

113026-2026 - Competition

Ireland – Housing services – CFT 3911- Competitive Dialogue - Housing Development Opportunities in South Dublin County Council – 3 Lots
OJ S 33/2026 17/02/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: South Dublin County Council
Email: procurement@sdblincoco.ie
Legal type of the buyer: Local authority
Activity of the contracting authority: General public services

2. Procedure

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, 45100000 Site preparation work, 45210000 Building construction work, 45220000 Engineering works and construction works, 45300000 Building installation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 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: 0,00 EUR

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

5.1. Lot: 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, 45100000 Site preparation work, 45210000 Building construction work, 45220000 Engineering works and construction works, 45300000 Building installation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 36 Months

5.1.5. Value

Estimated value excluding VAT: 0,00 EUR

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 (UTC+00:00) Western European Time, GMT

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 (UTC+00:00) Western European Time, GMT

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

5.1. Lot: 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, 45100000 Site preparation work, 45210000 Building construction work, 45220000 Engineering works and construction works, 45300000 Building installation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 36 Months

5.1.5. Value

Estimated value excluding VAT: 0,00 EUR

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 (UTC+00:00) Western European Time, GMT

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 (UTC+00:00) Western European Time, GMT

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: 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, 45100000 Site preparation work, 45210000 Building construction work, 45220000 Engineering works and construction works, 45300000 Building installation work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211100 Construction work for houses

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 36 Months

5.1.5. Value

Estimated value excluding VAT: 0,00 EUR

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 (UTC+00:00) Western European Time, GMT

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 (UTC+00:00) Western European Time, GMT

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

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@sdublincoco.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
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: 9226272f-8983-45e1-a30c-437cb91a88a5 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 13/02/2026 15:34:26 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: English
Notice publication number: 113026-2026
OJ S issue number: 33/2026
Publication date: 17/02/2026