

LDA Market Engagement Event

Cherry Orchard Affordable for Sale Development Tuesday 23rd of June

Please note this document is provided for information only and interested parties are advised to refer to the Prequalification Questionnaire for details in relation to the prequalification process as some details may have changed since the Market engagement hosted on 23rd June 2026.

Agenda

- LDA Overview
- Development Pipeline
- Development Partner Model
- Project Details
- Contracting & Procurement
- Q&A | One-on-One sessions

This presentation is provided for information only. Developers who participate in the Prequalification or Tender process for this project are advised to read all tender documents issued at the point of tender.

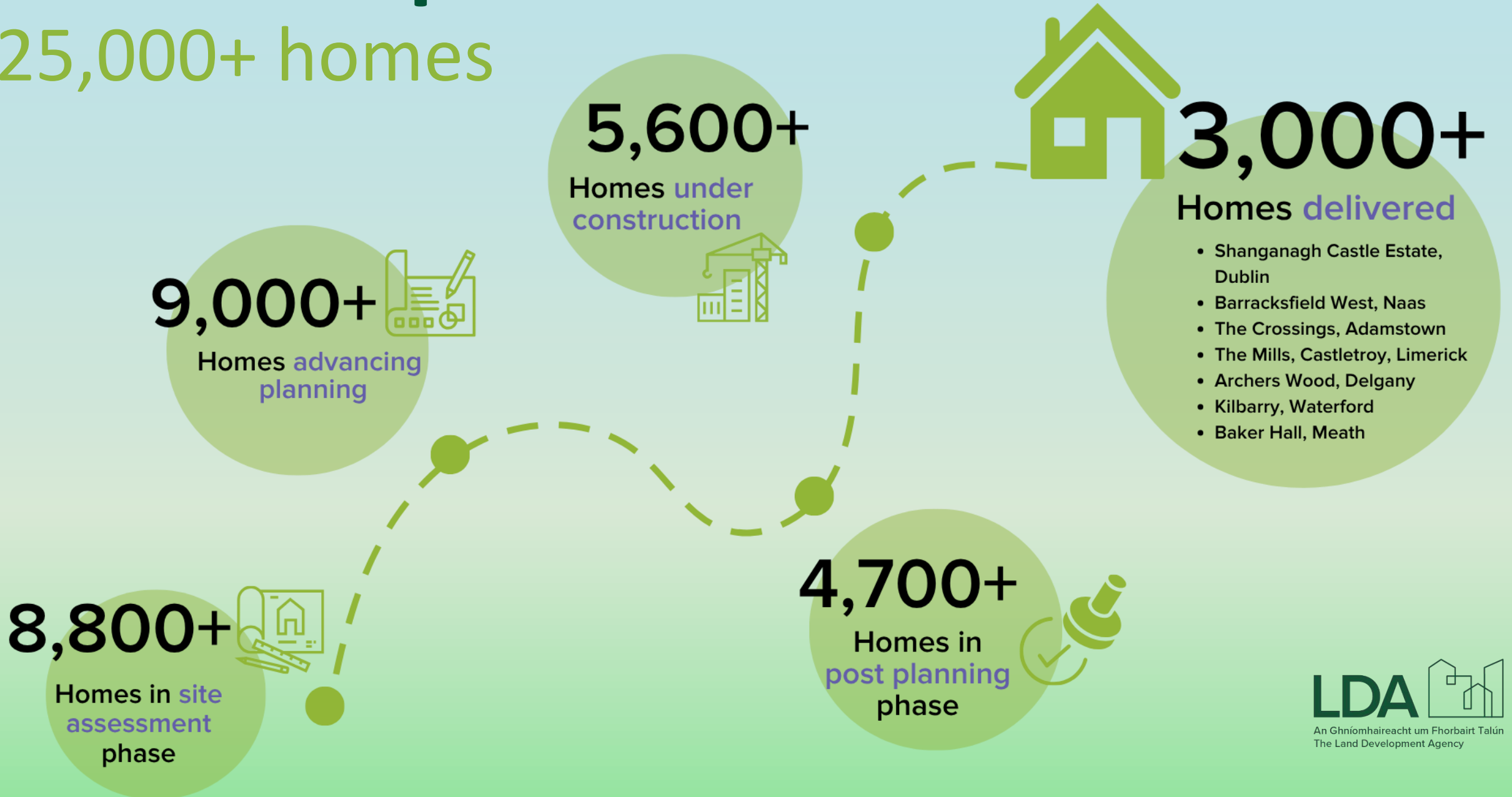


Current Snapshot



Current Pipeline

25,000+ homes





Delivery Mechanisms

- **Direct Delivery:** Land sourced from State bodies or purchased. Delivered through direct contractor appointment or housebuilder JV;
- **Housebuilder Partnerships (Project Tosaigh):** Kick-starting stalled or unviable housing projects;
- **Private Land Acquisition:** actively seeking expressions of interest from landowners for sites in the five main cities, with capacity for at least 200 homes per site

The Development Pipeline

Large Scale Housing Developments

Delivery
>3000 homes delivered to date

Hollystown, Dublin
Cookstown Gateway, Tallaght
Parklands Phase 2, Citywest
Parkside, Walker's Lane
Dun Óir, Kilternan
Hansfield
The Quarter, Citywest
Shanganagh
Seven Mills, Coopers Square
Adamstown Station
Harpur Lane, Leixlip
Devoy Barracks Phase 1a

Clonmore, Mallow
Castletroy, Limerick
Elder Walk, Kilbarry, Waterford

Under construction
c. 7,000 homes under construction

Cromcastle
Parkwest
Seven Mills, Coopers Square
Southwest Gate, Naas Road
St. Teresa's Gardens (Donore)
Hacketstown, Skerries, Phase 1
Adamstown Station
Woodbrook, Shankill
Brennanstown Road, Cabinteely
Castlelands, Balbriggan, Phase 1
Clongriffin Blocks 5 & 6 (Phase 1)
Cherry Orchard Phase 1a
Devoy Barracks Phase 1b

Marina Quarter, Cork
Horgans Quay, Cork
St Kevins Phase 1

Advancing planning / detailed design
>11,000 homes advancing planning or in post planning detailed design phase.

Dundrum Central Mental Hospital
Castlelands, Balbriggan Phase 2
Cherry Orchard (additional phases)
Cherry Orchard Affordable for Sale
Hacketstown, Skerries, Phase 2
Bluebell Waterways
Teagasc, Kinsealy
Ballymun
Royal Liver, Naas Road
St Teresa's Gardens (Donore) PLOTS 1&2
Stapolin
Cookstown, Tallaght
Clongriffin Wider Lands
Digital Hub
Dolphin House
Ballyoulster, Celbridge
Anglesea Terrace
Dock Road, Galway
Carey's Road, LK
Colbert St Josephs Phase 1
Mungret Housing Development
Wilton
St Kevins Phase 2

Undergoing site assesment
>18,000 homes with medium to long term potential.

Lissenhall
Lehaunstown, Cherrywood
HRI Carrickmines
Clonsilla
St.Bricin's
Central Bank The Mint, Sandymore
CIE Broadstone
CIE Conyngnam Road
Inchicore

Bord Na Mona
IDA Kilbarry
Colbert Quarter
HSE St. Otteran's

Approx. 20 sites at construction stage / c. 7,000 homes



Development Partnership Delivery Model

Development Partnership – Delivery Model

- **LDA will appoint a Development Partner who will be fully responsible for the design, construction and delivery of the development, commencing post grant of planning** and running through to delivery of the affordable for sale homes to the respective purchasers, including managing the marketing, sales and conveyancing process.
- Development Partner will be responsible for compliance with all building regulations and statutory requirements. Delivery will include all residential homes, ancillary facilities, and associated site development works. **The development will require to be delivered in compliance with the approved planning permission.**
- **Development Partner will be appointed under a Development Agreement** which will set out the overall agreed costs for delivery of the scheme and the associated unit cost for the various home types (i.e. the development agreement will set out payments due to the development partner for delivery for the scheme). The agreement will include the provision of a building license to the Development Partner for the purpose of completion of the development.
- The Development Partner will be required to deliver the development on a phased delivery basis (in line with market absorption capacity), with overall completion by a predetermined completion date.
- **Development Partner will have the ability if they so choose to appoint the incumbent Design Team post tender,** who will not have a role in the procurement evaluation process.

Development Partnership – Delivery Model

- The designated tenure for the homes is **100% affordable for sale**.
- **Affordable For Sale**
 - The Development Partner will deliver the affordable for sales homes, at pre-determined prices, to a pipeline of pre-qualified purchasers (under the Local Authority Affordable Purchase Scheme), and **will be responsible** for the **marketing** and **managing of the sales process**, and any **post handover defects**.
 - In the event that the AFS homes do not transact within a predefined time period [12 months] from when completed, a **backstop will be provided to the Development Partner** under which the homes will be acquired at the pre-agreed unit cost set out in the development agreement.
- **The LDA will forward fund delivery via interim monthly payments as delivery advances.**

Development Partnership – Delivery Model

Sales Expectations Include

The Development Partner will appoint a Sales Agent and Conveyancing Solicitor. From an appropriate juncture a weekly progress report will be provided to the LDA.

- **Branding** – Develop a scheme specific brand with clear story (Usually prepared by a third party procured by the Sales Agent).
- **Marketing** – Prepare and execute a marketing strategy for the scheme through each sales phase launch.
- **Portal Opening** – Liaise with DCC Housing and prepare all relevant documentation.
- **Allocation Process** – The appointed sales agent will manage this process alongside DCC.
- **Conveyancing** – The Development Partner and appointed conveyancing solicitor will prepare and collate all relevant documentation and manage this process alongside the Sales Agent and DCC.
- **Handover** to purchaser.
- **Defects Liability Period** – The Development Partner will be responsible for the DLP.

Cherry Orchard Affordable for Sale

Project Overview

Cherry Orchard

- Development of greenfield site
 - 141 3-bed homes
 - 31 2-bed homes
 - Link road
- Dublin City Council undertook a Part 8 Planning application which was granted October 2022
- The LDA are finalising the purchase of the site from Dublin City Council. This will be complete by Q3 2026

LDA Design Team

- Architect: Coady Architects
- Landscape Architects: Murray & Associates
- Mechanical & Electrical Engineers: JV Tierney
- Civil & Structural, Traffic Engineers: PUNCH Consulting Engineers

LDA QS and PM

- Quantity Surveyors: Mulcahy McDonagh & Partners
- Project Management: Seamus Monahan & Partners

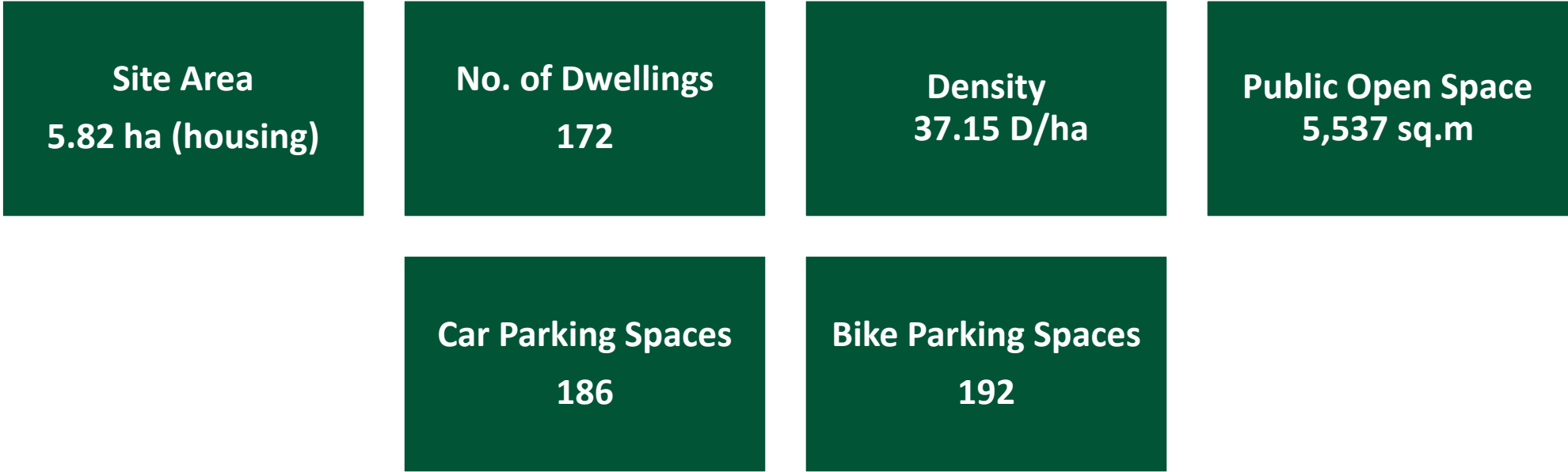


Status of Design for Development Partner

- All design elements will be developed and coordinated in sufficient detail to satisfy statutory compliance with FSC & DAC, prior to RFT issue.
- The detailed design will be complete to a design & build standard - primary elements spatially coordinated amongst all design disciplines.
- Design intent is provided for specialist subcontractor design packages with subcontractor scope and design performance requirements included.



Residential Breakdown



Type	No. of Homes	%
2 Bed 4P	31	18%
3 Bed 5P	141	82%
Total:	172	

Site Layout



Design Development

Façade Build ups:

- Brick and render finish to elevations.
- Mixed palette

Roof

- Concrete tiles / slates to all houses.
- Dual Pitch
- Allows for provision of solar panels

Windows

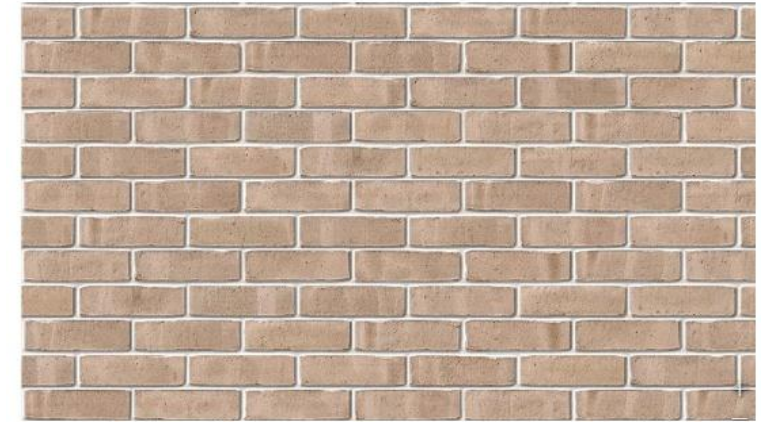
- Double glazed UPVC

Bin Stores

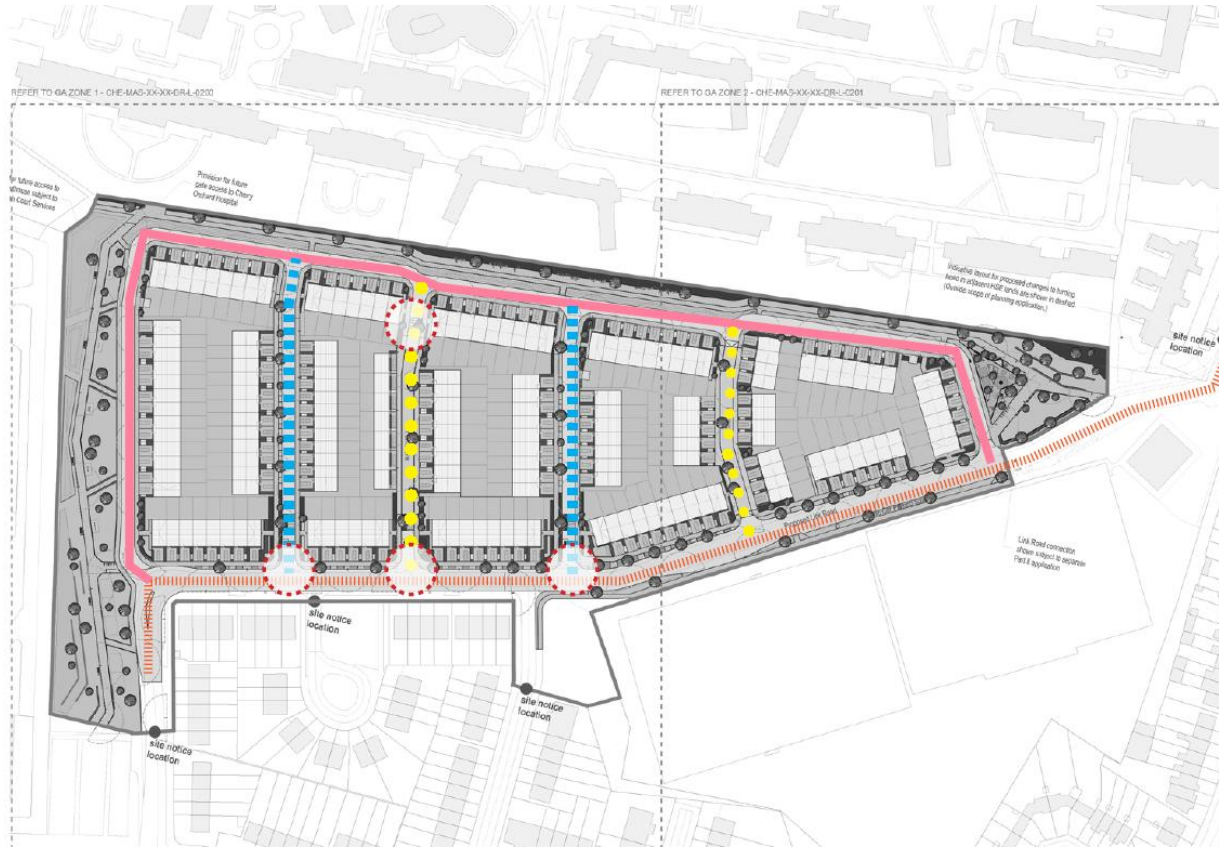
- Mid terraces – enclosed with brick clad screen
- End terrace – within rear gardens

Car Parking

- 1 NR on curtilage car park space
- Provision for future EV charging



Design Approach



STREET TYPOLOGIES

In conjunction with the traffic engineering solution it is proposed to introduce DMURS compliant 'Honezones' at strategic locations throughout the development. These shared surfaces are defined through embedded kerbs, street furniture items and street tree planting.

These spaces can accommodate flexible activities as well as movement through the development.

The movement hierarchy of priority is pedestrian followed by cyclist and vehicular movement at slow speeds. Materials have been chosen to "create an attractive pedestrian friendly area that also accommodates vehicular traffic moving at slow speeds". The vehicle is seen as a guest in this external place, sharing the space with pedestrian and cyclists moving through but also people carrying out other activities such as play, sitting and socialising or gardening.

LEGEND:

-  LINK ROAD
Tree lined on the development side
Traditional 125mm kerb arrangement
Cycle lanes on both sides
Refer to Engineers Drawings & Reports
-  INTERNAL 'LOOP' ROAD
Traditional 125mm kerb arrangement
Refer to Engineers Drawings & Reports
-  NORTH-SOUTH ROAD - TYPE 1
Tree lined verge to western side
Option for 25mm kerb arrangement for ease of in-curtilage parking. Standard asphalt to road surface
Refer to Engineers Drawings & Reports
-  NORTH-SOUTH ROAD - TYPE 2
DMURS Compliant Honezone
Flush surface treatment from door to door with embedded kerbs for demarcation. Localised Landscape Build-outs with specimen tree and shrub planting
-  TRAFFIC CALMING
Landscape build-out reducing carriageway to a single lane locally at the road entrance. Right of way to oncoming traffic egressing the north-south roads.

Site Constraints & Considerations



- Boundaries to adjacent Institutions
- Buildings Listed On NIAH
- Landmarks/ Tall Structures
- Dense Vegetation



- Existing Surface Watermain
- Drainage Ditch
- Existing Foul Main
- Existing Underground ESB Cable (38 kV)
- Approx location Existing Underground Attenuation Tank
- Existing Gas Main



- Solar Path
- Gentle Fall in Site
- Dense Vegetation



- Boundaries to adjacent Institutions
- North-South Link Road Proposed in L.A.P.
- Potential Pedestrian/ Cycle connection to Hospital (LAP)
- Potential Link to Cloverhill Courthouse (Brief)

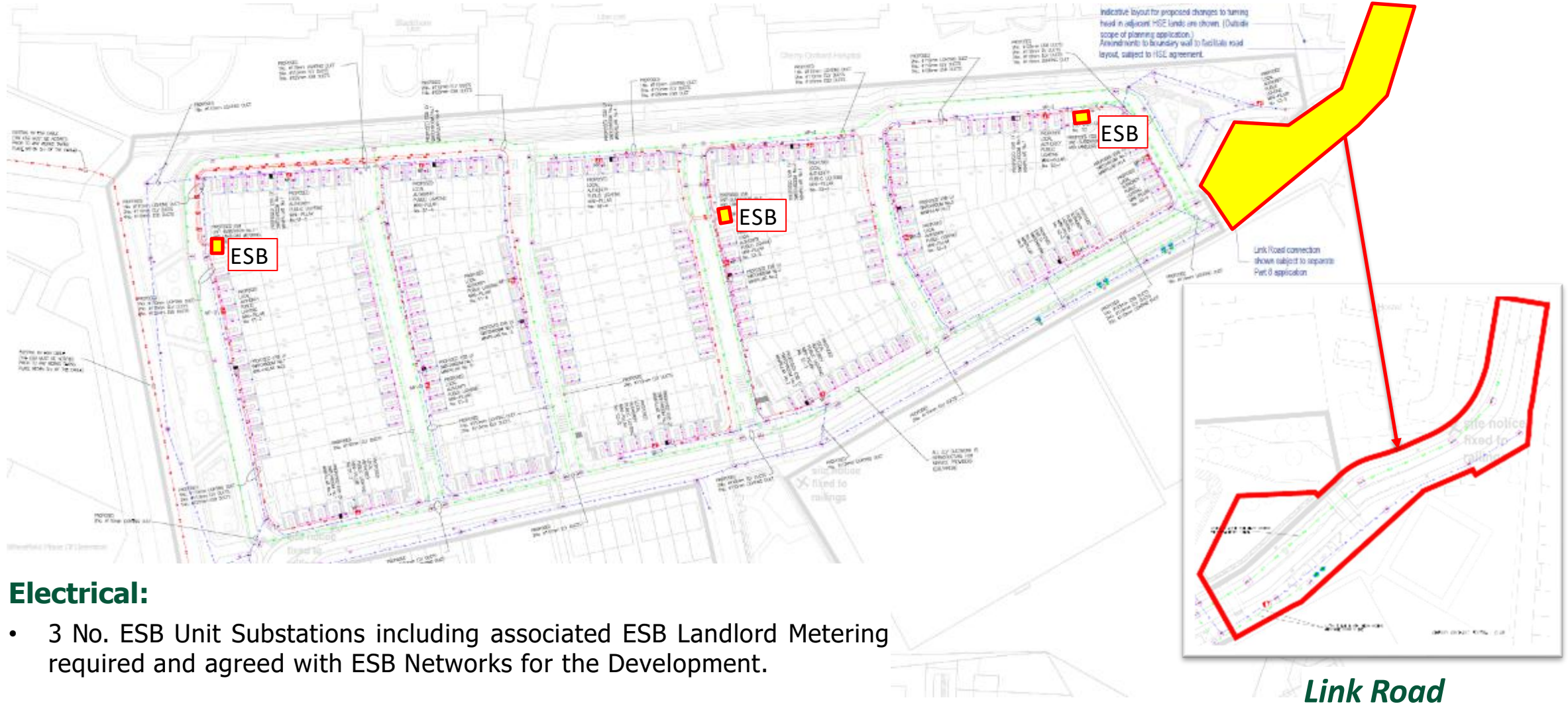
Figure 15. Site and Context

Figure 17. Boundaries and Connections

Site View



Proposed Site Services



Electrical:

- 3 No. ESB Unit Substations including associated ESB Landlord Metering required and agreed with ESB Networks for the Development.

Mechanical and Electrical Strategy

Proposed ESB Unit Substation No. S1 & Landlord Metering.

Proposed ESB Unit Substation No. S2 & Landlord Metering.

Proposed ESB Unit Substation No. S3 & Landlord Metering.

Existing ESB u/g HV underground cable, min. 5m clearance to be observed

ESB Mini-Pillars and Public Lighting Mini-Pillars.
125mm ESB u/g ducting.
110mm Public Lighting u/g ducting.
110mm ELV u/g ducting.

Indicative layout for proposed changes to turning head in adjacent MSE lands are shown. (Outside scope of planning application.)
Provision to boundary wall to facilitate road layout, subject to MSE agreement.

Link Road connection shown subject to separate Part 8 application

Link Road

Mechanical and Electrical Strategy

Public Lighting Mini-Pillars.
110mm u/g Lighting Ducts.

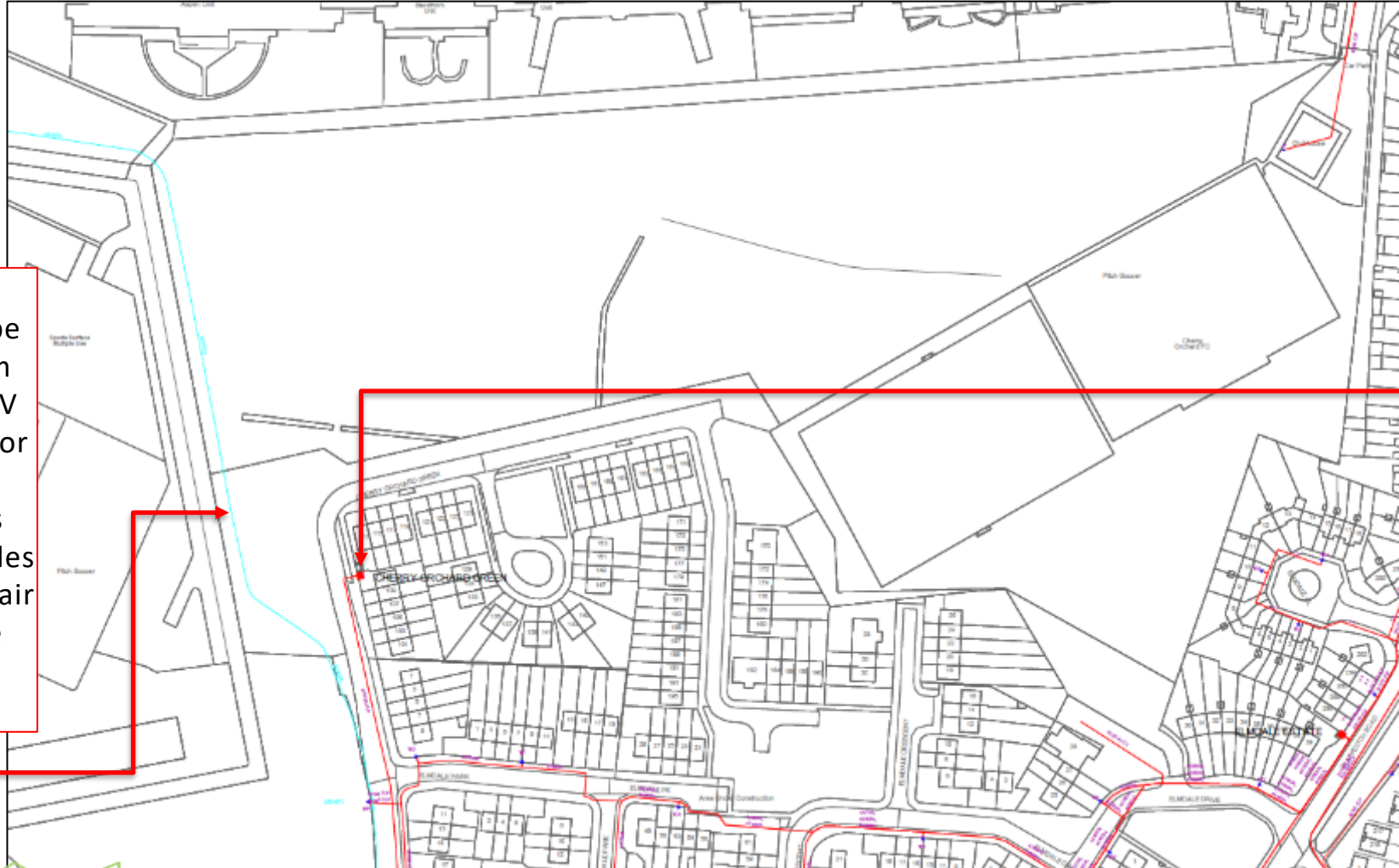
Classification E3, medium district brightness, with a maximum sky glow (URL) of 5%, light trespass. Class P4 for the Residential Areas and Class P2 for the Link Road.



Link Road

Electrical Site Lighting Layout

Existing Utilities

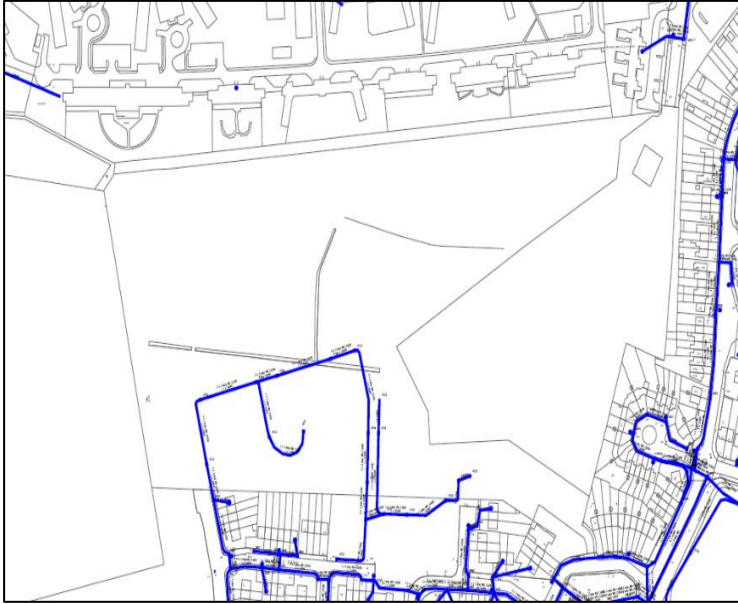


5m min. clearance to be observed from existing u/g HV cables. Corridor required for vehicle access to the HV cables for ESB to repair or replace the cables in the future.



Nearest ESB Unit Sub serving Cherry Orchard Green

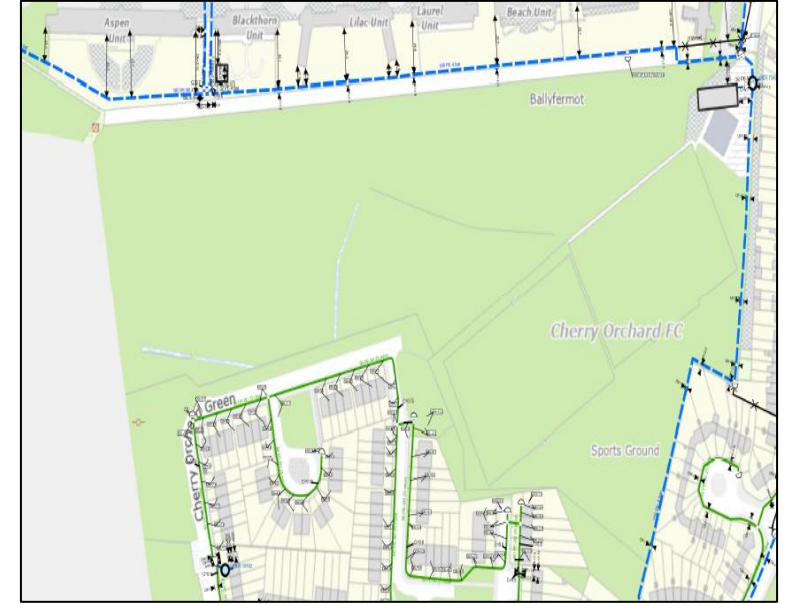
Existing Utilities



EIR



Virgin Media

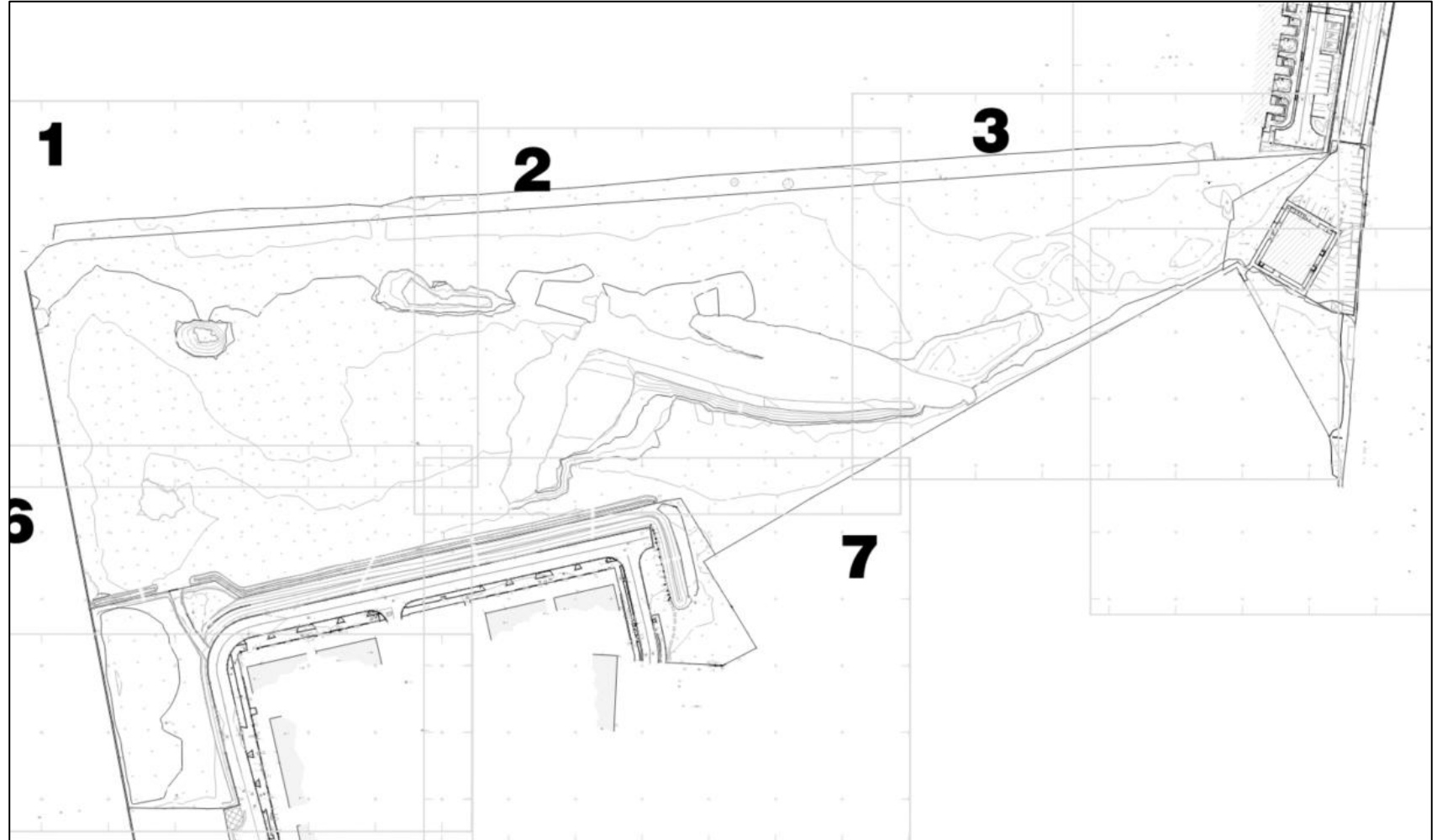


Gas Networks Ireland

Site Topography

Status and Comment:

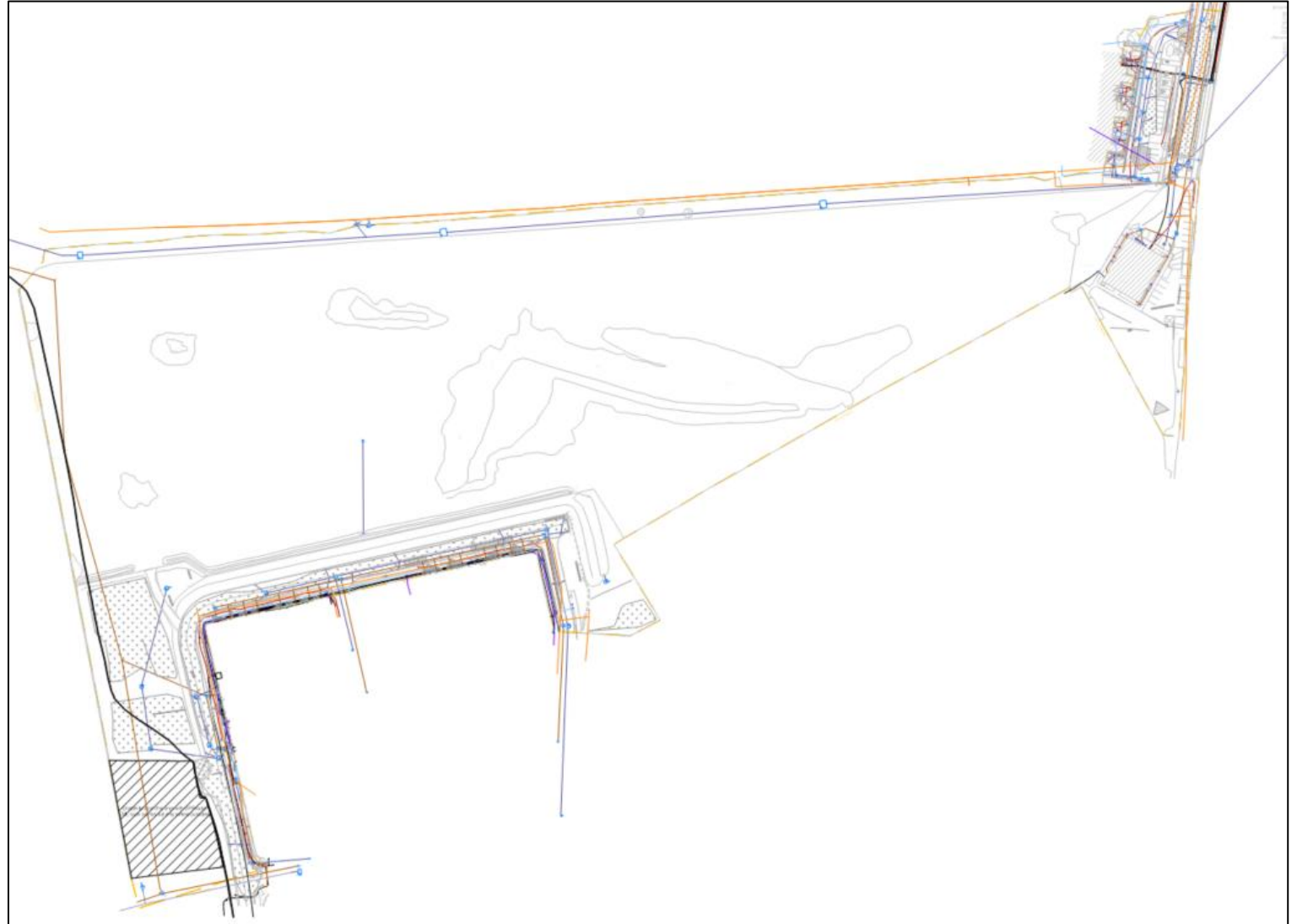
- Topographic survey complete by Murphy Surveys
- Some areas have overgrown vegetation and are not surveyed
- Extent of raised earth mounds on site
- Site levels overview:
 - North west: 55.35
 - North east: 55.70
 - South West 54.50
 - Earth mound: 57.30
- Additional survey proposed for more areas



GPR and CCTV Survey

Status and Comment:

- GPR survey complete by Murphy Surveys
- CCTV Survey complete by Dyno Rod
- Some areas have blocked drainage / overgrown vegetation and not surveyed
- Primary existing services:
 - 1500mm diameter storm to north
 - 150mm foul sewer to west
 - HV ducting to west
 - Gas main to north
 - Pipe north to south
 - Existing road to south and north east
- Additional survey proposed for more areas



Site Investigation

Status and comment:

- Site investigation complete by ground Investigations Ireland
- Boreholes, trial pits, CBR, slit trenches, (as diagram). Geotechnical and geoenvironmental tests complete Additional investigation proposed:
 - Trial pits
 - Slit trenches
 - Geoenvironmental tests
 - CBR along Road
 - Dynamic probes under terraces



Civils - Drainage

Stormwater:

- Stormwater drainage connection to northwest.
- Above ground ponds and swales
- Oversized pipework



Wastewater:

- Wastewater drainage connection to south west
- Uisce Eireann works

Civils - Roads

Stormwater:

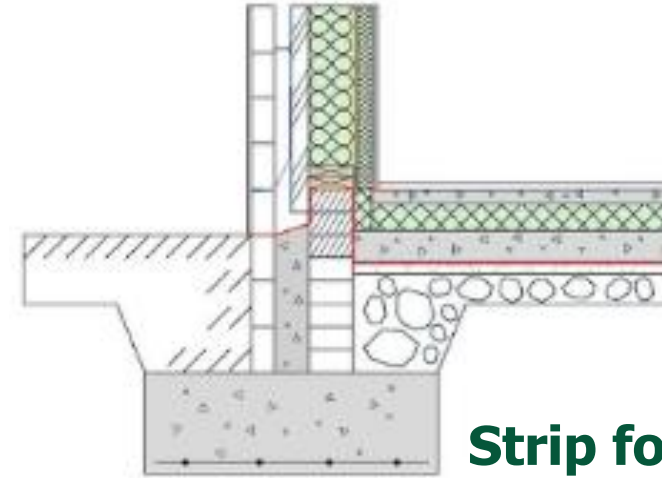
- New roads proposed throughout
- Bus route to south
 - Min. 6.5m wide road with
 - Min 1.5m wide cycle lane
 - 2m wide footpaths proposed along south
- Other roads
 - 5.5m road
 - 2m footpaths



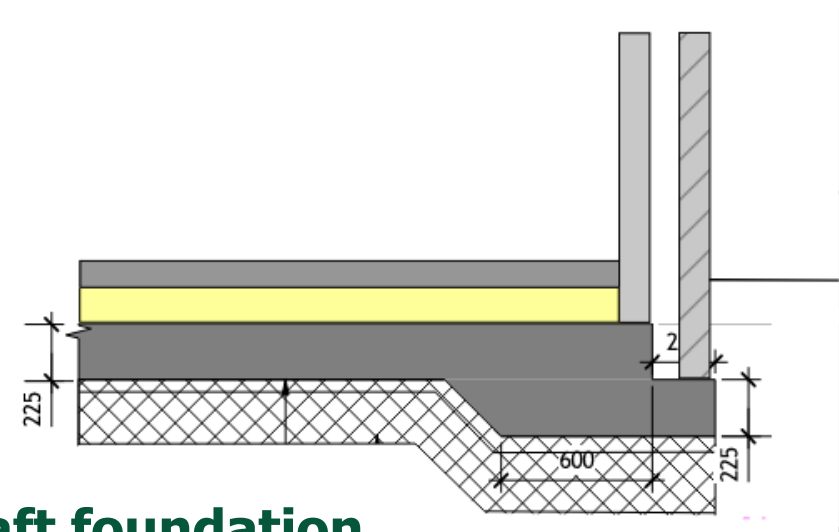
Structural – Foundation Detail

Terrace Houses:

- The proposed development consists of two-storey dwellings arranged in terraces.
- Foundations must be brought to the underlying CLAY layer. The allowable bearing capacity in this layer is 100kN/m² at a depth of 1.0m BGL. This bearing capacity is adequate to support the proposed houses.
- In areas where soft spots occur, or where the depth to the CLAY layer exceeds 1m BGL, lean mix concrete would be used to reach the required bearing layer which must have a capacity of 100kN/m².
- Strip foundations of 900mm wide x 300mm deep or 225mm thick raft foundations are the recommended type.
- Suitable stone and/or lean mix concrete will be required under floors and foundations to design.



Strip foundation



Raft foundation

Landscape Architecture

MATERIALS

7.0 MATERIALS

Hardworks Materials, Street Furniture & Planting Strategy

7.1 HARDWORK MATERIALS & FURNITURE

Hardworks materials and site furniture have been carefully selected to both be in sympathy with the architectural building proposals, whilst also sensitively integrating within the receiving environment. Materials have been selected with the aims of sustainability, durability and life cycle costing paramount.



Robust in-situ/precast concrete benches with optional steel backrest



Permeable paving to driveways and house entrances



Exposed aggregate in-situ concrete paving



Stainless Steel Bike Racks



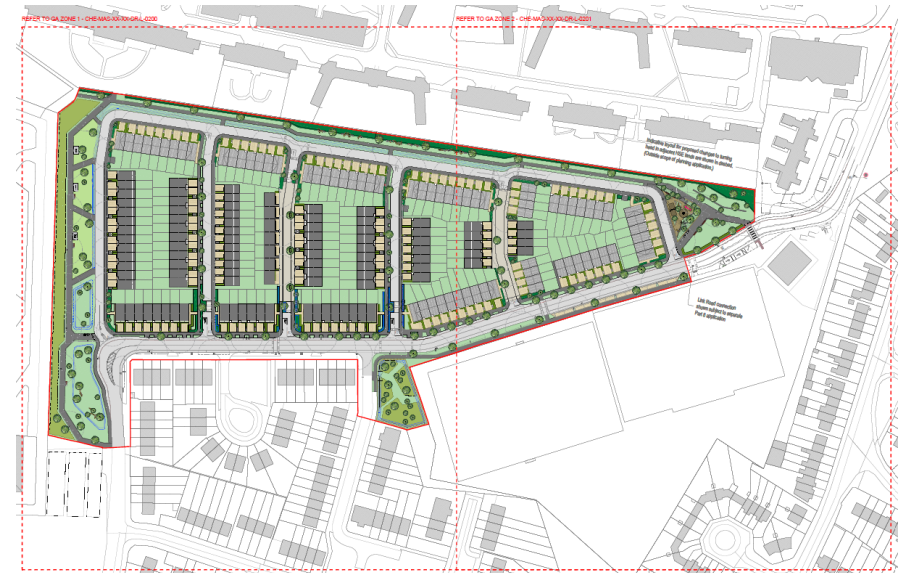
Buff asphalt to Homezones



In-situ/precast concrete terraces

DESIGN OBJECTIVES

- To develop a suite of boundary treatments that respond to the varying site conditions, the proposed surrounding context and the local vernacular.
- To place an emphasis on enhancing the biodiversity of the development site
- To undertake a fully coordinated approach to site services, in particular to SUDS.
- To develop a palette of hard and soft landscape materials that will be deployed in a sophisticated manner. The materials will have a bespoke quality (in certain instances), be durable, and respond to budget allocation.



Contracting & Procurement

Procurement Approach

EU law sets out minimum harmonised public procurement rules to create a level playing field for all businesses across Europe. These rules govern the way The LDA purchase goods, works and services.

- Rules applicable are set out under **Directive 2014/24/EU**
- General Principles of Public Procurement which The LDA must adhere to:



Cherry Orchard AFS Procurement / Contracting

Procurement Competition

The procurement competition for will be run as a restricted procedure;

- Two Stage Procedure - Pre-Qualification stage is open to all interested parties.
- The Pre-Qualification process will aim to shortlist circa five top scoring applicants.
- The circa five shortlisted applicants will be invited to participate in RFT stage.

A Prior Information Notice has been issued to inform interested economic operators that the LDA intends to procure a works contractor to deliver this development.

The PQQ documents will be published on eTenders by July 2026.

Form of Contract

The form of contract will be an LDA Development Agreement.

Prequalification Requirements*

- **Financial & Economic Standing**
 - **Certified Minimum Turnover:** certified statements of yearly turnover (€25m) per annum over any three (3) of the last five (5) financial years or (€120m) in aggregate over the last five (5) financial years preceding submission of the Application. Requirements will be confirmed in the PQQ.
 - **Certified Net Asset Value and Statement of Going Concern**
- **Insurance requirements:** written confirmation from a broker will be required to confirm the following insurance can be procured in the event the Applicant is successful.
 - Contractors all risk insurance; full value of the works inclusive of VAT (in accordance with RIAI Blue Form Clause 22(b)(i))
 - Employers Liability Insurance €13,000,000.
 - Public Liability Insurance €13,000,000.
 - Professional Indemnity Insurance €6,500,000 (details to be confirmed at RFT stage).
- **Performance Bond:** written confirmation from a surety authorised company that a performance bond can be secured if required.
 - 10% of contract sum (incl. VAT) for a period of 12 months post Practical Completion.
 - 50% of the bond to be released on Practical Completion, with balance on sale of the homes.
- **Health, safety, environment and quality** criteria will be confirmed in the PQQ.
- **Qualitative Assessment Criteria** will be confirmed in the PQQ. Criteria reflecting the scope and contract type (Developer Partner Development Agreement). The submission will include a requirement to provide details of proposed design team and sales agent.

Summary

- **Cherry Orchard Affordable for Sale:** 172 nr new affordable for sale homes
- LDA are looking to engage a **Development Partner** under a **Development Agreement**.
- Development Partner will have the ability, if they so choose, to appoint the incumbent Design Team post tender, who will not have a role in the procurement evaluation process.
- **Anticipated timeline;**
 - Prequalification PQQ issued July 2026.
 - Responses due August 2026.
 - Evaluation complete September 2026.
 - Request for Tender September 2026.
 - Award tender and commence on site Q1 2027.
- **LDA are proactively carrying out de-risking workstreams** in relation to utility applications, statutory submissions and additional surveys in advance of construction.

The background of the slide features a stylized city skyline in various shades of green. The skyline consists of several geometric shapes representing buildings of different heights and widths, creating a modern, abstract urban landscape.

Thank You

The Land Development Agency

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