

81321-2026 - Result

Ireland – Development services of real estate – FCC/426/25 Expression of Interest for a Development Partner for Design Construction Delivery Sale of mixed tenure dev including green infrastructure and non-residential accom at Church Fields for FCC

OJ S 24/2026 04/02/2026

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

1. Buyer

1.1. Buyer

Official name: Fingal County Council_371

Email: procurement@fingal.ie

Legal type of the buyer: Body governed by public law, controlled by a local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: FCC/426/25 Expression of Interest for a Development Partner for Design Construction Delivery Sale of mixed tenure dev including green infrastructure and non-residential accom at Church Fields for FCC

Description: Expression of Interest for a Development Partner for the Development Design, Construction, Delivery and Sale of a mixed tenure development including green infrastructure and non-residential accommodation at Church Fields West (Phase 4) for Fingal County Council This process is being instigated to appoint a Development Partner with a view to progressing the overall scheme. Delivery will include c.300 residential units, and likely to include a library, HSE day centre, a Creche and ancillary facilities along with all associated site development works, green infrastructure including access road, footways, site boundaries, open space, drainage, public lighting, utilities and services. In addition, further development of the adjacent Western Linear Park and Pinkeen Park, site connections and upgrades of the existing local infill parks will form part of this delivery brief.

Procedure identifier: 3dda7f8f-099c-439f-82be-8c4861b97b4c

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

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 98 000 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0001

Title: FCC/426/25 Expression of Interest for a Development Partner for Design Construction Delivery Sale of mixed tenure dev including green infrastructure and non-residential accom at Church Fields for FCC

Description: Expression of Interest for a Development Partner for the Development Design, Construction, Delivery and Sale of a mixed tenure development including green infrastructure and non-residential accommodation at Church Fields West (Phase 4) for Fingal County Council This process is being instigated to appoint a Development Partner with a view to progressing the overall scheme. Delivery will include c.300 residential units, and likely to include a library, HSE day centre, a Creche and ancillary facilities along with all associated site development works, green infrastructure including access road, footways, site boundaries, open space, drainage, public lighting, utilities and services. In addition, further development of the adjacent Western Linear Park and Pinkeen Park, site connections and upgrades of the existing local infill parks will form part of this delivery brief.

Internal identifier: 0

5.1.1. 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

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 33 Months

5.1.5. Value

Estimated value excluding VAT: 98 000 000,00 EUR

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: 100%

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

Award criterion number: 100

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: Fingal County Council_371

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

6. Results

6.1. Result lot identifier: LOT-0001

Winner selection status: No winner was chosen and the competition is closed.

The reason why a winner was not chosen: Decision of the buyer, because of a change in needs

6.1.4. Statistical information**Received tenders or requests to participate:**

Type of received submissions: Tenders submitted electronically

Number of tenders or requests to participate received: 0

8. Organisations

8.1. ORG-0001

Official name: Fingal County Council_371

Registration number: 9509807N

Postal address: Main Street

Town: Dublin

Postcode: K67 X8Y2

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: procurement@fingal.ie

Telephone: 0035318075000

Internet address: <https://www.fingal.ie>

Buyer profile: <https://www.fingal.ie>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

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: fe7576e6-3be3-45d7-8ae9-7761a0ca8508 - 01
Form type: Result
Notice type: Contract or concession award notice – standard regime
Notice subtype: 29
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