shall ensure compliance with Sport Ireland, National and European procurement procedures and conform with the rules of the relevant funding body if applicable when seeking tenders and quotes for all services / works associated with this project. This requirement shall be followed and implemented throughout the life cycle of the project.

5.6 Key Stakeholders

The projects key stakeholders include, but are not limited to:

- Sport Ireland
- Sport Ireland Facilities,
- Sport Ireland Art and Culture Group,
- Masterplan / Infrastructure Consultancy Design Team (incl. developing Design Codes),
- Cricket Ireland,
- Approved Governing Bodies (AGB's) located on the Campus
- Fingal County Council,
- Utility and services providers
- Contactor appointed for National Cricket Centre - Contract One

- Contractor appointed for National Cricket Centre - Floodlighting

The Contractor will be required to prepare a Stakeholder Engagement Plan for agreement with Sport Ireland and the Employer Representative.

5.7 Reporting Requirements

The project will be delivered in accordance with the Sport Ireland PMO governance requirement, and the Contractor will be required to comply with these reporting requirements. Full details will be included in the Project Particulars at the tender stage however the Contractor will be required to complete the following as a minimum:

- Fortnightly Project Progress Report
- Fortnightly cost reports
- Fortnightly technical submittal summary
- Fortnightly sample schedule update
- Monthly procurement schedule update

The Contractor shall be required to attend fortnightly in person meetings for the duration of the contract at the Sport Ireland Development offices.

6 Risks

6.1 Risk Register

A project risk register has been developed by McAdam and input will be required by the Contractor during the construction stage. The risk register will be reviewed monthly between McAdam and the Contractor

6.1.1 Risk Summary

The table below outlines the top 5 risks currently on the project:

Risk	Details	Likelihood (Low Medium, High)
Failure to meet the 2030 World Cup Requirements	Completion of the project within the required timescales and to the ICC standards	Medium
Site Conditions	Unforeseen ground conditions, contamination, or buried structures.	Low
Budget	Contract not delivered within the project budget	Medium
Utility Service Providers Risk	Network Capacities, Utility Clashes, Connections, Engagement.	Medium
Floodlights	Integration of the floodlights following government approval	Medium

Table 2 – Risk Summary

7 Budget

7.1 Budget Overview

The estimated value for Contract 2 is circa €30m - €35m excluding VAT.

8 SAQ Assessment Criteria

8.1 SAQ (QW1):

The assessment criteria set out by the Contracting Authority is set out in Table 19 of QW1 Part 1.

The means of evaluation of the Qualification Criteria and forming the short-list of Candidates to be invited to participate in the next stage of the Competition is:

- Pass/Fail + Qualitative and selection by ranking.

Only those tenderers who pass all of the relevant criteria will have their qualitative criteria assessed.

The Qualitative assessment criteria and marking scheme is set out in Table 23 of QW1 Part 1.

8.1.1 Qualitative Assessment - Scoring Bands

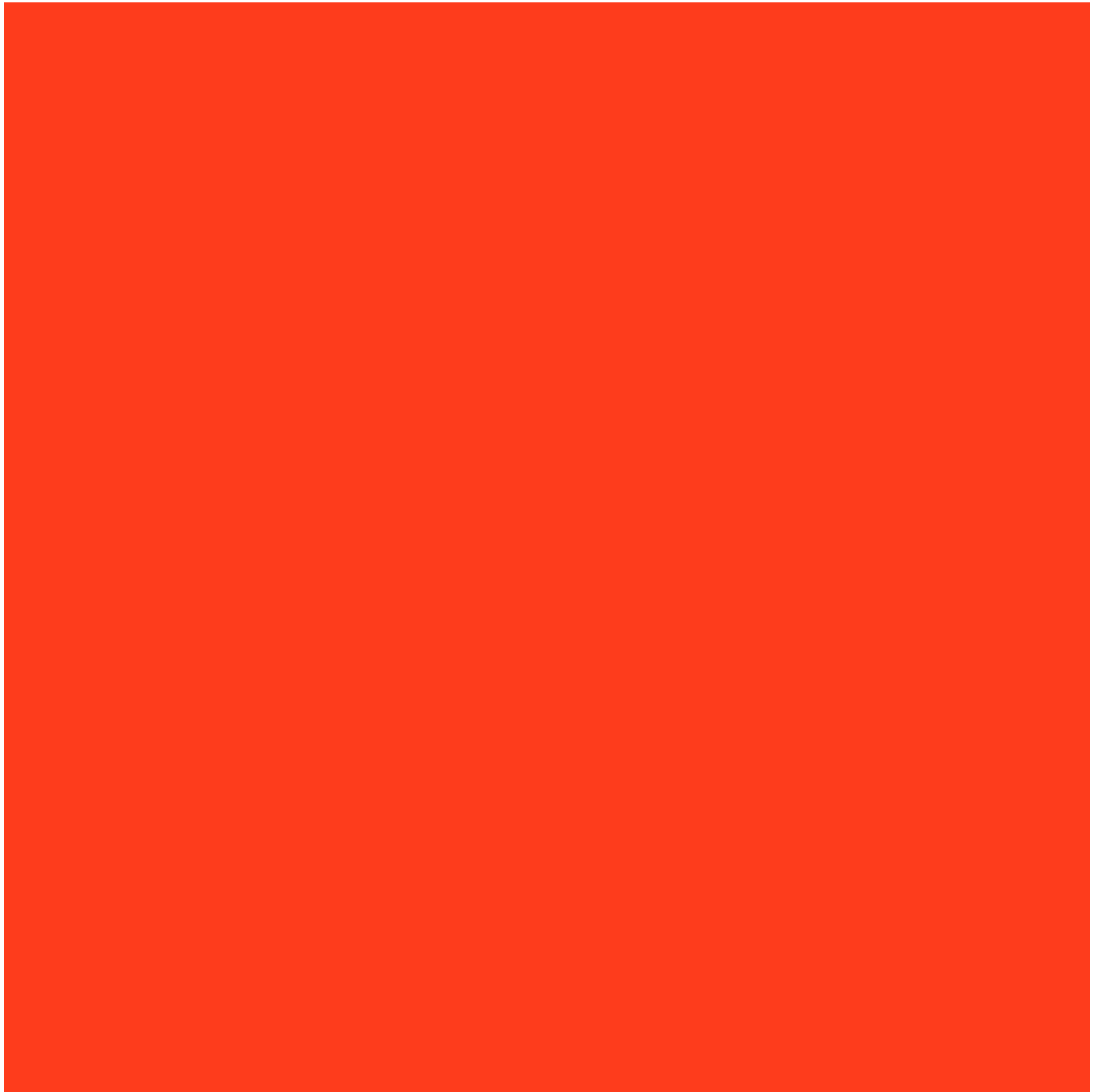
Each qualitative criteria and sub criteria will be evaluated against the the scoring bands outlined below:

The score will be determined based on the weightings above for each response and this will be multiplied by the total marks available for each qualitative criterion.

Weight	Meaning
91% -100%	Excellent response with very few or no weaknesses, response exceeds requirements, and provides comprehensive, detailed, and convincing assurance that the Applicant has the capacity to deliver to an excellent standard.
80% -90%	A very good response that demonstrates a real understanding of the Project requirements and fully meets the requirements and provides assurance that the Applicant has the capacity to deliver to high standard
60% -79%	A satisfactory response which demonstrates a reasonable understanding of requirements and gives reasonable assurance of the Applicants capacity to deliver to an adequate standard but does not provide sufficient convincing assurance to award a higher mark.
50% -59%	A satisfactory response which demonstrates a reasonable understanding of requirements and gives reasonable assurance of of the Applicants capacity to deliver an adequate standard but does not provide sufficient convincing assurance to award a higher mark.
49% or less	Any Applicant who fails to achieve at least 50% of the available marks applicable to each criterion and sub criterion will be eliminated.

Table 3 – Scoring Bands

Appendices



Appendix A

Sport Ireland Masterplan

Sport Ireland Campus Masterplan

Priority Projects

Multi-Purpose Sport Building



Hockey Stadium



Sport Ireland Village



Abbotstown House



National Velodrome & Badminton Centre



Office Quarter



Campus Wide Infrastructure



Cricket Stadium and High-Performance Centre



Athlete Accommodation Hub



Appendix B

BIM Requirements

4th June 2025

NATIONAL CRICKET CENTRE – CONTRACTS 1 & 2 FOR SPORT IRELAND

Document Description: **BIM ACTIVITIES BY ROLE**

Document Name: 09CS-Z-Z-Z-ZZZ-MS-ADX-IM-00002.docx
Document Purpose: P1
Document Acceptance: D
Document Revision: 0

OVERVIEW

This document summarises the Activities by Key Roles on a BIM Project Aligned to ISO 19650-2 for the Sport Ireland National Cricket Centre, specifically Contract 1: Enabling Works & Playing Surface and Contract 2: Stadium and HPC Construction. These roles include the:

- Appointing Party (Sport Ireland)
- Client Information Manager (ArcDox)
- Lead Appointed Party (e.g., Main Contractor / Lead Consultant)
- Appointed Parties (e.g., Designers, Specialists, Subcontractors)

Please note that reduced requirements have been agreed for the ESB Enabling works only, which are described in a separate contractor requirements document for that contract.

APPOINTING PARTY (CLIENT / EMPLOYER – SPORT IRELAND)

Main Responsibility

Set the direction and requirements for managing project information.

Key Activities:

- Prepare and issue the Exchange Information Requirements (EIR) to all Lead Appointed Parties.
- Define Information Standards, naming conventions, and Common Data Environment (CDE) usage rules.
- Appoint a Client Information Manager to oversee compliance and coordination.
- Review and approve pre-appointment BIM Execution Plans (BEPs).
- Validate final project deliverables (models, documents, data).
- Maintain contractual alignment with ISO 19650 requirements.

CLIENT INFORMATION MANAGER (FOR THE APPOINTING PARTY - ARCDX)

Main Responsibility

Act on behalf of the Appointing Party to implement and monitor information management responsibilities.

Key Activities:

- Support development and ongoing refinement of the EIR.
- Ensure the CDE is established and configured to project needs.
- Act as a point of contact for information-related queries and coordination.
- Review submitted BEPs and verify compliance with EIR and ISO 19650.
- Monitor file naming, status coding, and metadata standards.
- Facilitate regular reviews of information deliverables and workflows.
- Support the validation of received information before acceptance.
- Participate in progress reviews and information risk assessments.

LEAD APPOINTED PARTY (E.G., MAIN CONTRACTOR / LEAD CONSULTANT – ORGANISATIONS AND PERSONNEL TO BE CONFIRMED)**Main Responsibility**

Coordinate all information delivery from Appointed Parties and act as the bridge between the Appointing Party and delivery teams.

Key Activities:

- Respond to the EIR with a pre-appointment BEP, Capability and Capacity Assessment, Information Risk Assessment, and Mobilisation Plan.
- Develop a Master Information Delivery Plan (MIDP) from Task Information Delivery Plans (TIDP) received from Appointed Parties.
- Develop a detailed Responsibility Matrix.
- Establish project-wide standards, workflows, and responsibilities.
- Appoint and manage Task Team Information Managers.
- Implement, monitor, and coordinate information workflows in the CDE.
- Submit post-appointment BEP for approval.
- Test and mobilise resources and IT
- Aggregate models and validate information received from Appointed Parties.
- Conduct clash detection and issue resolution processes.
- Review and authorise for acceptance information received from Appointed Parties
- Submit information to the Appointing Party for acceptance

APPOINTED PARTIES (E.G., DESIGNERS, SPECIALISTS SUBCONTRACTORS - ORGANISATIONS AND PERSONNEL TO BE CONFIRMED)**Main Responsibility**

Produce and deliver project-specific information in line with the project's information requirements.

Key Activities:

- Creation of the Task Information Delivery Plan (TIDP).
- Input to the Lead Appointed Party's detailed responsibility matrix
- Develop discipline-specific models, documents, and data.
- Follow standards set in the BEP and EIR.
- Share WIP content via the CDE and progress it through Shared → Published.
- Respond to assigned issues and submit deliverables for Lead Appointed Party review.
- Collaborate with other teams through coordination reviews.
- Maintain version control and ensure quality assurance of outputs.

ALL PARTIES

- Must use the Common Data Environment (CDE) consistently.
- Must adhere to naming conventions, metadata requirements, and approval workflows.
- Must participate in regular information reviews and coordination meetings.

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