

## **Ireland: Housing services**

### **CFT 3911- Competitive Dialogue - Housing Development Opportunities in South Dublin County Council – 3 Lots**

Contract or concession notice – standard regime

#### **1 Buyer**

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##### **1.1 Buyer**

*Official name:* South Dublin County Council

*Legal type of the buyer:* Local authority

*Activity of the contracting authority:* General public services

#### **2 Procedure**

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##### **2.1 Procedure**

*Title:* CFT 3911- Competitive Dialogue - Housing Development Opportunities in South Dublin County Council – 3 Lots

*Description:* South Dublin County Council is seeking applications / tenders from Developers / Landowners who are interested in developing housing and associated infrastructure in towns throughout the County with significant housing needs. Lot 1 - Provide site with planning permission, construct and deliver 5 or more housing units. This can also be a section of a larger scheme; Lot 2 - Provide site with planning permission, with 5 or more partially finished housing units, to finish out and deliver the scheme; Lot 3 - Provide site, obtain planning permission, construct and deliver 5 or more housing units housing units. This can also be a section of a larger scheme; The Council will, as part of the Competitive Dialogue process, determine the allocation of a solution to a Lot. Lots are indicative only and may be adjusted during the Competitive Dialogue process.

*Procedure identifier:* a0d830f6-da3d-4278-a07b-082c441358f1

*Type of procedure:* Competitive dialogue

##### **2.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70333000 Housing services

*Additional classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 45100000 Site preparation work

*Additional classification (cpv):* 45210000 Building construction work

*Additional classification (cpv):* 45220000 Engineering works and construction works

*Additional classification (cpv):* 45300000 Building installation work

*Additional classification (cpv):* 45211000 Construction work for multi-dwelling buildings and individual houses

*Additional classification (cpv):* 45211100 Construction work for houses

##### **2.1.2 Place of performance**

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

##### **2.1.3 Value**

*Estimated value excluding VAT:* 0 Euro

##### **2.1.4 General information**

*Legal basis:*

Directive 2014/24/EU

### **2.1.5 Terms of procurement**

*Terms of submission:*

*Maximum number of lots for which one tenderer can submit tenders: 3*

*Terms of contract:*

*Maximum number of lots for which contracts can be awarded to one tenderer: 3*

### **2.1.6 Grounds for exclusion**

*Sources of grounds for exclusion: European Single Procurement Document (ESPD)*

5 Lot

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### **5.1 Lot technical ID: LOT-0001**

*Title: Lot 1 - Provide site with planning permission, construct and deliver 5 or more housing units*

*Description: South Dublin County Council is seeking applications / tenders from Developers / Landowners who are interested in developing housing and associated infrastructure in towns throughout the County with significant housing needs. Lot 1 - Provide site with planning permission, construct and deliver 5 or more housing units. This can also be a section of a larger scheme; Lot 2 - Provide site with planning permission, with 5 or more partially finished housing units, to finish out and deliver the scheme; Lot 3 - Provide site, obtain planning permission, construct and deliver 5 or more housing units housing units. This can also be a section of a larger scheme; The Council will, as part of the Competitive Dialogue process, determine the allocation of a solution to a Lot. Lots are indicative only and may be adjusted during the Competitive Dialogue process.*

*Internal identifier: 1*

#### **5.1.1 Purpose**

*Main nature of the contract: Services*

*Main classification (cpv): 70333000 Housing services*

*Additional classification (cpv): 45000000 Construction work*

*Additional classification (cpv): 45100000 Site preparation work*

*Additional classification (cpv): 45210000 Building construction work*

*Additional classification (cpv): 45220000 Engineering works and construction works*

*Additional classification (cpv): 45300000 Building installation work*

*Additional classification (cpv): 45211000 Construction work for multi-dwelling buildings and individual houses*

*Additional classification (cpv): 45211100 Construction work for houses*

#### **5.1.2 Place of performance**

*Country subdivision (NUTS): Dublin (IE061)*

*Country: Ireland*

*Additional information:*

#### **5.1.3 Estimated duration**

*Duration: 36 Month*

#### **5.1.5 Value**

*Estimated value excluding VAT: 0 Euro*

#### **5.1.6 General information**

*Reserved participation: Participation is not reserved.*

*Procurement Project not financed with EU Funds.*

*The procurement is covered by the Government Procurement Agreement (GPA): yes*

#### **5.1.7 Strategic procurement**

*Aim of strategic procurement:* Reduction of environmental impacts

*Description:* Green procurement will be included in Stage 3 of this Competitive Dialogue tender

*Approach to reducing environmental impacts:* Climate change mitigation

*Green Procurement Criteria:* EU Green Public Procurement criteria

#### **5.1.9 Selection criteria**

*Sources of selection criteria:* Procurement Document

*Information about the second stage of a two-stage procedure:*

*Minimum number of candidates to be invited for the second stage of the procedure:* 3

*The procedure will take place in successive stages. At each stage, some participants may be eliminated*

#### **5.1.11 Procurement documents**

*Languages in which the procurement documents are officially available:* English

*Languages in which the procurement documents (or their parts) are unofficially available:* English

*Deadline for requesting additional information:* 06/03/2026 16:00 +00:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7523039>

#### **5.1.12 Terms of procurement**

*Terms of submission:*

*Electronic submission:* Required

*Address for submission:* <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7523039>

*Languages in which tenders or requests to participate may be submitted:* English

*Electronic catalogue:* Not allowed

*Tenderers may submit more than one tender:* Allowed

*Deadline for receipt of requests to participate:* 20/03/2026 16:00 +00:00

*Terms of contract:*

*The execution of the contract must be performed within the framework of sheltered employment programmes:* No

*Electronic invoicing:* Required

*Electronic ordering will be used:* yes

*Electronic payment will be used:* yes

#### **5.1.15 Techniques**

*Framework agreement:*

No framework agreement

*Information about the dynamic purchasing system:*

No dynamic purchase system

#### **5.1.16 Further information, mediation and review**

*Review organisation:* The High Court of Ireland

*Organisation providing offline access to the procurement documents:* South Dublin County Council

*Organisation providing more information on the review procedures:* The High Court of Ireland

*Organisation receiving requests to participate:* South Dublin County Council

*Organisation processing tenders:* South Dublin County Council

#### **5.1 Lot technical ID: LOT-0002**

*Title:* Lot 2 - Provide site with planning permission, with 5 or more partially finished housing units, to finish out and deliver the scheme

*Description:* South Dublin County Council is seeking applications / tenders from Developers / Landowners who are interested in developing housing and associated infrastructure in towns throughout the County with significant housing needs. Lot 1 - Provide site with planning permission, construct and deliver 5 or more housing units. This can also be

a section of a larger scheme; Lot 2 - Provide site with planning permission, with 5 or more partially finished housing units, to finish out and deliver the scheme; Lot 3 - Provide site, obtain planning permission, construct and deliver 5 or more housing units housing units. This can also be a section of a larger scheme; The Council will, as part of the Competitive Dialogue process, determine the allocation of a solution to a Lot. Lots are indicative only and may be adjusted during the Competitive Dialogue process.

*Internal identifier:* 2

#### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70333000 Housing services

*Additional classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 45100000 Site preparation work

*Additional classification (cpv):* 45210000 Building construction work

*Additional classification (cpv):* 45220000 Engineering works and construction works

*Additional classification (cpv):* 45300000 Building installation work

*Additional classification (cpv):* 45211000 Construction work for multi-dwelling buildings and individual houses

*Additional classification (cpv):* 45211100 Construction work for houses

#### **5.1.2 Place of performance**

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

*Additional information:*

#### **5.1.3 Estimated duration**

*Duration:* 36 Month

#### **5.1.5 Value**

*Estimated value excluding VAT:* 0 Euro

#### **5.1.6 General information**

*Reserved participation:* Participation is not reserved.

Procurement Project not financed with EU Funds.

*The procurement is covered by the Government Procurement Agreement (GPA):* yes

#### **5.1.7 Strategic procurement**

*Aim of strategic procurement:* Reduction of environmental impacts

*Description:* Green procurement will be included in Stage 3 of this Competitive Dialogue tender

*Approach to reducing environmental impacts:* Climate change mitigation

*Green Procurement Criteria:* EU Green Public Procurement criteria

#### **5.1.9 Selection criteria**

*Sources of selection criteria:* Procurement Document

*Information about the second stage of a two-stage procedure:*

*Minimum number of candidates to be invited for the second stage of the procedure:* 3

*The procedure will take place in successive stages. At each stage, some participants may be eliminated*

#### **5.1.11 Procurement documents**

*Languages in which the procurement documents are officially available:* English

*Languages in which the procurement documents (or their parts) are unofficially available:* English

*Deadline for requesting additional information:* 06/03/2026 16:00 +00:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7523039>

### **5.1.12 Terms of procurement**

*Terms of submission:*

*Electronic submission:* Required

*Address for submission:* <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7523039>

*Languages in which tenders or requests to participate may be submitted:* English

*Electronic catalogue:* Not allowed

*Tenderers may submit more than one tender:* Allowed

*Deadline for receipt of requests to participate:* 20/03/2026 16:00 +00:00

*Terms of contract:*

*The execution of the contract must be performed within the framework of sheltered employment programmes:* No

*Electronic invoicing:* Required

*Electronic ordering will be used:* yes

*Electronic payment will be used:* yes

### **5.1.15 Techniques**

*Framework agreement:*

No framework agreement

*Information about the dynamic purchasing system:*

No dynamic purchase system

### **5.1.16 Further information, mediation and review**

*Review organisation:* The High Court of Ireland

*Organisation providing offline access to the procurement documents:* South Dublin County Council

*Organisation providing more information on the review procedures:* The High Court of Ireland

*Organisation receiving requests to participate:* South Dublin County Council

*Organisation processing tenders:* South Dublin County Council

### **5.1 Lot technical ID: LOT-0003**

*Title:* Lot 3 - Provide site, obtain planning permission, construct and deliver 5 or more housing units housing units. This can also be a section of a larger scheme

*Description:* South Dublin County Council is seeking applications / tenders from Developers / Landowners who are interested in developing housing and associated infrastructure in towns throughout the County with significant housing needs. Lot 1 - Provide site with planning permission, construct and deliver 5 or more housing units. This can also be a section of a larger scheme; Lot 2 - Provide site with planning permission, with 5 or more partially finished housing units, to finish out and deliver the scheme; Lot 3 - Provide site, obtain planning permission, construct and deliver 5 or more housing units housing units. This can also be a section of a larger scheme; The Council will, as part of the Competitive Dialogue process, determine the allocation of a solution to a Lot. Lots are indicative only and may be adjusted during the Competitive Dialogue process.

*Internal identifier:* 3

#### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 70333000 Housing services

*Additional classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 45100000 Site preparation work

*Additional classification (cpv):* 45210000 Building construction work

*Additional classification (cpv):* 45220000 Engineering works and construction works

*Additional classification (cpv):* 45300000 Building installation work

*Additional classification (cpv):* 45211000 Construction work for multi-dwelling buildings and individual houses

*Additional classification (cpv):* 45211100 Construction work for houses

### **5.1.2 Place of performance**

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

### **5.1.3 Estimated duration**

Duration: 36 Month

### **5.1.5 Value**

Estimated value excluding VAT: 0 Euro

### **5.1.6 General information**

Reserved participation: Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

### **5.1.7 Strategic procurement**

Aim of strategic procurement: Reduction of environmental impacts

Description: Green procurement will be included in Stage 3 of this Competitive Dialogue tender

Approach to reducing environmental impacts: Climate change mitigation

Green Procurement Criteria: EU Green Public Procurement criteria

### **5.1.9 Selection criteria**

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

### **5.1.11 Procurement documents**

Languages in which the procurement documents are officially available: English

Languages in which the procurement documents (or their parts) are unofficially available: English

Deadline for requesting additional information: 06/03/2026 16:00 +00:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7523039>

### **5.1.12 Terms of procurement**

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7523039>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of requests to participate: 20/03/2026 16:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

### **5.1.15 Techniques**

Framework agreement:

No framework agreement

*Information about the dynamic purchasing system:*

No dynamic purchase system

#### **5.1.16 Further information, mediation and review**

*Review organisation:* The High Court of Ireland

*Organisation providing offline access to the procurement documents:* South Dublin County Council

*Organisation providing more information on the review procedures:* The High Court of Ireland

*Organisation receiving requests to participate:* South Dublin County Council

*Organisation processing tenders:* South Dublin County Council

## 8 Organisations

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### **8.1 ORG-0001**

*Official name:* South Dublin County Council

*Registration number:* 9509808P

*Postal address:* County Hall, Tallaght, Dublin 24, D24 YNN5

*Town:* Dublin

*Postcode:* D24 YNN5

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

*Email:* [procurement@sdblincoco.ie](mailto:procurement@sdblincoco.ie)

*Telephone:* +3531 4149320

*Internet address:* <https://www.sdcc.ie>

*Buyer profile:* <https://www.sdcc.ie>

*Roles of this organisation:*

*Buyer*

*Organisation providing offline access to the procurement documents*

*Organisation receiving requests to participate*

*Organisation processing tenders*

### **8.1 ORG-0002**

*Official name:* The High Court of Ireland

*Registration number:* The High Court of Ireland

*Department:* The High Court of Ireland

*Postal address:* Four Courts, Inns Quay, Dublin 7

*Town:* Dublin

*Postcode:* D07 WDX8

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

*Email:* [HighCourtCentralOffice@courts.ie](mailto:HighCourtCentralOffice@courts.ie)

*Telephone:* +353 1 8886000

*Roles of this organisation:*

*Review organisation*

*Organisation providing more information on the review procedures*

### **8.1 ORG-0003**

*Official name:* European Dynamics S.A.

*Registration number:* 002024901000

*Department:* European Dynamics S.A.

*Town:* Athens  
*Postcode:* 15125  
*Country subdivision (NUTS):* Βόρειος Τομέας Αθηνών (EL301)  
*Country:* Greece  
*Email:* [eproc-esender@eurodyn.com](mailto:eproc-esender@eurodyn.com)  
*Telephone:* +30 2108094500  
*Roles of this organisation:*  
*TED eSender*

*Notice information*

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*Notice identifier/version:* 9226272f-8983-45e1-a30c-437cb91a88a5 - 01  
*Form type:* Competition  
*Notice type:* Contract or concession notice – standard regime  
*Notice dispatch date:* 13/02/2026 15:34 +00:00  
*Languages in which this notice is officially available:* English