

90916-2026 - Competition

Ireland – Development services of real estate – FCC/052/26 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 27/2026 09/02/2026

Contract or concession 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/052/26 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: Fingal County Council wish to appoint a Development Partner with a view to progressing a mixed tenure development at Church Fields West, Dublin 15 (Phase 4). 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: 156bab65-23a5-425e-84d8-1b2350bf1777

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

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: FCC/052/26 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: Fingal County Council wish to appoint a Development Partner with a view to progressing a mixed tenure development at Church Fields West, Dublin 15 (Phase 4). 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**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: 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

5.1.9. 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: 19/02/2026 12:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7461169>

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=7461169>

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: 05/03/2026 12:00:00 (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: Not yet known

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: Fingal County Council_371

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

Organisation receiving requests to participate: Fingal County Council_371

Organisation processing tenders: Fingal County Council_371

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
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: 54bfc214-d45c-45d9-bac4-155e7b7d6a6c - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime

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