

Area report

The current standing of the Oscar Traynor Development

As this is the second site on the housing land initiative it is intended to go to market in November 2017 and have a 5 month selection process.

It is expected that a developer will be selected by April 2018.

The selected developer will be required to design the development and apply for planning permission.

The design of the development will be in conjunction with the local development forum and Dublin City Council.

The exact timing of the development will be determined during the competitive dialogue process which will be after the awarding of the contract to the preferred bidder.

Pre-Qualification

- Expressions of interest to be published on e-tenders in November 2017
- Pre-Procurement Qualification (PQQ)
- Evaluation and short listing of candidates

Dialogue

- Issue ITPD letters; this is the “Invitation To Participate in Dialogue” to the short list of bidders to participate in the preliminary stages of the tender process.
- Dialogue meetings on legal, technical and commercial aspects of the project
- Candidates submit final tenders

Tender evaluation

- Dublin City Council assesses and ranks candidates on pre-determined award criteria
- Preferred candidate selected
- Stand still period
- Award of Development agreement to preferred candidate

The Current Standing of the Oscar Traynor Development Forum

The previous Forum meeting held on Thursday 5/10/17 discussed several of the contentious issues surrounding the development.

Issues covered were;

- Open space
- Parks shape and location
- Site permeability through Lorcan and Castletimon areas
- Traffic impact on the surrounding area

The residents produced indicative plans and reports highlighting areas of concern and it was suggested and agreed that all indicative plans would be made available to the prospective developer.

It was suggested that future Forum meetings would be arranged around the timing of the procurement process, this will be discussed further at the Forums next meeting in December.

Connell Mc Glynn

Project Officer