



# Dún Brí

## Formerly Dundrum Central

Newsletter | June 2026

Introduction to Dún Brí

Progress at Dún Brí

How will these works affect you?

Ongoing Communication

# Introduction to Dún Brí | Dundrum

Dún Brí is the new official name for the project formerly as Dundrum Central. The development will deliver a total of 934 new homes on the site of the former Central Mental Hospital. The first phase includes 547 affordable homes and amenities.

The Land Development Agency (LDA) has been working in partnership with Dún Laoghaire Rathdown County Council (DLRCC) and engaging extensively with the local community to unlock this land and maximise the delivery of homes on the site. The overall development will see the construction of 753 new affordable purchase and cost rental homes, as well as 181 social homes. Once completed, Dún Brí will significantly enhance the housing supply in the Dundrum area.

The development will comprise a mix of housing options including apartments, duplexes and community homes to cater for all needs, whether it be a single person, a family, older residents, first time buyers or renters.

A key element of Dún Brí will be the associated services and facilities being delivered, including a community centre with a multipurpose sports facility, a medical centre, retail units, a café, a crèche and a new public plaza.

When realised, Dún Brí will create a well-serviced new community in a prime location in South Dublin, which will be sustainably integrated into the surrounding locality.



## Progress at Dún Brí

With planning permission granted, work has now begun to prepare the site for the construction stage.

Enabling works have begun with our construction partner John Paul Construction.

These include:

- Internal temporary roads for site access, diversion and installation of utilities;
- Ground investigation and earth works and the preparation for future foundations and public streets;
- The demolition of non essential structures inside existing boundary wall;
- The partial demolition of the boundary wall and the creation of a new entrance to the site;
- Site excavation works and archaeological monitoring;
- Site drainage works both within and beyond the walled perimeter.

The majority of these works will take place inside the site boundary wall.

John Paul Construction will install a construction compound, with staff parking, which will be fully located within the grounds of the existing site. Any parking which is unauthorised on surrounding roads or neighbourhoods by construction personnel will be strictly prohibited.

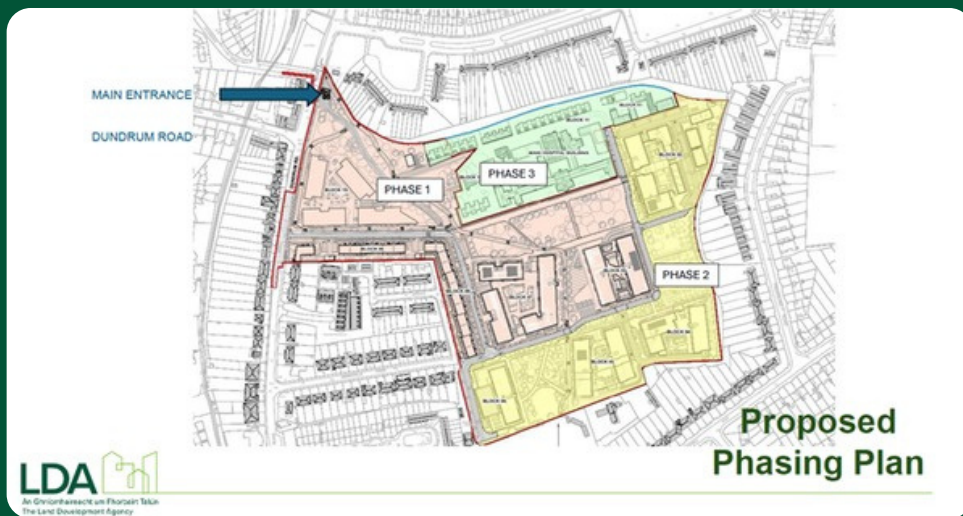
## How will these works affect you?

The vast majority of these works will be taking place within the boundary wall which should minimise the effect on local residents. Construction traffic will begin to increase over the coming months and will be accompanied by a road traffic management plan to mitigate, insofar as possible, the impact on local communities.

John Paul Construction, which is the Enabling Works Main Contractor, will work with DLRCC to ensure the correct traffic management and road safety systems are in place.

Some traffic management will be in place while sections of the boundary wall are removed. John Paul Construction will work to ensure disruption to existing local residents is minimised and the work is carried out as quickly as possible.

Appropriate road cleaning and washing routines will be implemented to minimise any dirt on the existing public roads near the site.



## Ongoing communication

We will be communicating regularly to all residents and stakeholders through our website, which will provide updates on the progress of the development and any important project information.

Please see communication channels below. We appreciate your patience, understanding, and continued engagement. Should you have any questions or concerns, we encourage you to contact John Paul Construction, who will be happy to assist.

### Working hours

**Monday - Friday: 7am to 7pm**

**Saturday: 8am to 2pm**

**Sunday/Bank Holiday: Site closed**

## Communication

Should you have any questions or would like to contact us please do so via the following:

**Construction Email: [dcd@johnpaul.ie](mailto:dcd@johnpaul.ie)**

**Office hours phone no: 087 9123993**

**Out of Office hours phone no: 0861948810**

**Website: <https://dundrumcentral.ie/>**

Yours faithfully,  
The Land Development Agency and John Paul Construction