

117032-2026 - Planning

Ireland – Building construction work – The Design and Construction of The Gasworks, Dock Road, Limerick for The Land Development Agency

OJ S 34/2026 18/02/2026

Prior information notice or a periodic indicative notice used only for information Works

1. Buyer

1.1. Buyer

Official name: The Land Development Agency

Email: procurement@lda.ie

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: The Design and Construction of The Gasworks, Dock Road, Limerick for The Land Development Agency

Description: ----- BACKGROUND----- The purpose of this Prior Information Notice (PIN) is to inform prospective candidates of the potential opportunity relating to The Land Development Agency (LDA), for the construction works of a mixed-use development at the former City Gasworks site, Limerick. The LDA was established in September 2018 and is a key Irish Government land management initiative. The Government has committed to providing the LDA with equity capital of up to €8.75 billion to facilitate large scale delivery of housing. Our core objectives are to: • Coordinate appropriate State lands throughout the country for regeneration and development, opening up key sites for housing delivery. • Driving strategic land assembly, working with both public and private sector land owners; • Contributing towards the delivery of affordable housing; and • Become a leading influencer of housing and land management, through research and innovation. ----- DESCRIPTION OF THE WORKS----- The site is located in the Limerick Docklands area, southwest of the city centre. Eircode of V94 AE00. The site was historically a gasworks plant for Limerick City, in operation from 1884 up to the 1960's. Gas Networks Ireland carried out remediation on the site between 2017 and 2020 and monitoring thereafter between 2020 and 2025 (Industrial Emissions Licence Reg. No: W0281-01). Remediation and monitoring is now complete and the site is ready for residential development. The 1.26-hectare site slopes approximately three meters from its southern boundary down to its northern boundary of the Dock Road. Along the southern edge is the former Gaswork office building, which is to be demolished. A protected limestone wall defines the Dock Road boundary, and this will be incorporated into the scheme. The proposed development will deliver: • Demolition of former office building along southern edge. Retention of protected wall along the Dock Road. • 284 no. new homes (comprising 256 cost rental apartments and 29 apartments provided under Part V social housing) across three blocks ranging between 5 and 8 storeys in height. • One 203sq.m. creche • Two retail units with a total area approx. 600sq.m. • 27 no. surface level car parking spaces. • Associated site infrastructure, including moving of existing substation kiosk. Further details of the scheme can be found at <https://thegasworkslimerick.ie> . Planning was granted with conditions by Limerick City & County Council, reference number 25/60780. Further details of the approved

development can be found at <https://www.eplanning.ie/LimerickCCC/searchtypes> -----
DESCRIPTION OF THE PROCUREMENT----- • Two-stage competitive procedure. • Design and build contract. • To be developed in a single phase. • The scope of the works will be set out in the tender documents. ----- MARKET ENGAGEMENT EVENT----- The Contracting Authority shall hold a Market Engagement Event on the 23rd February 2026 in The Clayton Hotel to inform interested economic operators of the Dock Road Development. If you wish to attend and receive further details, advance registration is required. Please contact Kate Omelia at komelia@lda.ie to register interest. ----- NOTE----- This Prior Information Notice is being used to inform interested economic operators that the LDA intends to procure by competitive tender, the delivery of this opportunity as described above. This document is not a call for competition or invitation to tender. No tender documents are available at this stage. Details of individual procurements pursuant to this notice will be advertised in due course on www.etenders.gov.ie and the Official Journal of the European Union. The LDA does not require a response to this prior information notice. Neither this document, nor any information set out herein, shall be regarded as a commitment or representation on the part of the LDA to enter into any form of contractual arrangements express or implied. Please note that the LDA is subject to the provisions of the Freedom of Information Act 2014. ----- PROPOSED DATES FOR ISSUE OF DOCUMENTATION----- The Prequalification Questionnaire will be issued by the end of February 2026.

Internal identifier: Pro308

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45000000 Construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211360 Urban development construction work, 45310000 Electrical installation work, 45350000 Mechanical installations

2.1.2. Place of performance

Town: Limerick

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 0,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

3. Part

3.1. Part: PAR-0001

Title: The Design and Construction of The Gasworks, Dock Road, Limerick for The Land Development Agency

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Internal identifier: Pro308

3.1.1. Purpose

Main nature of the contract: Works

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Additional classification (cpv): 45000000 Construction work

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

Additional classification (cpv): 45211341 Flats construction work
Additional classification (cpv): 45211360 Urban development construction work
Additional classification (cpv): 45310000 Electrical installation work
Additional classification (cpv): 45350000 Mechanical installations

3.1.2. Place of performance

Town: Limerick
Country subdivision (NUTS): South-West (IE053)
Country: Ireland

3.1.4. Value

Estimated value excluding VAT: 0,00 EUR

3.1.9. 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: 4th 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: ad5efbe1-d674-456a-bd8a-e7e323d677e2 - 01

Form type: Planning

Notice type: Prior information notice or a periodic indicative notice used only for information

Notice subtype: 4

Notice dispatch date: 16/02/2026 15:09:31 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 117032-2026

OJ S issue number: 34/2026

Publication date: 18/02/2026

Estimated date of publication of a contract notice within this procedure: 27/02/2026