

Ireland: Construction work

Tipperary County Council _ New 10 Unit Residential Development and associated site development works at Ashbury, Roscrea, Co. Tipperary

Contract or concession award notice – standard regime

1 Buyer

1.1 Buyer

Official name: Tipperary County Council

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2 Procedure

2.1 Procedure

Title: Tipperary County Council _ New 10 Unit Residential Development and associated site development works at Ashbury, Roscrea, Co. Tipperary

Description: New 10 Unit Residential Development and associated site development works at Ashbury, Roscrea, Co. Tipperary. Social housing development within an existing green infill site. The development will consist of the construction of 10 new dwellings consisting of 8 No. 1-Bed apartments in two separate blocks (4 No. at Ground Level and 4 No. at First Floor Level) and 2 No. 2-Bed two-storey houses and new entrance, access roadway, footpaths, bin storage, car parking, boundary walls, sub-station kiosk, landscaping, drainage connection, related ancillary services and all associated site works.

Procedure identifier: 1d7ab674-b8eb-4853-a9f7-74f2ec2c674f

Previous notice: f5035728-8e18-4f88-9733-2ce010613946-02

Type of procedure: Open

The procedure is accelerated: no

2.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45111200 Site preparation and clearance 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

2.1.2 Place of performance

Country subdivision (NUTS): Mid-West (IE051)

Country: Ireland

2.1.3 Value

Estimated value excluding VAT: 2 530 862 Euro

2.1.4 General information

Legal basis:

Directive 2014/24/EU

5 Lot

5.1 Lot technical ID: LOT-0001

Title: Tipperary County Council _ New 10 Unit Residential Development and associated site development works at Ashbury, Roscrea, Co. Tipperary

Description: New 10 Unit Residential Development and associated site development works at Ashbury, Roscrea, Co. Tipperary. Social housing development within an existing green infill site. The development will consist of the construction of 10 new dwellings consisting of 8 No. 1-Bed apartments in two separate blocks (4 No. at Ground Level and 4 No. at First Floor Level) and 2 No. 2-Bed two-storey houses and new entrance, access roadway, footpaths, bin storage, car parking, boundary walls, sub-station kiosk, landscaping, drainage connection, related ancillary services and all associated site works.

Internal identifier: 0

5.1.1 Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 45111200 Site preparation and clearance 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

5.1.2 Place of performance

Country subdivision (NUTS): Mid-West (IE051)

Country: Ireland

Additional information:

5.1.3 Estimated duration

Duration: 13 Month

5.1.5 Value

Estimated value excluding VAT: 2 530 862 Euro

5.1.6 General information

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: Fulfilment of social objectives

Description: Accessibility for all

Social objective promoted: Accessibility for all

5.1.8 Accessibility criteria

Accessibility criteria for persons with disabilities are included

5.1.10 Award criteria

Criterion:

Type: Price

Description: Lowest comparative cost of tender as part of MEAT evaluation

Category of award threshold criterion: Weight (percentage, exact)

Award criterion number: 70

Category of award weight criterion: Fixed value (total)

Award criterion number: 70

Criterion:

Type: Quality

Description: Quality submission as part of MEAT evaluation

Category of award threshold criterion: Weight (percentage, exact)

Award criterion number: 30

Category of award weight criterion: Fixed value (total)

Award criterion number: 30

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: Tipperary County Council

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

6 Results

Value of all contracts awarded in this notice: 2 530 862 Euro

6.1 Result lot Identifier: LOT-0001

At least one winner was chosen.

6.1.2 Information about winners

Winner:

Official name: Pat Loftus Construction Limited

Tender:

Tender identifier: 000132165

Identifier of lot or group of lots: LOT-0001

Value of the tender: 2 530 862 Euro

Subcontracting: Not yet known

Contract information:

Identifier of the contract: 434906

Date of the conclusion of the contract: 30/01/2026

6.1.4 Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders

Number of tenders or requests to participate received: 4

8 Organisations

8.1 ORG-0001

Official name: Tipperary County Council

Registration number: 32452

Postal address: Civic Offices Clonmel, Civic Offices Nenagh

Town: Clonmel, Nenagh
Postcode: E91N512 E45A099
Country subdivision (NUTS): Mid-West (IE051)
Country: Ireland
Email: secretary@tipperarycoco.ie
Telephone: +353 818065000
Internet address: <https://www.tipperarycoco.ie>
Buyer profile: <https://www.tipperarycoco.ie>
Roles of this organisation:
Buyer
Organisation providing offline access to the procurement documents

8.1 ORG-0002

Official name: Pat Loftus Construction Limited
Size of the economic operator: Medium
Registration number: 7752
Town: Ballinasloe
Postcode: 0000
Country subdivision (NUTS): Mid-West (IE051)
Country: Ireland
Email: PatLoftusConstruction@Gmail.com
Roles of this organisation:
Tenderer
Winner of these lots: LOT-0001

8.1 ORG-0003

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-0004

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: 8df54c11-2955-4465-ad44-6a38557f47b1 - 01

Form type: Result

Notice type: Contract or concession award notice – standard regime

Notice dispatch date: 18/03/2026 15:36 +00:00

Languages in which this notice is officially available: English