

Dún Brí Residential Development

Newsletter | October 2026

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LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Progress at the Dún Brí Residential Development

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

- 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 the sixth and final tower crane
- Base tarmacadam laid to Road 1.3
- Bulk excavation substantially complete in Block 10 and Block 7
- Commenced substructure works to Block 10 and Block 7

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

Onsite Activity

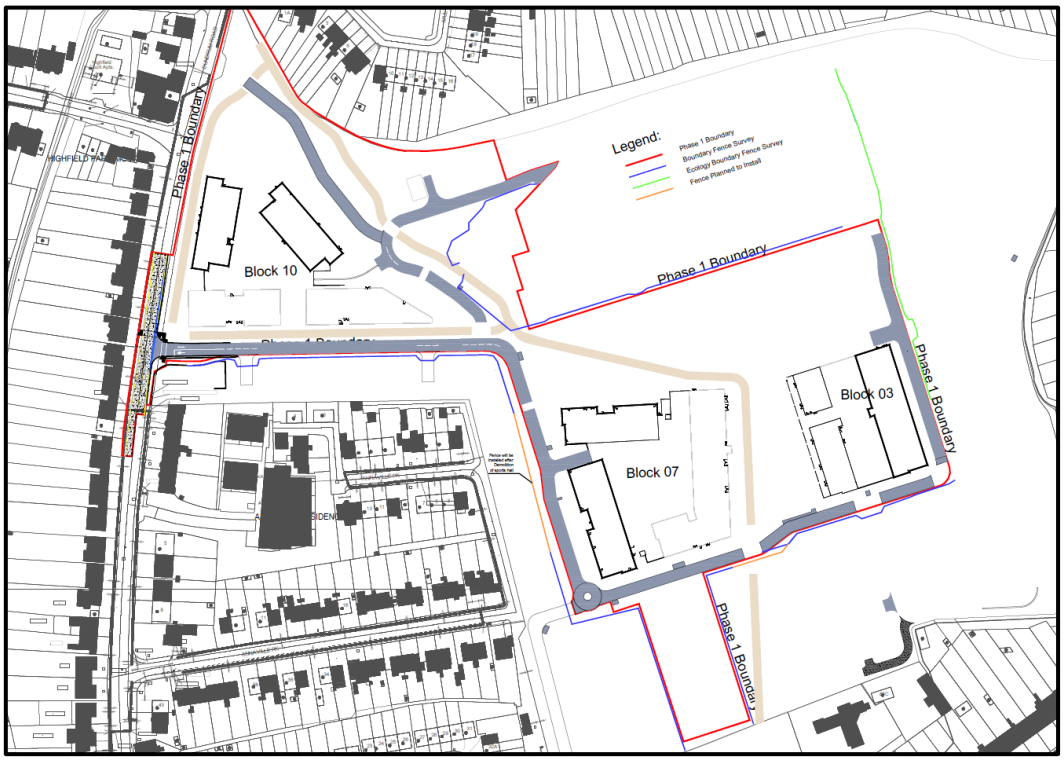
The following construction activities have been completed / are ongoing:

- East lane of Dundrum Road now complete
- New capping to the Boundary Wall (Dundrum Road)
- Precast Works in Block 10
- Excavation in Block 10
- Foundation Works to Block 7
- Detailed excavation to Block 3
- Drainage installation to Road 1.3
- 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
- Onsite recycling of materials
- Preparation works for basement slabs

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

- Foundation works to Block 03
- Continuation of Drainage installation to Road 1.3 and commence in Road 1.4
- Kerbing and laying tarmacadam of roadways
- Continue installation of attenuation tanks
- Continuation of in-situ rising elements and slabs in Block 10, Block 7 and Block 3
- Commence installation of precast slabs
- Commence delivery and positioning of bathroom pods and apartment windows

Site Map



Progress Photo



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



BLOCK 7- 15SEPT26



BLOCK 7 - 22OCT26



BLOCK 3 - 22OCT26

How will these works affect you?

We will be carrying out site investigation trenches in the next 10 days which precedes the deep drainage connection into an existing manhole on St Columbanus Road. The storm line will be installed from this manhole across Dundrum Road and into site under the boundary wall.

This will require traffic management similar to that which was in place during the demolition works on the wall and we expect the works to last 4-6 weeks although we aim to be finished quicker than this.

Residents will be informed via email to those who have registered via the QR code below, with a map showing any temporary traffic changes and diversions.

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. Derogations for out of hours works / 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 the 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