



Dún Brí Residential Development

Newsletter | August 2026

INSIDE THIS ISSUE:

- Progress at Dundrum Central
- Upcoming Onsite Activity
- Progress Photos
- How will these works affect you?
- Ongoing Communication

Progress at the Dún Brí Residential Development

The following works have been completed to date on the Dún Brí project:

- Reduced height to the Dundrum Main Road Boundary Wall
- Enabling works ongoing, which has involved site preparation, clearance works, utility diversions and disconnections, and demolition of existing structures on the site.
- On-site security and traffic management has been put in place at the existing entrance
- Erection of two tower cranes
- Piling works completed

Working hours are **Monday–Friday: 7:00 am–7:00 pm** and **Saturday: 8:00 am–2:00 pm**

Onsite Activity

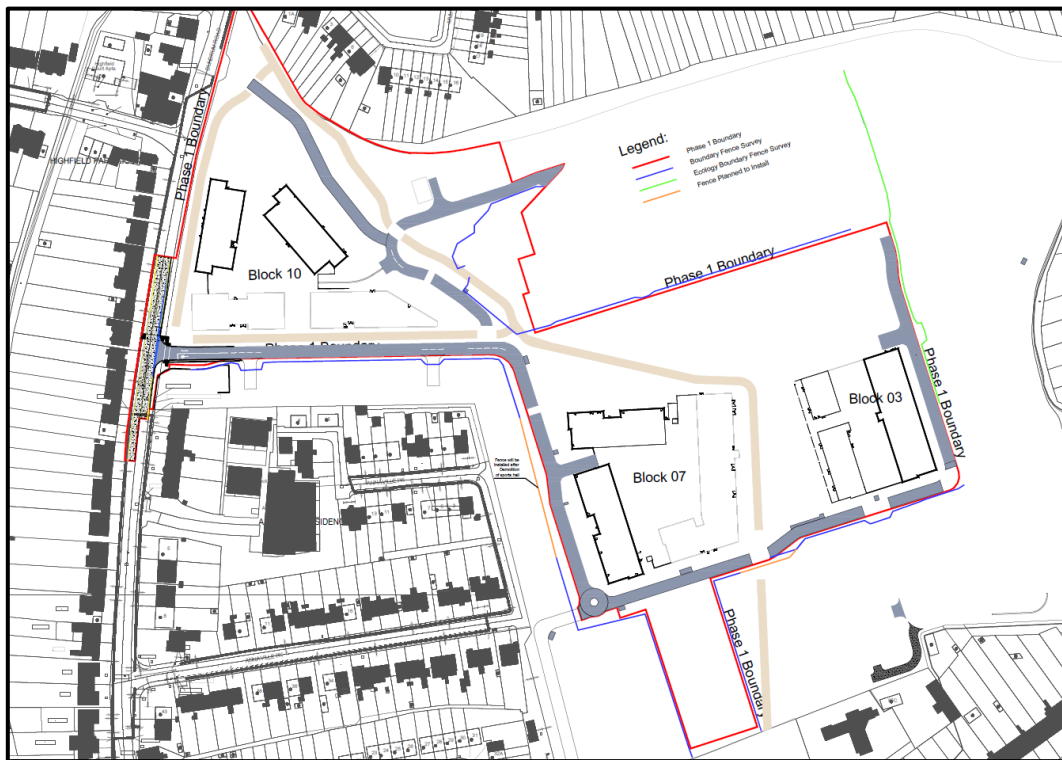
The following construction activities have been completed / are ongoing:

- Disconnection and diversion of existing or redundant services
- Bulk excavation for buildings
- Drainage installation
- East lane of Dundrum Road closed, in sections during these hours: Monday – Thursday - 7am-7pm, Friday – 7am-2pm, no lane closures on weekends
- Coordination with utility providers
- Coordination with Dun-Laoghaire Rathdown County Council for Road Opening Licenses
- Construction of permanent entrance onto the Dundrum Road
- Installation of new surface water on St. Columbanus and Dundrum Road
- Piling Works
- New capping to the Boundary Wall (Dundrum Road)
- Onsite recycling of materials

Over the next 8 weeks, the following works are scheduled to start:

- Erection of 4 more Tower Cranes
- Foundation works to Block 10, Block 07 and Block 03
- Continuation of Drainage installation
- Kerbing and laying tarmacadam of roadways
- Continue installation of attenuation tanks
- Commence installation of precast
- Commence installation of bathroom pods

Site Map



Progress Photo



Picture taken from south direction showing New Infrastructure (Block 10)

How will these works affect you?

The footpath next to the site on Dundrum Road will be temporarily rerouted into part of the road while the new entrance road works are being undertaken. The work will be completed in sections so that disruption to pedestrians and traffic is kept to a minimum. Works will then take place on the footpath on the far side of the road, to carry the necessary scope. Indicative dates for these works to commence are early to mid-September.

Residents will receive a notification via letter drop, and via email to those who have registered via the QR code below, with a map showing temporary traffic changes, any diversions and proposed works. These changes are needed so drainage work can be completed on St. Columbanus Road before the main building work starts.

Exceptions to Normal Working Hours

Over the coming weeks, we will review the requirement for exceptions to facilitate the works outside the normal site working hours on a case-by-case basis. Permits for out of hours deliveries will be applied for in advance where required.

We will provide sufficient notice to those affected if this has been sought.

Ongoing Communication

We appreciate your patience and ongoing engagement. If there are any issues or concerns that you may have regarding the project, we are open to discussing and reviewing with you.

Please register for the newsletter via dcd@johnpaul.ie and visit <https://dundrumcentral.ie/> for the latest project updates.

Alternatively, you can also scan this QR code, and we'll ensure that your details are registered for future communication.



Should you have any questions or would like to contact us for any reason, please email on dcd@johnpaul.ie or call us on 01 215 6100 during office hours and 086 194 8810 out of hours.

Yours faithfully,

John Paul Construction