

# **Ireland: Construction work Residential Mixed-Use Development at Ardmore Road, Mullingar,**

Contract or concession notice – standard regime

## 1 Buyer

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### **1.1 Buyer**

*Official name:* Westmeath 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:* Residential Mixed-Use Development at Ardmore Road, Mullingar,

*Description:* This is a Competitive Dialogue competition to identify a developer to deliver mixed tenure development of 170 units on Ardmore Road, Mullingar including 30 percent social, 20 percent affordable and 50 percent private open market units.

*Procedure identifier:* db59222e-66c4-4784-80b3-5912b20cc285

*Type of procedure:* Competitive dialogue

#### **2.1.1 Purpose**

*Main nature of the contract:* Works

*Main classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 45200000 Works for complete or part construction and civil engineering work

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

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

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

*Additional classification (cpv):* 45211300 Houses construction work

*Additional classification (cpv):* 45211340 Multi-dwelling buildings construction work

*Additional classification (cpv):* 45211360 Urban development construction work

*Additional classification (cpv):* 71000000 Architectural, construction, engineering and inspection services

*Additional classification (cpv):* 71200000 Architectural and related services

*Additional classification (cpv):* 71300000 Engineering services

*Additional classification (cpv):* 71310000 Consultative engineering and construction services

*Additional classification (cpv):* 71311000 Civil engineering consultancy services

*Additional classification (cpv):* 71315300 Building surveying services

*Additional classification (cpv):* 71315210 Building services consultancy services

*Additional classification (cpv):* 71315200 Building consultancy services

*Additional classification (cpv):* 71320000 Engineering design services

*Additional classification (cpv):* 71322100 Quantity surveying services for civil engineering works

*Additional classification (cpv):* 71324000 Quantity surveying services

*Additional classification (cpv):* 71334000 Mechanical and electrical engineering services

*Additional classification (cpv):* 71333000 Mechanical engineering services

*Additional classification (cpv):* 71400000 Urban planning and landscape architectural services

*Additional classification (cpv):* 90710000 Environmental management

*Additional classification (cpv):* 90712100 Urban environmental development planning

### **2.1.2 Place of performance**

*Country subdivision (NUTS):* Midland (IE063)

*Country:* Ireland

### **2.1.2 Place of performance**

*Country subdivision (NUTS):* Midland (IE063)

*Country:* Ireland

### **2.1.3 Value**

*Estimated value excluding VAT:* 50 000 000 Euro

### **2.1.4 General information**

*Legal basis:*

Directive 2014/24/EU

### **2.1.6 Grounds for exclusion**

*Sources of grounds for exclusion:* Procurement Document

5 Lot

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

*Title:* Residential Mixed-Use Development at Ardmore Road, Mullingar,

*Description:* This is a Competitive Dialogue competition to identify a developer to deliver mixed tenure development of 170 units on Ardmore Road, Mullingar including 30 percent social, 20 percent affordable and 50 percent private open market units.

*Internal identifier:* 0

### **5.1.1 Purpose**

*Main nature of the contract:* Works

*Main classification (cpv):* 45000000 Construction work

*Additional classification (cpv):* 45200000 Works for complete or part construction and civil engineering work

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

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

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

*Additional classification (cpv):* 45211300 Houses construction work

*Additional classification (cpv):* 45211340 Multi-dwelling buildings construction work

*Additional classification (cpv):* 45211360 Urban development construction work

*Additional classification (cpv):* 71000000 Architectural, construction, engineering and inspection services

*Additional classification (cpv):* 71200000 Architectural and related services

*Additional classification (cpv):* 71300000 Engineering services

*Additional classification (cpv):* 71310000 Consultative engineering and construction services

*Additional classification (cpv):* 71311000 Civil engineering consultancy services

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*Additional classification (cpv):* 71315210 Building services consultancy services

*Additional classification (cpv):* 71315200 Building consultancy services

*Additional classification (cpv):* 71320000 Engineering design services

*Additional classification (cpv):* 71322100 Quantity surveying services for civil engineering works

*Additional classification (cpv):* 71324000 Quantity surveying services

*Additional classification (cpv):* 71334000 Mechanical and electrical engineering services

*Additional classification (cpv):* 71333000 Mechanical engineering services

*Additional classification (cpv): 71400000 Urban planning and landscape architectural services*

*Additional classification (cpv): 90710000 Environmental management*

*Additional classification (cpv): 90712100 Urban environmental development planning*

### **5.1.2 Place of performance**

*Country subdivision (NUTS): Midland (IE063)*

*Country: Ireland*

*Additional information:*

### **5.1.3 Estimated duration**

*Duration: 60 Month*

### **5.1.5 Value**

*Estimated value excluding VAT: 50 000 000 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: No strategic procurement*

### **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*

*Maximum 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: 29/05/2026 12:00 +01:00*

*Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7988753>*

### **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=7988753>*

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

*Electronic catalogue: Not allowed*

*Tenderers may submit more than one tender: Not allowed*

*Deadline for receipt of requests to participate: 10/06/2026 12:00 +01:00*

*Terms of contract:*

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

*Electronic invoicing: Allowed*

*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:* Westmeath County Council

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

*Organisation receiving requests to participate:* Westmeath County Council

*Organisation processing tenders:* Westmeath County Council

## 8 Organisations

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### **8.1 ORG-0001**

*Official name:* Westmeath County Council

*Registration number:* 032126W

*Postal address:* county buildings

*Town:* Mullingar

*Postcode:* N91 FH4N

*Country subdivision (NUTS):* Midland (IE063)

*Country:* Ireland

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

*Telephone:* 0449332000

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

*Buyer profile:* <https://www.westmeathcoco.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:* 2eba5b69-f988-460a-89e1-b20809ab9d7b - 01  
*Form type:* Competition  
*Notice type:* Contract or concession notice – standard regime  
*Notice dispatch date:* 24/04/2026 16:26 +01:00  
*Languages in which this notice is officially available:* English