
GREEN INFRASTRUCTURE FRAMEWORK FOR MONAGHAN TOWN DECARBONISING ZONE PROJECT BRIEF

Revision 1-A

AUGUST 29, 2026
MONAGHAN COUNTY COUNCIL

1. Specification of Requirements:

Background:

Monaghan County Council invites fixed-price lump sum tenders from suitably qualified and experienced Landscape Architect led consultancy teams to prepare a Green Infrastructure Framework for the Monaghan Town Decarbonising Zone (DZ). The framework will deliver Action DZ NGI.1 of Monaghan County Council's Climate Action Plan and support the implementation of climate mitigation, climate adaptation, biodiversity enhancement and sustainable placemaking measures within the Decarbonising Zone.

The Green Infrastructure Framework will provide a practical, spatially focused strategy to guide the coordinated development of green infrastructure, public open spaces, biodiversity corridors, urban greening initiatives, nature-based solutions and greenway connections throughout Monaghan Town. The Framework will establish a clear and evidence-based approach to enhancing ecological connectivity, climate resilience and the quality of the urban environment while supporting the objectives of the Decarbonising Zone.

The framework is intended to be implementation focused and proportionate to the available budget. The Framework shall be based primarily on existing datasets, mapping, desktop analysis and targeted site visits. Detailed ecological, hydrological or engineering surveys are not required. Instead, the Framework will identify a register of opportunities, establish a phased delivery programme and provide a robust evidence base to support future funding applications.

Project Brief & Objectives:

- Identify and map the existing green infrastructure network within the Monaghan Town Decarbonising Zone.
- Assess opportunities to strengthen ecological connectivity, biodiversity networks, recreational linkages, and climate resilience through targeted interventions.
- Identify realistic nature-based climate solutions and biodiversity enhancement measures, including opportunities for urban tree planting, meadow creation, SuDS, green corridors and multifunctional green spaces appropriate to the town context.
- Support greater integration between green infrastructure, active travel initiatives, regeneration projects, public space improvements, surface water management and climate action measures.
- Produce a Register of Opportunities (0-3 years) identifying potential green infrastructure and nature-based solution projects, funding opportunities and indicative high-level cost ranges to inform future investment and project development.
- Deliver a robust and evidence-based Framework suitable for adoption by Monaghan County Council through targeted stakeholder engagement with internal council departments, and targeted stakeholder consultation with the public.

Scope of Services:

Project Inception & Data Review:

- Review all MCC existing plans, policies and datasets.
- Inception meeting with MCC

Baseline Assessment:

- Green Infrastructure Assets
- Biodiversity
- Watercourses
- Open Spaces
- Climate Resilience Opportunities

Stakeholder Engagement:

The Consultant shall undertake a focused and proportionate stakeholder engagement programme to inform the Green Infrastructure Framework. This engagement programme shall include the following:

- One inception workshop with relevant Monaghan County Council departments (Planning, Environment, Biodiversity, Active Travel, Regeneration and other relevant sections).
- One stakeholder workshop with key external stakeholders, which may include environmental groups, Tidy Towns representatives, community organisations, landowners, infrastructure providers and relevant public agencies.
- A single-stage public consultation on the Draft Green Infrastructure Framework. This should primarily utilise existing Council consultation portal and may include an online survey.
- Preparation of a Stakeholder Engagement Report summarising key issues raised, responses received and how feedback has informed the Framework.

The engagement approach should be designed to gather local knowledge, identify opportunities and constraints, test emerging proposals and build stakeholder awareness of the Framework. The consultation programme should be proportionate to the scale and budget of the project.

Opportunity Mapping & Framework Development:

- Corridor Identification
- Opportunity Areas.
- Funding Opportunities.

Identification of Nature Based Solutions:

- Bio-retention Areas or Rain gardens
- Tree pits / tree pit systems
- Swales (wet, dry or conveyance swales)
- Small detention basins & wetlands (temporary / permanent storage)
- Reinforced grass paving SuDS and permeable landscape opportunities.

These measures should be located close to, or designed to receive and manage, surface water runoff from conventional drainage systems.

Register of Opportunities

- Identification and prioritisation of green infrastructure and nature-based solution opportunities across the Decarbonising Zone.
- Outlines indicative short-term (0-3 year) priorities and sequencing to support future project planning and investment decisions.
- Identification of indicative costs, funding opportunities and investment considerations to support future project development.
- Identification of short-term, medium-term and longer-term actions to support the delivery of the Framework.

Inclusive and Climate Resilient Placemaking:

The Framework shall support climate resilience, Universal Design and the principles of the New European Bauhaus. Recommendations should promote accessible, inclusive and attractive green infrastructure that strengthens biodiversity, supports climate adaptation and enhances quality of life for all users.

Deliverables:

1. Green Infrastructure Framework Report:

A concise, illustrated Green Infrastructure Framework Report that:

- Summarises the baseline assessment and key opportunities.
- Identifies priority green infrastructure assets, corridors and opportunity areas.
- Sets out a strategic framework for enhancing biodiversity, climate resilience, water management, active travel and multifunctional green spaces.
- Includes a prioritised schedule of potential projects and interventions identified through the Framework process.
- Includes a Stakeholder Engagement Summary outlining engagement undertaken, key issues raised and how feedback informed the Framework.
- Prepare short presentation showing key findings from report.

2. Spatial Green Infrastructure Framework:

A GIS-based spatial framework identifying:

- Existing strategic green infrastructure assets.
- Ecological, hydrological and recreational connections.
- Priority green corridors and network linkages.
- Opportunity areas for future intervention.
- Strategic opportunity areas and potential future projects.

Outputs should be provided in GIS-compatible formats and as high-quality PDF mapping.

3. Register of Opportunities:

A strategic roadmap that:

- Identifies opportunities for future green infrastructure and nature based solutions projects within the Decarbonising Zone.
- Outlines indicative short-term (0-3 year) priorities and sequencing to support future project planning and investment decisions.
- Identifies potential funding sources, partnership opportunities and high-level indicative cost ranges to support future project development.
- Provides high-level delivery considerations and identifies any key constraints, dependencies or requirements for future progression.

Performance Indicators:

The consultant shall identify a small suite of recommended practical monitoring indicators that Monaghan County Council could use to measure implementation of the Framework over time.

SEA & AA Requirements:

The Green Infrastructure Framework will be subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screening to determine the statutory environmental assessment requirements. These screening processes will be undertaken by a separately appointed specialist consultant, procured by Monaghan County Council.

The appointed Framework Consultant will be required to liaise and cooperate with the SEA/AA consultant throughout the project and provide all relevant information, data, mapping, draft proposals and supporting documentation necessary to facilitate the SEA and AA screening process.

Should the screening process determine that a Strategic Environmental Assessment is required, the SEA will be undertaken in accordance with the relevant legislation, including SI No. 435 of 2004 (European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004), as amended, and associated Planning and Development Regulations. Similarly, Appropriate Assessment screening will be undertaken in accordance with the Habitats Directive and the Planning and Development Act 2000 (as amended) to determine whether a Natura Impact Statement (NIS) is required.

The Framework Consultant shall ensure that the preparation of the Framework Plan is informed by, and responsive to, the findings and recommendations arising from the SEA and AA screening processes and shall make any necessary amendments to the Framework Plan arising from these assessments.

2. Project Programme

The project is to be completed no later than the end of **Q1 2027**. The programme set out below is provided as an indicative timeline to guide Tenderers. The proposed dates may be refined and agreed with the successful Tenderer following contract award, provided that all project deliverables are completed within the overall project time frame and the final report is submitted by the end of Q1 2027.

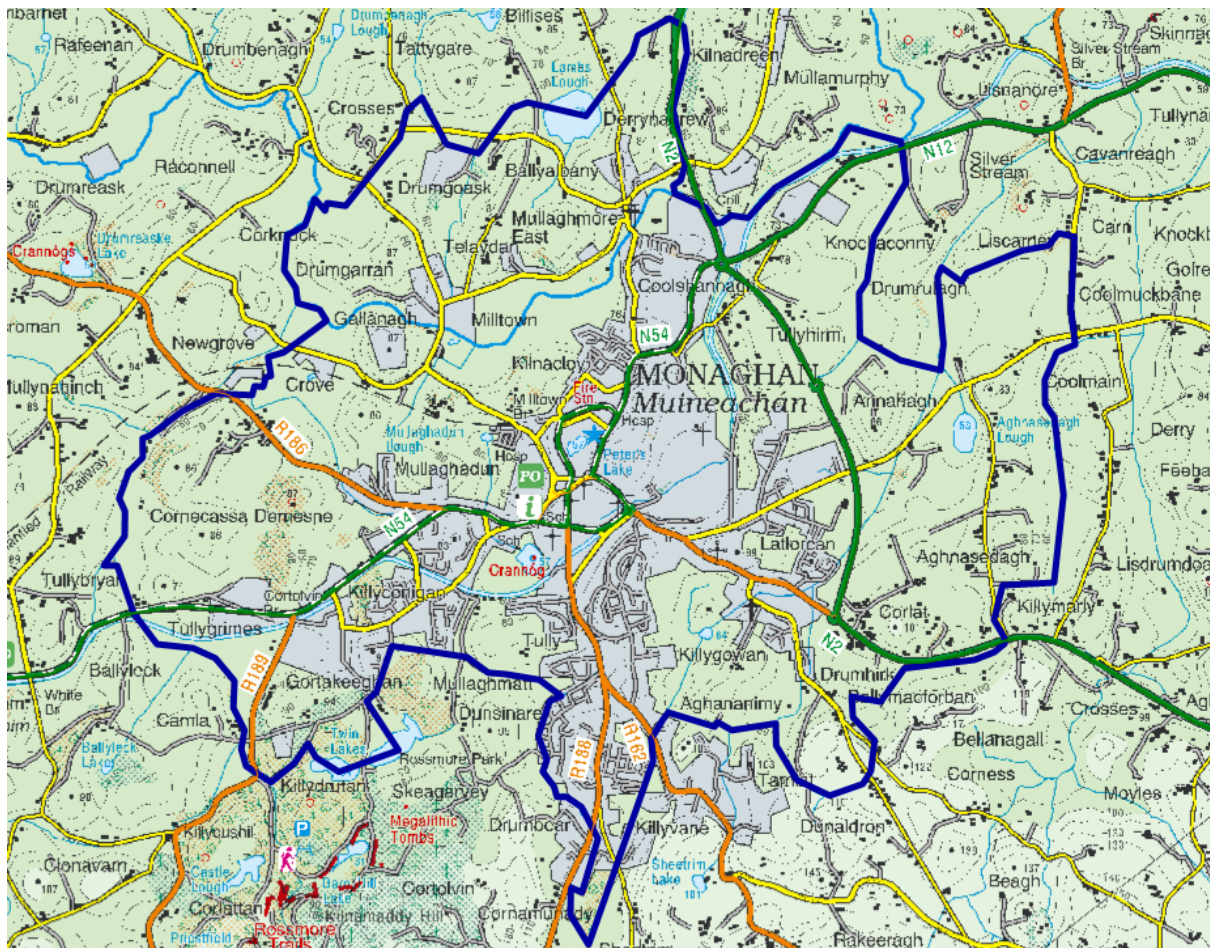
- **Project Commencement / Kick-off Meeting:** Friday 9 October 2026
- **Inception Workshop:** Wednesday 28th October 2026
- **Public Consultation:** Friday 27th November 2026 to Friday 18th December 2026

- **Draft Report (incorporating Public Consultation Feedback):** Monday 11 January 2027
- **Final Report (incorporating screening feedback, where applicable):** Monday 1 March 2027

Tenderers may propose alternative milestone dates as part of their methodology, provided the overall programme remains achievable and the project is fully completed within the required timeframe.

3. Location of Project:

The delivery of the project will be in the Monaghan Town Decarbonising Zone which is outlined in the image below. Further details of the area of this zone can be shared to the successful tenderer.



4. Insurances:

As stated in the tender response documents, successful tenders will need to confirm they have the following levels of insurances in place.

Employers Liability: €13,000,000

Public Liability: €6,500,000

Professional Indemnity: €1,000,000

Tenders will also be required to indemnify Monaghan County Council on their insurance policies.

5. Project Budget:

The maximum budget available for this project is **€50,000 inclusive of VAT**. Tenderers should ensure that all costs associated with the delivery of the project are included within this budget, including but not limited to professional fees, staff costs, travel and subsistence, stakeholder engagement, materials, administration, and any other expenses necessary to successfully complete the scope of works.

6. Contract Management:

The Contracting Authority requires tenderers to nominate a dedicated contract manager who will act as the main point of contact for the duration of the contract. This person shall have the authority to deal with all matters in relation to contracts and be responsible for the satisfactory delivery of the services required. The duties of the contract manager will include the following:

- Overall responsibility for a good working relationship with the Contracting Authority;
- Provide regular reports on performance as agreed with the Contracting Authority;
- Meet as and when required to review and examine performance;
- Deal with disputes, complaints or concerns that cannot be adequately resolved;
- Proactively discuss with the Contracting Authority ways of improving efficiency regarding service delivery in general and providing suggestions for improvement and cost savings.

7. Evaluation Criteria:

The contract will be awarded on the basis of a quality and cost evaluation as assessed by the Contracting Authority, who is not obliged to accept the lowest or indeed any quotation. The following criteria will be applied:

Maximum Marks Available is 1000.

Cost Criterion	Weighting	Maximum Marks	Minimum Marks
	40%	400	N/A
Title	Cost Criterion		
Description	Please complete the Quotation Form provided in the Tender Response Document.		
Criterion A	Weighting	Maximum Marks	Minimum Marks
	20%	200	100

Title	Competency and Reliability & Continuity of Supply			
Description	Tenderers are required to demonstrate their experience on studies of a similar nature, scale and complexity. Tenders in their submission should include details on the following. • A1: Details of experience in the preparation of Green Infrastructure strategies, Green Infrastructure frameworks, Biodiversity plans, Nature Based solution strategies, or related studies. • A2: Experience in GIS-based spatial analysis and mapping, including the identification, assessment and prioritisation of green infrastructure assets, ecological networks, biodiversity corridors, and nature-based solution opportunities. • A3: Details of at least three projects of a similar scale, scope and complexity completed within the last four years, including a brief description of the services provided and project outcomes. • A4: Experience in the development of implementation roadmaps, investment plans, or funding-ready project pipelines to support the delivery of green infrastructure and biodiversity objectives. Tenderers are also required to satisfy the client that their service proposals may be fully relied upon. To this end, tenderers are required to provide contact details for two referees to attest the successful performance on comparable previous contracts during the last 4 years. The client reserves the right to contact any of the referees provided to verify the successful delivery of services or to rely upon information otherwise objectively available.			
Criterion B		Weighting	Maximum Marks	Minimum Marks
		20%	200	100
Title	Project Team Proposed			
Description	Tenderers are required to provide details of the personnel proposed for the service delivery. Tenderers shall include as a minimum • B1: CVs of the Key Team Members proposed for delivery of the contract, to include information with dates regarding expertise and current and anticipated workloads. • B2: A Responsibility Assignment Matrix identifying the responsibilities of all proposed Key Team Members and personnel for delivery of the project, including their responsibilities, activities and hours proposed for successful delivery of each stage of the project. Proposals will be assessed in respect of the quality and balance of resourcing offered			
Criterion C		Weighting	Maximum Marks	Minimum Marks
		15%	150	75

Title	Methodology for Service Delivery		
Description	• C1: Tenderers are required to provide a detailed methodology for service delivery, ensuring that all the specified requirements outlined in this document including milestones for project outputs can be delivered on time. • C2: Tenderers must submit a comprehensive Gannt chart demonstrating the delivery of the study as outlined in the specification of requirements. The critical path must be outlined and all constraints identified. • C3: The tenderer must outline the proposed communication channels, quality assurance and management systems in place to ensure that the services are delivered on time and to the high standards anticipated by the Council.		
Criterion D	Weighting	Maximum Marks	Minimum Marks
	5%	50	
Title	Green Criteria		
Description	• D1: Tenderers are required to demonstrate their commitment to environmental sustainability. This includes but is not limited to, showing their company's commitment to reducing emissions, improving energy efficiency and using products/services which do not have a negative effect on the environment. Additionally, tenderers should outline any initiatives or practices they have implemented to minimize their carbon footprint and support achieving the climate action targets of 2030 and a more sustainable economy. Tenderers response for this criteria is limited to two (2) A4 pages.		

Methodology for Calculating the Cost Score:

The following formula will be applied to the cost score:

The lowest cost tender that also meets all the minimum requirements of the qualitative award criteria will receive the maximum score achievable under this criterion. The scores of the other valid tenders will be calculated using the following formula:

Lowest Cost from a Bona Fide Tender	A
Cost for the tender being evaluated	B

Maximum Points available for Cost	C
Formula employed	$\frac{A \times C}{B}$

Methodology for Calculating Scoring of Qualitative Criteria:

Score	Meaning	Interpretation
90 – 100%	Outstanding	A very comprehensive response demonstrating extensive understanding offering full assurance to client – fully supported with no reservations.
80 – 89%	Excellent	An excellent response demonstrating excellent understanding offering assurance to client – strongly supported.
70 – 79%	Very good	A very good response demonstrating very good understanding offering assurance to client – fully supported.
60 – 69%	Good	A good response demonstrating good understanding offering assurance to client – well supported.
50 – 59%	Acceptable	An acceptable response demonstrating a minimum understanding offering assurance to client - satisfactorily supported.
Less than 50% is unacceptable and considered ineligible from further consideration		
25 – 49%	Mediocre	Response demonstrates limited understanding with insufficient or no detail and a risk of non-delivery. This is unacceptable and classified as inadmissible.
1 – 24%	Poor	Response demonstrates very limited understanding of the requirements and has fundamental flaws and lacks credibility with a significant risk of non-delivery. This is unacceptable and classified as inadmissible.
0%	No response	Response completely fails to address the criterion under consideration. This is unacceptable and classified as inadmissible.

Marks in the score ranges outlined above can be awarded where responses so merit additional marks.