



THE LAND DEVELOPMENT AGENCY

Applicant Submission Document

Cherry Orchard Affordable for Sale – Development Partner

PQQ issue date: 24 July 2026

Table of Contents

1	Applicant Details	3
1.1	Main/Lead Applicant.....	3
1.2	Applicant’s Authorised Representative	3
1.3	Nature of Applicant.....	4
2	Development Partner Submission.....	5
2.2	Insurance	5
2.3	Contractors All Risk Insurance	5
2.4	Performance Bond	5
2.5	Health, Safety, Environmental and Quality Information	6
2.6	Self-Declaration Re Regulation 57	6
2.7	Technical and Professional Resources and Experience	6
3	Submission Checklist	7
	Appendix A – Applicant Declaration.....	9
	Appendix B - CV Template.....	11
	Appendix C - Project Experience Template	14
	Appendix D - Evidence of Insurance – Letter Template	17
	Development Partner Insurance	18
	Appendix E – Health, Safety, Environmental and Quality Information	19
	Appendix F – Applicant’s Self Declaration Regulation 57	21

1 Applicant Details

1.1 Main/Lead Applicant

Information	Applicant Entry
Name of Applicant	
Address of Registered Head Office	
Address(es) of Other Relevant Office(s)	
Date Business Commenced Trading	
Applicant's Most Recent Business Accounting Period	
Applicant's Business Name	
Applicant's Business Address	
Applicant's Company Registration Number (CRO No. or equivalent)	
Applicant's Business Registration Number	
Applicant's Tax Reference Number	
Applicant's Self-Assessment Tax Returns Accounting Period for Revenue (or equivalent in other tax jurisdictions)	
Business Telephone	
Business Email Address	

Fill in the details below if the company is a subsidiary, otherwise enter 'NotApplicable'.

Information	Applicant Entry
Name and address of parent company and interest parent has in Applicant company (for example, wholly owned by single parent company)	
Parent Company Registration Number	
Parent Company Tax Reference Number	

1.2 Applicant's Authorised Representative

Note - There is no need to enter address, telephone, and email if identical to business details in Section 1.1. If identical insert 'Refer to Section 1.1'

Information	Applicant Entry
Name of Authorised Representative	
Representative's Address	
Representative's Telephone	
Representative's Email Address	

1.3 Nature of Applicant

Information	Applicant Entry
Nature of Applicant (for example, sole trader, company, Joint Venture, Partnership)	

Complete the relevant box below. If not in use enter 'Not Applicable' / 'N/A' in each column.

Information	Applicant Entry
Company Type	
Year Established	
Number of years actively trading under present name	
Name of Chairperson/CEO/MD	
Interest of Chairperson/CEO/MD in other companies	
Changes to group structures or mergers over the past 5 years	

This box to be filled in only by the Lead of a Legal Partnership, a Consortium or any type of Joint Venture.

Names of all members in <i>Partnership, Consortium or Joint Venture</i> company	1.
	2.
	3.
	4.
Was the <i>Partnership, Consortium</i> or a <i>Joint Venture</i> company formed for this project?	
If you answered 'No' above, state number of years actively trading under present name	
Method of financing the <i>Partnership, Consortium or Joint Venture</i> company	

2 Development Partner Submission

Refer to the relevant Sections of the Pre-Qualification Questionnaire (“PQQ”) for full requirements.

2.1 Financial and Economic Standing

(Refer to Section 4.1 of the PQQ for full requirements).

2.1.1 Certified Minimum Turnover

Insert annual turnover requirement.

Year	Turnover (€)
2021	<i>Insert annual turnover</i>
2022	
2023	
2024	
2025	

Tick to confirm that evidence of Certified Average Annual Turnover is included.

☐

2.1.2 Statement of Going Concern

Tick to confirm that evidence of Statement of going concern is included.

☐

2.2 Insurance

(Refer to Section 4.2 of the PQQ for full requirements).

Tick to confirm that a Letter from the Development Partner’s Insurance Broker is included, as per the template provided in Appendix D (Evidence of Insurance).

☐

2.3 Contractors All Risk Insurance

(Refer to Section 4.3 of the PQQ for full requirements).

Tick to confirm that a Letter from the Development Partner’s Broker is included, as per the template provided in Appendix D (Evidence of Insurance).

☐

2.4 Performance Bond

(Refer to Section 4.4 of the PQQ for full requirements).

Tick to confirm that evidence of Performance Bond availability is included.

☐

2.5 Health, Safety, Environmental and Quality Information

(Refer to Section 4.5 of the PQQ for full requirements).

Tick to confirm that Health, Safety, Environmental and Quality information is included.

☐

2.6 Self-Declaration Re Regulation 57

(Refer to Section 4.6 of the PQQ for full requirements).

Tick to confirm that Self-Declaration is included as per Self-Declaration re Regulation 57 in Appendix F hereto.

☐

2.7 Technical and Professional Resources and Experience

(Refer to Section 4.7 of the PQQ for full requirements).

2.7.1 Development Partner's Proposed Project (organisational) Structure

Tick to confirm that Development Partner's Proposed Project (organisational) Structure is included.

☐

2.7.2 Development Partner - Personnel CVs

Tick to confirm that Development Partner Personnel CV's is included as per the CV Template in Appendix B hereto.

☐

2.7.3 Development Partner - Previous Completed Projects

Tick to confirm that Relevant Company Experience for the Development Partner is included as per Project Experience Template in Appendix C hereto.

☐

2.7.4 Development Partner - Key Design Team Members

Tick to confirm that Relevant Company Experience and Personnel CV for the Development Partner Key Design Team Members is included as per Templates in Appendix B and C hereto.

☐

3 Submission Checklist

The below checklist is a summary of all documents/information required for the PQQ. Applicants must ensure that all documents are submitted within the returned submission by the Submission Deadline (as defined in the PQQ).

Applicant Submission Document Ref	Requirement	Check [All must be Included in Submission ✓]
	Applicant Requirements	
1.	Applicant Details	
	Development Partner Submission	
2.1	Financial and Economic Standing	
(i)	Certified Minimum Turnover	
(ii)	Confirmation of Financial Standing	
2.2	Evidence of Insurances (as per format provided in Appendix D)	
2.3	Evidence of Contractors All Risk Insurance (as per format provided in Appendix D)	
2.4	Evidence of Performance Bond	
2.5	Evidence of Health, Safety Environmental and Quality Information (as per format provided in Appendix E)	
2.6	Evidence of Self-Declaration Re Regulation 57 (as per format provided in Appendix F)	
2.7	Evidence of Technical and Professional Resources and Experience	
2.7.1	Development Partner's Proposed Project (organisational) Structure	
2.7.2	Development Partner - Personnel CVs (as per format provided in Appendix B)	
2.7.3	Development Partner - Previous Completed Projects (as per format provided in Appendix C)	
2.7.4	Development Partner - Key Design Team Members	
(i)	Architect - Previous Completed Projects (as per format provided in Appendix C)	
(ii)	Civil & Structural Engineer - Previous Completed Projects (as per format provided in Appendix C)	
(iii)	Mechanical & Electrical Engineer - Previous Completed Projects (as per format provided in Appendix C)	
(iv)	Assigned Certifier – Personnel (as per format provided in Appendix B)	

	Applicant Declaration	
Appendix A	Evidence of Signed Declaration	

Table 1: Applicant’s Submission Checklist

Appendix A – Applicant Declaration

On behalf of the Applicant, I certify that the Applicant is not guilty of misrepresentation in supplying or failing to supply the information requested in response to the questionnaire above.

Signed: _____

Date: _____

Name: _____

Title/Designation: _____

For and on behalf of the Applicant (signature must be that of a Director/Principal with date, signature to be in wet ink)

Appendix B - CV Template

Note: For use by the Applicant in completing Section 4.7 of the PQQ –

- 4.7.2 - Development Partner Personnel CVs, and
- 4.7.4 – Development Partner – Key Design Team Members - Assigned Certifier

The below template is to be used for each proposed resource. Maximum 2 (two) no. A4 pages limit per CV.

Name:		Proposed Position on the Project	
Relevant qualifications & No. years relevant experience			
	Reference Project 1		
Reference project title			
Overall Project Value	€ (Excl. VAT)	Year of Completion	
Contract Type			
Experience of projects of a similar nature and complexity, including main duties and responsibilities of Employee in respect of reference projects			
Other relevant information, including specific relevance of experience / similarities (having regard to the requirements of the PQQ)			
	Reference Project 2		
Reference project title			
Overall Project Value	€ (Excl. VAT)	Year of Completion	
Contract Type			
Experience of projects of a similar nature and complexity, including main duties and responsibilities of Employee in respect of reference projects			

Other relevant information, including specific relevance of experience / similarities (having regard to the requirements of the PQQ)			
	Reference Project 3		
Reference project title			
Overall Project Value	€ (Excl. VAT)	Year of Completion	
Contract Type			
Experience of projects of a similar nature and complexity, including main duties and responsibilities of Employee in respect of reference projects			
Other relevant information, including specific relevance of experience / similarities (having regard to the requirements of the PQQ)			

Appendix C - Project Experience Template

Note: For use by the Applicant in completing Section 4.7 of the PQQ –

- 4.7.4 - Development Partner – Key Design Team Members

COMPANY NAME (including role within Development Partner's Project Structure)	[Entry]		
DEVELOPMENT (Name & Address of the Development, and name of Client)	[Entry]		
Design Team and Specialist Consultants engaged for the Development:	[Entry]		
Total number of units and type of units (i.e. house types, apartments etc.)	[Entry]		
Proportion of Development undertaken by Applicant:	[Entry]	Tender entity (Sole trader / Joint Venture):	[Entry]
VALUE Construction value (including cost of services where applicable Excl. VAT):	[Entry]	Type of Contract Utilised	[Entry]
DATES Construction Start Date:	[Entry]	Date of completion of the Works:	[Entry]
GENERAL INFO Role of Company in delivery of Project:	[Entry]		
Client contact name:	[Entry / NA]	Phone no.:	[Entry / NA]
OTHER INFORMATION			
Other information required is listed below (where applicable)			
Additional Relevant Development Information (having regard to the requirements of the PQQ)	[Entry / NA]		

Management of Defects	[Entry / NA]
Services provided throughout the project	[Entry / NA]
BER Rating Achieved	[Entry / NA]
Photographs of the finished units	[Entry / NA]

Appendix D - Evidence of Insurance – Letter Template

Note: For use by the Applicant in completing Sections 4.2 & 4.3 of the PQQ – **Development Partner Insurances**

[To be on company letterheaded paper from the Applicant's insurance provider/broker]

The Land Development Agency
Ground floor
George's Court
54-62 Townsend Street
Dublin 2
D02 R156

Re: Cherry Orchard Affordable for Sale Insurance Cover – Development Partner

Company Name: *[Insert Applicant Name]*

To Whom it May Concern

This letter confirms that the following insurance cover is in place *[will be procured]*, by *[Applicant Company name]* in the event *[Company Name]* is successful in the tender process for the procurement of the Main Contractor for design and construction works for the Wilton Project.

Development Partner Insurance

- **Employer's liability insurance** in respect of any death, disease or injury to any employee of the successful tenderer(s) having a minimum limit of indemnity for each and every occurrence of € 13,000,000.
- **Public liability insurance** in the sum of €13,000,000 any one occurrence.
- **Contractors All Risk Insurance** to the full value of the works inclusive of VAT (in accordance with RIAI Blue Form Clause 22(b)(i)).

It is acknowledged that further details in relation to other insurance requirements, including (without limitation) Professional Indemnity insurance and Construction All-Risk insurance, will be addressed at Request for Tender (RFT) stage.

Yours sincerely

[Broker Name, Company Details & Stamp]

Appendix E – Health, Safety, Environmental and Quality Information

Note: For use by the Applicant in completing Section 4.5 of the PQQ – **Health Safety, Environmental and Quality Management Systems**)

4.5.2 Enforcement Actions

Has your organisation (or any subsidiaries) or any of its directors or executive officers been served an improvement notice, a prohibition notice or been convicted for offences under Safety, Health & Welfare legislation (or equivalent, outside Ireland) in the previous three (3) years to the date of this application?

Choose Yes/No

If yes, then please provide details of these events. Please provide information on the remedial actions or changes your organisation has made as a result of these events and evidence that any improvement notice or prohibition notice has been lifted to the satisfaction of the relevant health and safety regulator (in Ireland, the Health & Safety Authority) or, appropriate and detailed proposals that have been prepared for submission to the relevant regulator to the satisfaction of the Contracting Authority.

Appendix F – Applicant’s Self Declaration Regulation 57

Applicant's Self Declaration re Regulation 57

Applicants must complete Tables A, B & C below.

Table A: GROUNDS RELATING TO CRIMINAL CONVICTIONS

Regulation 57 (1) of S.I. No. 284 of 2016, the European Union (Award of Public Authority Contracts) Regulations 2016, sets out the following reasons for exclusions:

1. Participation in a criminal organisation ⁽¹⁾;
2. Corruption ⁽²⁾;
3. Fraud⁽³⁾;
4. Terrorist offences or offences linked to terrorist activities ⁽⁴⁾;
5. Money laundering or terrorist financing ⁽⁵⁾;
6. Child labour and other forms of trafficking in human beings ⁽⁶⁾.

	Grounds relating to criminal convictions	Answer
A.1	Has the economic operator itself or any person who is a member of its administrative, management or supervisory body or has powers of representation, decision or control therein been the subject of a conviction for any of the following, either within the last 5 years, or where an exclusion period set out directly in the conviction continues to be applicable: 1. Participation in a criminal organisation ⁽⁷⁾; 2. Corruption ⁽⁸⁾; 3. Fraud⁽⁹⁾;	Yes No ☐ ☐

1 As defined in Article 2 of Council Framework Decision 2008/841/JHA of 24 October 2008 on the fight against organised crime (OJ L 300, 11.11.2008, p. 42).

2 As defined in Article 3 of the Convention on the fight against corruption involving officials of the European Communities or officials of Member States of the European Union, OJ C 195, 25.6.1997, p. 1, and in Article 2(1) of Council Framework Decision 2003/568/JHA of 22 July 2003 on combating corruption in the private sector (OJ L 192, 31.7.2003, p. 54). This exclusion ground also includes corruption as defined in the national law of the contracting authority (contracting entity) or the economic operator.

3 Within the meaning of Article 1 of the Convention of the protection of the European Communities' financial interests (OJ C 316, 27.11. 1995, p. 48).

4 As defined in Articles 1 and 3 of Council Framework Decision of 13 June 2002 on combating terrorism (OJ L 164, 22.6.2002, p.3). this exclusion ground also includes inciting or aiding or abetting or attempting to commit an offence, as referred to in Article 3 of that Framework Decision.

5 As defined in Article 1 of the Directive 2005/60/EC of the European Parliament and of the Council of 26 October 2005 on the prevention of the use of the financial system for the purpose of money laundering and terrorist financing (OJ L 309, 25.11.2005, p. 15).

6 As defined in Article 2 of Directive 2011/36/EU of the European Parliament and of the Council of 5 April 2011 on preventing and combating trafficking in human beings and protecting its victims and replacing Council Framework Decision 2002/629/JHA (OJ L 101, 15. 4.2011 p. 1).

7 As defined in Article 2 of Council Framework Decision 2008/841/JHA of 24 October 2008 on the fight against organised crime (OJ L 300, 11.11.2008, p. 42).

8 As defined in Article 3 of the Convention on the fight against corruption involving officials of the European Communities or officials of Member States of the European Union, OJ C 195, 25.6.1997, p. 1, and in Article 2(1) of Council Framework Decision 2003/568/JHA of 22 July 2003 on combating corruption in the private sector (OJ L 192, 31.7.2003, p. 54). This exclusion ground also includes corruption as defined in the national law of the contracting authority (contracting entity) or the economic operator.

9 Within the meaning of Article 1 of the Convention of the protection of the European Communities' financial interests (OJ C 316, 27.11. 1995, p. 48).

13 Please repeat as many times as needed.

	4. <i>Terrorist offences or offences linked to terrorist activities</i> ⁽¹⁰⁾; 5. <i>Money laundering or terrorist financing</i> ⁽¹¹⁾; 6. <i>Child labour and other forms of trafficking in human beings</i> ⁽¹²⁾.	
A.2	If the answer to A.1 is yes , please ⁽¹⁴⁾ :	
	(a) Indicate the date of conviction, specify which of points 1 to 6 in A.1 is concerned and the reason(s) for the conviction	date, point(s), reason(s)
	(b) Identify who has been convicted	
	(c) Insofar as established directly in the conviction, please insert the length of the period of exclusion and the point(s) concerned	
A.3	In case of convictions, has the economic operator taken measures to demonstrate its reliability despite the existence of a relevant ground for exclusion ⁽¹⁶⁾ ('Self Cleaning')	Yes ☐ No ☐
A.4	If the answer to A.3 is yes , please describe the measures taken ⁽¹⁷⁾	

¹⁰ As defined in Articles 1 and 3 of Council Framework Decision of 13 June 2002 on combating terrorism (OJ L 164, 22.6.2002, p.3). this exclusion ground also includes inciting or aiding or abetting or attempting to commit an offence, as referred to in Article 3 of that Framework Decision.

¹¹ As defined in Article 1 of the Directive 2005/60/EC of the European Parliament and of the Council of 26 October 2005 on the prevention of the use of the financial system for the purpose of money laundering and terrorist financing (OJ L 309, 25.11.2005, p. 15).

¹² As defined in Article 2 of Directive 2011/36/EU of the European Parliament and of the Council of 5 April 2011 on preventing and combating trafficking in human beings and protecting its victims and replacing Council Framework Decision 2002/629/JHA (OJ L 101, 15. 4.2011 p. 1).

¹⁴ Please repeat as many times as needed.

¹⁵ Please repeat as many times as needed.

¹⁶ In accordance with Regulation 57(12) of S.I. No. 284 of 2016, the European Union (Award of Public Authority Contracts) Regulations 2016.

¹⁷ Taking into account the character of the crimes committed (punctual, repeated, systematic....) the explanation should show the adequacy of the measures to taken.

B: GROUNDS RELATING TO THE PAYMENT OF TAXES OR SOCIAL SECURITY CONTRIBUTIONS

	Payments of taxes or social security contributions	Answer	
B.1	Has the economic operator met all its obligations relating to the payment of taxes or social security contributions , both in the country in which it is established and in the Member State of the contracting authority if other than the country of establishment?	Yes ☐ No ☐	
B.2	If the economic operator has not met all the obligations in B.1 relating to the payment of taxes or social security contributions, please indicate in respect of each breach of such obligations:	Taxes:	Social Contributions:
	(a) Country or Member State concerned		
	(b) What is the amount concerned?		
	(c) How has this breach of obligations been established:		
	(c)(1) Through a judicial or administrative decision		
	Is this decision final and binding?	Yes ☐ No ☐	Yes ☐ No ☐
	Please indicate the date of conviction or decision		
	In case of a conviction, insofar as established directly therein, the length of the period of exclusion		
	(c)(2) By other means? Please specify		
	(d) Has the economic operator fulfilled its obligations by paying or entering into a binding arrangement with a view to paying the taxes or social security contributions due, including, where applicable, any interest accrued or fines?	Yes ☐ No ☐	Yes ☐ No ☐
	(e) If the answer to B.2 (d) above is yes , please provide details.		

3.B.3	If the relevant documentation concerning payment of taxes or social contributions is available electronically, please indicate the web address, issuing authority or body and precise reference of the documentation	
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C: GROUNDS RELATING TO INSOLVENCY, CONFLICTS OF INTEREST OR PROFESSIONAL MISCONDUCT ⁽¹⁸⁾

CA Note: Check appropriate box to indicate whether particular ground applies in this Competition.

Applicant Note: Complete the relevant rows where the CA has selected the particular ground to apply in this Competition.

Applicable Ground in this Competition		Information concerning possible insolvency, conflict of interest or professional misconduct	Answer
☐ YES ☐ NO	C.1	Has the economic operator, to its knowledge, breached its obligations in the fields of environmental, social and labour law ⁽¹⁹⁾ ?	Yes ☐ No ☐
	C.2	If the answer to C.1 is yes , please complete (a) and (b) below:	
		(a) Has the economic operator taken measures to demonstrate its reliability despite the existence of the grounds for exclusion specified in C.1 ('Self Cleaning')?	Yes ☐ No ☐
		(b) If it has taken Self Cleaning measures, please describe the measures taken	
☐ YES ☐ NO	C.3	Is the economic operator in any of the following situations: (a) Bankrupt, or (b) The subject of insolvency or winding-up proceedings, or (c) In an arrangement with creditors, or (d) In any analogous situation arising from a similar procedure under national laws and regulations ⁽²⁰⁾ , or	Yes ☐ No ☐

¹⁸ See Regulation 57(8) of S.I. No. 284 of 2016, the European Union (Award of Public Authority Contracts) Regulations 2016

¹⁹ As referred to for the purposes of this procurement in national law, in the relevant notice or the procurement documents or in Regulation 18(4) of S.I. No. 284 of 2016, the European Union (Award of Public Authority Contracts) Regulations 2016.

²⁰ See national law, the relevant notice or the procurement documents

		(e) That its assets are being administered by a liquidator or by the court, or (f) That its business activities are suspended?	
	C.4	If the answer to C.3 is yes , please complete (a), (b) and (c) below:	
		(a) Please provide details of the situation(s) in C.3 which apply to the economic operator	
		(b) Please provide the reasons for being able nevertheless to perform the contract, taking into account the applicable national rules and measures on the continuation of business in those circumstances ⁽²¹⁾	
		(c) If any relevant documentation is available electronically, please indicate the web address, issuing authority or body and precise reference of the documentation	
☐ YES ☐ NO	C.5	Is the economic operator guilty of grave professional misconduct ⁽²²⁾?	Yes ☐ No ☐
	C.6	If the answer to C.5 is yes , complete parts (a) and (b) below:	
		(a) Has the economic operator taken self-cleaning measures?	Yes ☐ No ☐
		(b) If the economic operator has taken self-cleaning measures, please describe the measures taken	
☐ YES ☐ NO	C.7	Has the economic operator entered into agreements with other economic operators aimed at distorting competition?	Yes ☐ No ☐
	C.8	If the answer to C.7 is yes , complete parts (a), (b) and (c) below:	
		(a) Please provide details of the agreements with other economic	

²¹ This information need not be given if exclusion of economic operators in one of the cases listed under letter a to f has been made mandatory under the applicable national law without any possibility of derogation where the economic operator is nevertheless able to perform the contract.

²² Where applicable, see definitions in national law, the relevant notice or the procurement documents.

		operators aimed at distorting competition.	
		(b) Has the economic operator taken self-cleaning measures?	Yes ☐ No ☐
		(c) If the economic operator has taken self-cleaning measures, please describe the measures taken	
☐ YES ☐ NO	C.9	Is the economic operator aware of any conflict of interest ⁽²³⁾ due to its participation in the procurement procedure?	Yes ☐ No ☐
	C.10	If the answer to C.9 is yes , please provide details	
☐ YES ☐ NO	C.11	Has the economic operator or an undertaking related to it advised the contracting authority or contracting entity or otherwise been involved in the preparation of the procurement procedure?	Yes ☐ No ☐
	C.12	If the answer to C.11 is yes , please provide details	
☐ YES ☐ NO	C.13	Has the economic operator experienced that a prior public contract or a prior concession contract was terminated early, or that damages or other comparable sanctions were imposed in connection with that prior contract?	Yes ☐ No ☐
	C.14	If the answer to C.13 is yes , please complete parts (a), (b) and (c) below:	
		(a) Please provide details of the prior public contract or a prior concession contract that was terminated early, or the damages or other comparable sanctions that were imposed in connection with that prior contract	
		(b) Has the economic operator taken self-cleaning measures?	Yes ☐ No ☐
		(c) If the economic operator has taken self-cleaning measures, please describe the measures taken	

²³ As indicated in national law, the relevant notice or the procurement documents.

	C.15	Can the economic operator confirm that:	
		(a) It has not been guilty of serious misinterpretation in supplying the information required for the verification of the absence of grounds for exclusion or the fulfilment of the selection criteria,	(a) Yes ☐ No ☐
		(b) It has not withheld such information,	(b) Yes ☐ No ☐
		(c) It has been able, without delay, to submit the supporting documents required by a contracting authority or contracting entity, and	(c) Yes ☐ No ☐
		(d) It has not undertaken to unduly influence the decision making process of the contracting authority or contracting entity, to obtain confidential information that may confer upon it undue advantages in the procurements procedure or to negligently provide misleading information that may have a material influence on decisions concerning exclusion, selection or award?	(d) Yes ☐ No ☐

End of Document