

STAGE 2 (NORTH LINK STREET) INFORMATION LEAFLET

Clonburris Strategic Development Zone (SDZ) Stage 2 Infrastructure Works – North Link Street

May 2026

What is happening?

South Dublin County Council, in partnership with Clonburris Infrastructure Limited (CIL), will shortly commence Stage 2 infrastructure works within the Clonburris Strategic Development Zone (SDZ).

These works include the construction of the North Link Street and associated infrastructure, which will form a key part of the road network serving the Clonburris area.

Where are the works taking place?

The works will take place within the Clonburris SDZ, primarily along the granted North Link Street corridor, north of the rail line, including lands between the existing and emerging development areas.

The project area is located in proximity to:

- Existing residential areas
- School sites
- Development lands within Clonburris

Figure 1 shows the extent of the Clonburris SDZ boundary and Figure 2 details the extent of the Stage 2 works.



Figure 1: Clonburris SDZ boundary

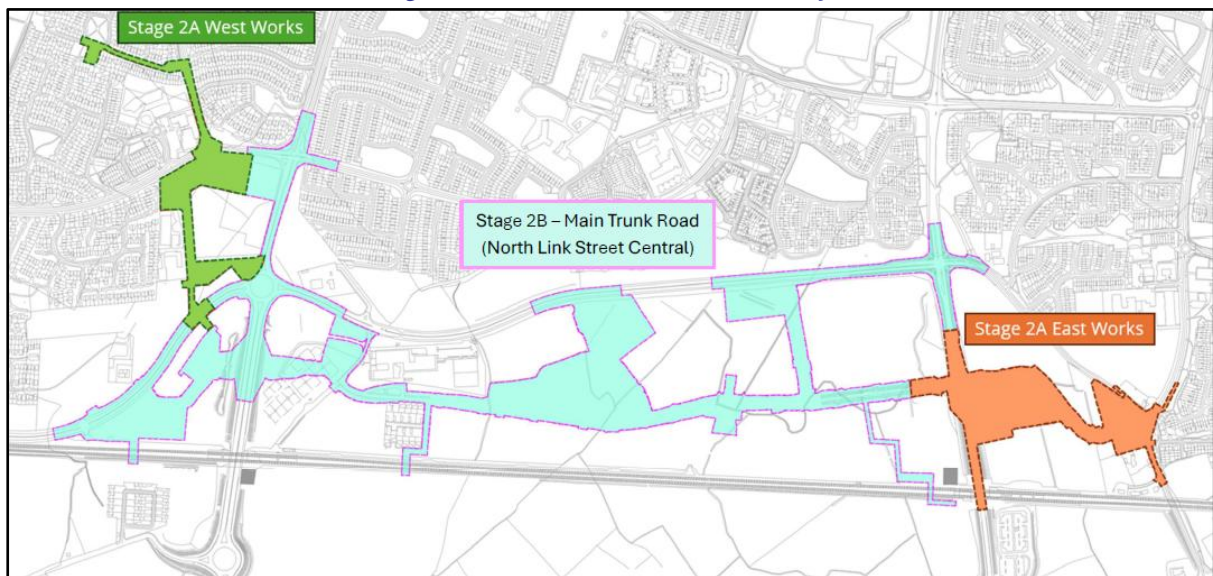


Figure 2: Stage 2 Works

What works are involved?

The works will include:

- Construction of the North Link Street
- Installation of water, wastewater and drainage infrastructure

- Electricity and utility connections (including ESB Networks works)
- New footpaths and cycle tracks
- Road infrastructure and landscaping works

Planning Information

Planning permission for the Stage 2 infrastructure works was granted in 2025. Further information can be accessed via the SDCC planning portal ([Planning Portal - search applications](#)) using the following references:

- Reg. Ref.: SD24A/0266W
- Reg. Ref.: SDZ24A/0033W

When will works commence?

Works are expected to commence in June – August 2026, coordination and contractor mobilisation. It is the intention to attempt to align the commencement of works, where possible, with the school summer holidays in order to minimise disruption to school operations. Further updates on timing and sequencing will be issued in advance of works beginning.

What to expect during construction

During the construction period, there may be:

- Temporary traffic management measures
- Increased construction activity and vehicle movements
- Short-term disruption in the vicinity of works areas

All works will be managed to try minimise disruption, particularly in areas close to schools and residential communities. Schools and other key stakeholders will be kept informed in advance of any planned works or disruption that may impact access or operations, to allow for appropriate planning and coordination. The nature of these works often means some disturbance is unavoidable, but please be assured that every effort will be made to minimise any unnecessary disruption during these works.

Initial works activities

The initial works will be focused on Stage 2A (please see Figure 2 above) and will include:

- Site mobilisation
- Completion of site clearance works
- Commencement of fencing works along the site boundary
- Commencement of topsoil stripping and drainage works

Engagement with Schools and Stakeholders

The contractor and South Dublin County Council will continue to engage directly with:

- Schools in and around the Clonburris SDZ
- Local residents and community stakeholders
- Emergency services and relevant agencies

A coordinated approach will be taken to:

- Provide advance notice of works
- Coordinate around school access and peak times if work is being carried out during school term time
- Ensure safe access arrangements are maintained

Health, Safety and Access

The safety of all road users, pedestrians, cyclists, and school communities is a priority.

Measures will include:

- Clearly defined construction zones
- Safe pedestrian routes where required
- Ongoing coordination with schools regarding access

Who is responsible for managing the project?

- Contracting Authority - Clonburris Infrastructure Limited (CIL)
- Main works contractor - Clonmel Enterprises Ltd.
- Clonmel Enterprises Ltd – Contract Manager Tom Corcoran
- Sponsoring Agency – South Dublin County Council

Contact details for Project

More information about this project and Clonburris SDZ can be found at:
<https://clonburris.ie/>

Contractor contact details: Clonmel Enterprises Ltd.

Contact name: Tom Corcoran

Email: info@clonmelent.com.

Tel: 045 981900

Please note a Traffic Management Coordinator name, contact details and mobile number will be provided at later date.