

495632-2026 - Competition

Ireland – Development services of real estate – Expression of Interest for a Development Partner for Design Construction Delivery Sale of mixed tenure development including associated siteworks at Beechgrove, Clonakilty for CCC.

OJ S 136/2026 17/07/2026

**Contract or concession notice – standard regime
Services**

1. Buyer

1.1. Buyer

Official name: Cork County Council

Email: info@corkcoco.ie

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Expression of Interest for a Development Partner for Design Construction Delivery Sale of mixed tenure development including associated siteworks at Beechgrove, Clonakilty for CCC.

Description: Cork County Council wish to appoint a Development Partner with a view to progressing a mixed tenure development at Beechgrove, Clonakilty for CCC. Delivery will include c.35 residential units. The appointed Developer shall assume full responsibility for the delivery of the project from current part 8 design to completion, including design development, provision of all associated infrastructure, and construction of all residential units. The Developer shall secure all statutory approvals, certifications, and compliance sign-offs. The Developer shall deliver completed Social and Affordable Housing units to Cork County Council in accordance with agreed specifications and programme. The Developer shall fully fund the delivery of the Affordable Housing units and associated site infrastructure. Affordable Housing units shall be marketed and sold at pre-determined prices to purchasers nominated by Cork County Council. The Developer shall enter into building agreements with purchasers nominated by Cork County Council. Social Housing units shall be funded by Cork County Council through staged payments at agreed project milestones.

Procedure identifier: 671a0734-4f1e-4beb-8edb-ac4cf4fbb1b4

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70110000 Development services of real estate

Additional classification (cpv): 70121100 Building sale services, 70111000 Development of residential real estate, 70121200 Building purchase services, 70320000 Land rental or sale services, 70121000 Building sale or purchase services, 45000000 Construction work, 45210000 Building construction work, 45211100 Construction work for houses, 45211300 Houses construction work

2.1.2. Place of performance

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

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 12 500 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: European Single Procurement Document (ESPD)

5. Lot

5.1. Lot: LOT-0001

Title: Expression of Interest for a Development Partner for Design Construction Delivery Sale of mixed tenure development including associated siteworks at Beechgrove, Clonakilty for CCC.

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Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Services

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Additional classification (cpv): 70121100 Building sale services, 70111000 Development of residential real estate, 70121200 Building purchase services, 70320000 Land rental or sale services, 70121000 Building sale or purchase services, 45000000 Construction work, 45210000 Building construction work, 45211100 Construction work for houses, 45211300 Houses construction work

5.1.2. Place of performance

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

Country: Ireland

5.1.3. Estimated duration

Duration: 36 Months

5.1.5. Value

Estimated value excluding VAT: 12 500 000,00 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: See attached

Approach to reducing environmental impacts: Other

Green Procurement Criteria: National 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: 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: 24/08/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8662031>

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=8662031>

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: 31/08/2026 12:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

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

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: no

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: Cork County Council

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

Organisation receiving requests to participate: Cork County Council

Organisation processing tenders: Cork County Council

8. Organisations

8.1. ORG-0001

Official name: Cork County Council

Registration number: 0007458M

Postal address: County Hall, Carrigrohane Road, Cork

Town: Cork

Postcode: T12 R2NC

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

Country: Ireland

Email: info@corkcoco.ie

Telephone: 021-4276891

Internet address: <https://www.corkcoco.ie/en>

Buyer profile: <https://www.corkcoco.ie/en>

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: 0ec03430-f335-4ed6-962f-9e8841d6cc4a - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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