

Ireland: Building construction work

Design, Construction and Delivery of Cherry Orchard (Affordable for Sale) Housing Development (Pro405)

Contract or concession notice – standard regime

1 Buyer

1.1 Buyer

Official name: The Land Development Agency

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2 Procedure

2.1 Procedure

Title: Design, Construction and Delivery of Cherry Orchard (Affordable for Sale) Housing Development (Pro405)

Description: The Land Development Agency (the “Contracting Authority” (CA) or the “LDA”), established in 2018, is a semi-state company, with the mandate to facilitate the development of affordable housing for individuals and families by activating sites and landbanks in urban areas. For more information, please go to www.lda.ie. The Cherry Orchard Affordable for Sale development is a new residential development with a site area of c. 6 hectare, on a greenfield site, in Cherry Orchard Dublin 10. The proposed residential development will comprise of 172 no. dwellings. Refer to the Pre-Qualification Questionnaire (PQQ) for further information.

Procedure identifier: f8cc7586-7ffe-4b19-8b7b-758c9375a005

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45000000 Construction work

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

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

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

2.1.2 Place of performance

Postal address: Dublin

Town: Dublin

Postcode: N/A

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 58 000 000 Euro

2.1.4 General information

Legal basis:

2.1.6 Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5 Lot

5.1 Lot: LOT-0001

Title: Design, Construction and Delivery of Cherry Orchard (Affordable for Sale) Housing Development (Pro405)

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Internal identifier: Pro405

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45000000 Construction work

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

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

Additional classification (cpv): 45211360 Urban development construction work

Additional classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

5.1.2 Place of performance

Town: Dublin

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 28 Month

5.1.5 Value

Estimated value excluding VAT: 58 000 000 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

Additional information: With reference to Section 5.1.9 (Selection Criteria) of this Contract Notice, the Contracting Authority intends to shortlist up to five (5) Applicants. However, it reserves the right to increase the number of shortlisted Applicants in accordance with the Pre-Qualification Documents (PQQ). The Contracting Authority also reserves the right to proceed to the tender stage with fewer than five (5) shortlisted Applicants. Please refer to the Pre-Qualification Documents for full details.

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: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

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: 10/08/2026 16:00 +01:00

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8645131>

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=8645131>

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: 25/08/2026 16:00 +01:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: Not yet known

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: The Land Development Agency

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

Organisation receiving requests to participate: The Land Development Agency

Organisation processing tenders: The Land Development Agency

8 Organisations

8.1 ORG-0001

Official name: The Land Development Agency

Registration number: 710453

Postal address: 2nd Floor, Ashford House, Tara Street,

Town: Dublin

Postcode: D02 VX67

Country subdivision (NUTS): Dublin (IE061)
Country: Ireland
Email: procurement@lda.ie
Telephone: +3539103400
Internet address: <https://www.lda.ie>
Buyer profile: <https://www.etenders.gov.ie/epps/prepareViewCAOrganisation.do?id=84176>
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
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
Telephone: +30 2108094500
Roles of this organisation:
TED eSender

Notice information

Notice identifier/version: b31488ee-746f-4da4-833e-24fb1fd0e72d - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 24/07/2026 14:24 +01:00
Languages in which this notice is officially available: English