



Dún Brí Residential Development

Newsletter | September 2026

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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 three of the six tower cranes
- Base tarmacadam laid to Road 1.1 and Road 1.2
- 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

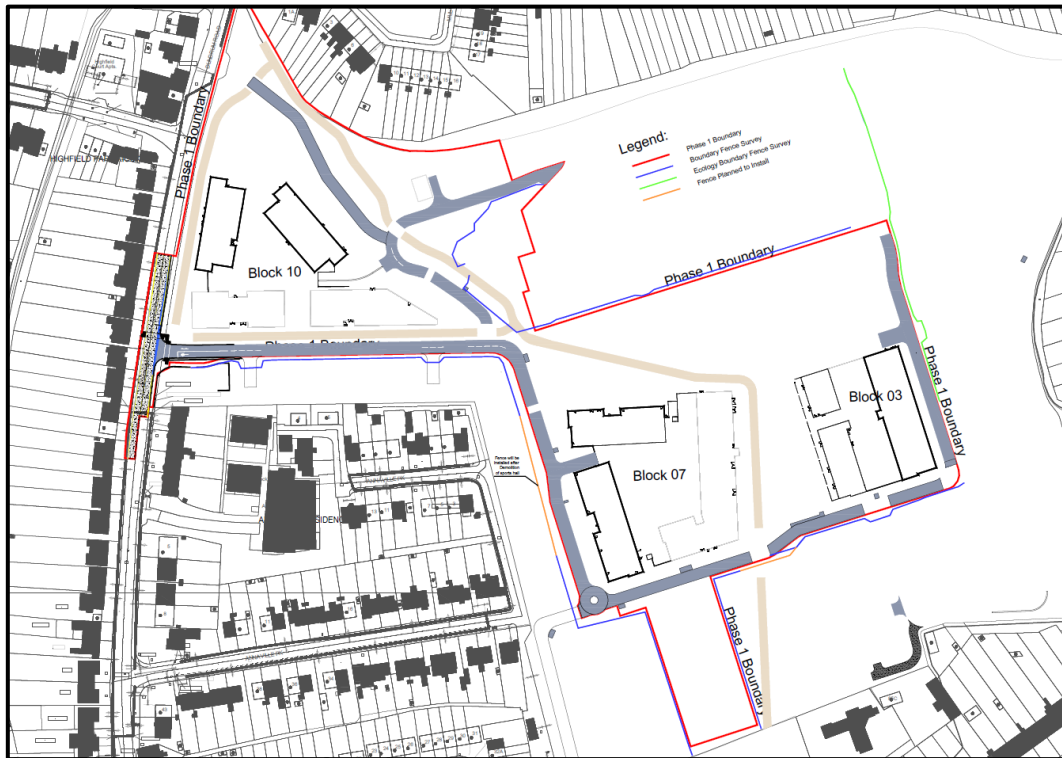
The following construction activities have been completed / are ongoing:

- East lane of Dundrum Road closed, in sections during these hours: Monday – Thursday - 7am-7pm, Friday – 7am-2pm, no lane closures on weekends
- New capping to the Boundary Wall (Dundrum Road)
- Bulk excavation for 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:

- Erection of remaining three Tower Cranes
- 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 and Block 7
- Commence installation of precast
- Commence delivery and positioning of bathroom pods

Site Map



Progress Photo



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

How will these works affect you?

The necessary works on the footpath at the development's new entrance from the Dundrum Road are now complete, with works currently taking place on the footpath on the far side of the road.

While these critical works are being undertaken, there will be traffic management at this section of the road. The works will be completed in sections so that disruption to pedestrians and traffic is kept to a minimum. Indicative completion dates for these works are for early to mid-October.

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

Exceptions to Normal Working Hours

We have applied for a derogation to erect a tower crane over the weekend of the 3rd / 4th of October. We will endeavour to ensure disruption is kept to a minimal and we apologise in advance for any inconvenience this may cause. Any requirement for exceptions to facilitate particular works outside the normal site working hours are reviewed on a case-by-case basis. Permits for out of hours deliveries / works 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