

[REDACTED]  
[REDACTED]  
[REDACTED]

22<sup>nd</sup> MARCH 2024

Ref: Residential Zoned Land Tax Draft Map.

Dear Sir or Madam,

With reference to the above, I attach a submission on behalf [REDACTED] in respect of Land on the RZLT Annual Draft Map and requesting exclusion of the Lands identified for the reasons stated.

Yours Faithfully,

[REDACTED]  
[REDACTED]



## RESIDENTIAL ZONED LAND TAX ANNUAL DRAFT MAP

---

Ref: LDR2 -- LANDS TO THE REAR OF CLONROAD HOUSE AND FERGUS LODGE, ENNIS

BACKGROUND --- MAP NO.1 attached shows the curtilage of the lands in the ownership of different members [REDACTED]. The grounds of Clonroad House has two walled enclosures, namely A and B, which since circ.1840AD were in use as the orchards and gardens associated with the main House. Enclosures A and B are surrounded on four sides by 3 – 4 meter stone berm walls of 500 to 600mm in thickness ( refer to photographs attached ). Enclosure A was the residence of the late [REDACTED] and is now occupied by her Daughter.

Enclosure B, currently a garden, may serve as a private residence for [REDACTED] who currently resides in Clonroad House dating from 1840AD, the fabric of which is now sub-standard and requiring major investment, the capital cost of which cannot be afforded by [REDACTED]. Such private residence would at least ensure the care, maintenance and integrity of these historic walls as has been the case with Enclosure A.

ARCHAEOLOGICAL/ HISTORIC REMAINS --- The zone of notification associated with a)RMP CLO 33-085002 – 16<sup>th</sup> Century House and RMP CLO 33-085 --- Medieval Settlement Deserted, are entered on the "SITES AND MONUMENTS RECORD" which would preclude the provision of dwellings in this area. It is also documented that the late JOHN HUNT, Archaeologist, examined Clonroad House and walled enclosures in 1946 and concluded that there were indications of mediaeval walling in the enclosures to the rear of Clonroad House. In this regard, the Council should also note the references to the foregoing under the extract from "The Houses of Clare" by HUGH WEIR (copy attached under Appendix 1)

RESIDENTIAL ZONED LAND TAX MAP --- It is contended that it is easy to draw lines on a map, but in doing so, it is crucial that the Council understands and appreciates, not alone the needs of the Land Owners affected, but also the historic background to the lands now included in the Draft Map. Refer to MAP NO.2 attached. While the Council have already de-zoned the majority of the lands in the ownership of the [REDACTED] for open space in the 2023 – 2029 County Development Plan, it is contended that the inclusion of the walled "Enclosure B" in the Draft Map is wrong in that A) the Council needs to be supportive of the preservation of the historic archaeological fabric of this particular area, given that any residential development of more than a single dwelling would interfere or destroy this fabric and B) the Council are reminded that it is their own stated objective and I quote;

"Preserve the character of certain areas of the town of Ennis which are of special Architectural, Historic, Artistic, Archaeological, Cultural, Scientific, Technical or Special Interest."

There is ample evidence that this area, in the vicinity of Clonroad House, is of historic and archaeological significance. In addition, the late John Hunt carried out extensive excavations in 1946 south east of the lands now proposed to be included in the Residential Zoned Land Tax Draft Map and in an area between the Railway Line and the River Fergus. REF: " The Journal of the Royal

Society of Antiquaries of Ireland. Vol 76, No.4 (Dec.1946)" The presence of mediaeval fragments found on this site are illustrated under APPENDIX 2 and serve only to illustrate the archaeological importance of Clonroad House walled gardens and the adjoining lands in the immediate vicinity.

ACCESS TO THE LANDS --- MAP NO.3 attached and surrounded by a red line shows the parcel of land bounding Elevation Business Park NOT in the ownership of the [REDACTED]. This parcel of land of circ 1.7 acres effectively landlocks the [REDACTED] lands from any future development and any possible access to public services. In addition, 1) a large section of the [REDACTED] lands are at a much lower level than any possible access point from Elevation Business Park and with no gravity flow possible to existing public services and 2) the boundaries indicated on the Draft Map to the North are unduly restrictive relative to any future addition to the existing Office Building in a southerly direction. In this regard, the Council are already aware from previous discussion that extension to this facility is urgent, but the de-zoned boundary line together with the Draft Map proposal is allowing very little scope in planning and with due respect to the Council, this is unfair and unreasonable and 3) it is questionable if any access is possible or practical for the foreseeable future through Elevation Business Park due to the restrictive nature of its commercial layout.

CONCLUSION --- 1)Having regard to the foregoing referred to above, it is wrong to impose a Land Tax when the Merry lands are landlocked for development, as is the case in the LDR2 Draft Map.

2)No residential development on the [REDACTED] lands will ever be possible without access through the other lands to the south as shown on Map No.3 and it is doubtful that such a scenario will ever arise.

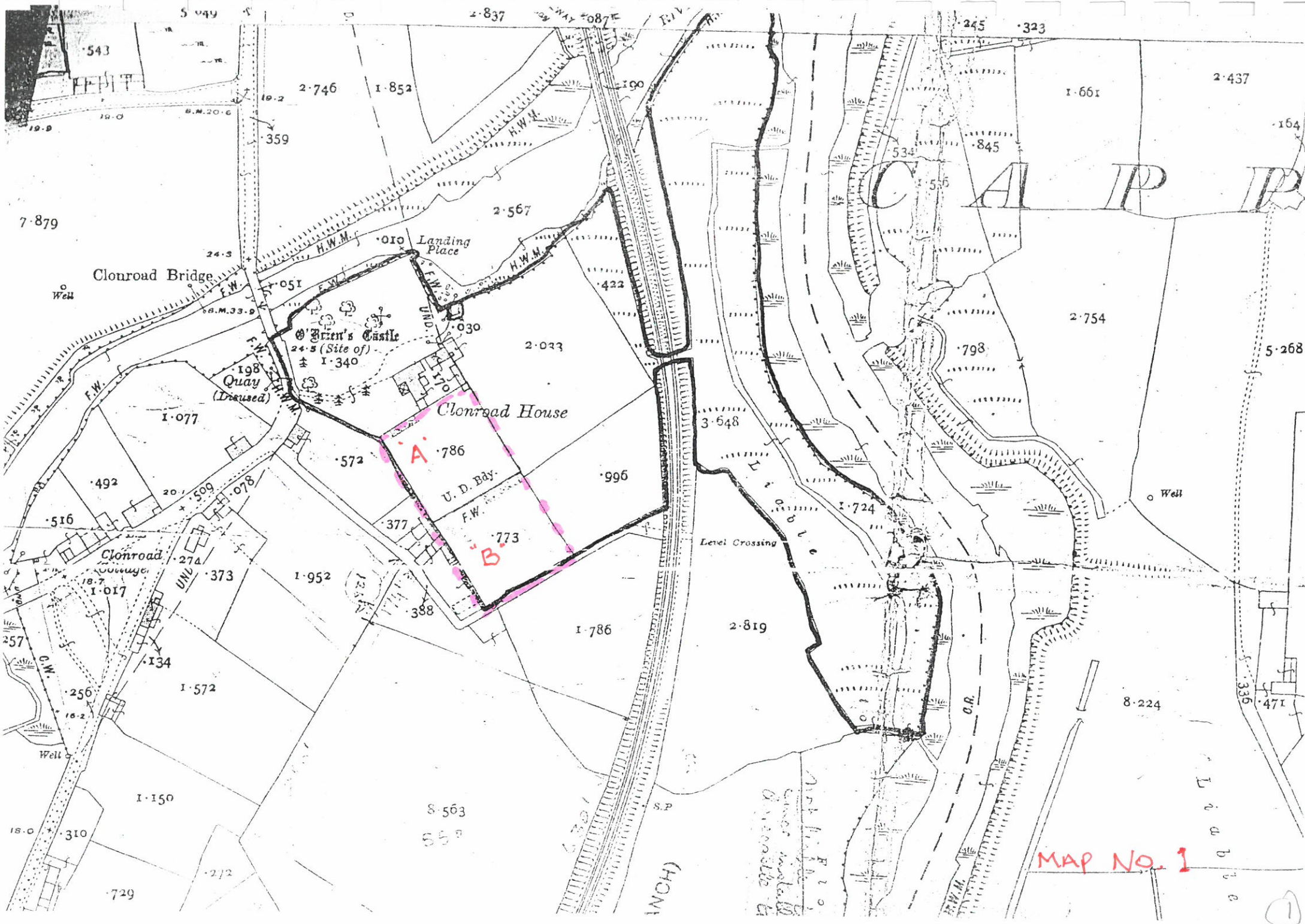
3)Under such circumstances,the individual owners of the [REDACTED] lands would be left in the position of having to pay a Land Tax in perpetuity, unless the lands in their ownership are excluded in the Final Map.

4) I repeat that it is easy to draw lines on a map, but the foregoing are the harsh realities arising from the Draft Map. Therefore, it is hoped that the Council will take into consideration the historic remains and restrictions adjoining Clonroad House and Fergus Lodge together with the interests of Members of the [REDACTED] who have lived and worked there for over 65 years and wish to preserve same.

5) I would therefore request the exclusion of the " Walled Enclosure B and the Adjoining Land" from the Final Map as it can be argued that that they do not currently meet the criteria for the imposition of a land tax.

For and on behalf of the Family Members concerned.

[REDACTED]



7-879

Clonroad Bridge

Green's Castle  
24.5 (Site of)  
I.340

Clonroad House

Clonroad Cottage

U. D. Bay

MAP NO. 1

C A P P

INCH

L i d a b j o

Not finished  
since made  
of available

1

5049

2-837

245

323

543

2-746

1-852

2-437

1-661

164

359

2-567

534

845

Well

Landing Place

422

2-754

798

5-268

Quay  
(Disused)

I.340

2-023

1-077

786

996

3-548

492

572

773

Level Crossing

509

078

1-952

377

1-724

Well

257

516

1-017

134

1-572

1-786

2-819

8-224

18-0

310

1-150

8-563

8-559

471

729

272





















## Townland

Clonmoney North (Bunratty)

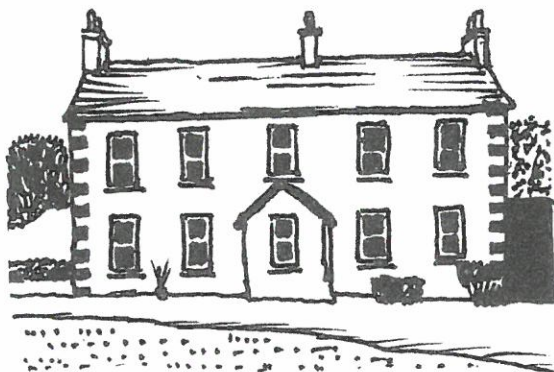
## Location

E of the main road 2 km NW of Bunratty

## Present condition

House: Standing. Inhabited.

Demesne: Many mature trees. Original entrance. Yard and utility buildings standing and used.



## Features

A large farmhouse style, two-storey, five bay house, with a central front door protected by a small one-storey, one bay, gabled porch, facing west over a garden bordered by beech trees in two parallel lines. There is a lower two-storey, two bay return from the centre of the rear, and a yard and buildings which adjoin the north. About fifty acres go with the house.

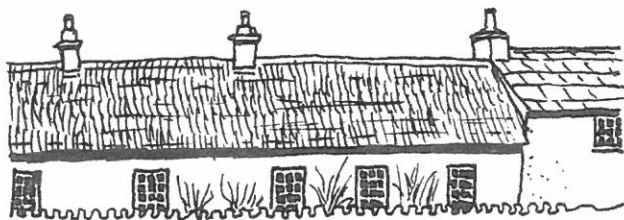
## History

This house was a much lower building until its height was raised in the early twentieth century. It was in the hands of the Quinlivan family in 1855. In 1878 John Frost of Clonmoney owned six hundred and seven acres with a rateable valuation of £256.

## CLONMORE LODGE

also CLONMORE, MILTOWN MALBAY

Cluain mór = the big field;  
or clochán mór = the wide crossing. (Ir.)



## Associated families, etc.

McDonnell, Barry, McMahon, White, Daly

## Townland

Shandrum (Kilmurry Ibrickan)

## Location

8 km SW of Miltown Malbay

## Present condition

House: Demolished. New house by site.

Demesne: Original gate and gateway (lawn or garden gate). Well still used, and original utility buildings standing and used.

## Features

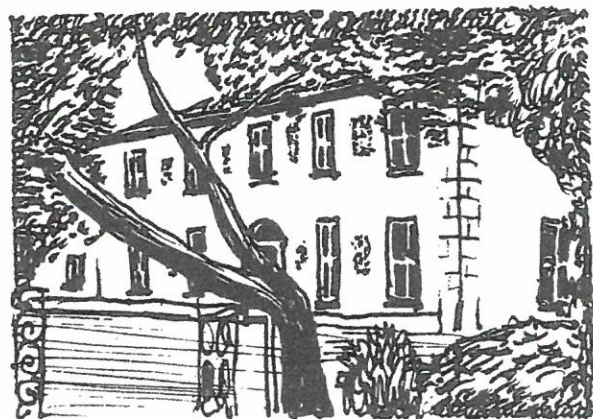
A very long, one-storey, thatched (ivy-covered), seven bay house, facing west over the Atlantic, with a two-storey addition to the south, which had a chimney stack in the gable. There were six-pane sash windows and a yard adjoined the rear to the east. There were servants' quarters a short distance to the south.

## History

In 1855 the Reverend Edmund Barry lived here. He farmed about thirty-two surrounding acres. The McMahons (William McMahon was a Justice of the Peace) would not permit the nearby building to the north, which was firstly an R.I.C. barracks, and later a public house, to have windows facing south with an outlook over Clonmore Lodge. The present owner, John Daly, is an archaeologist. He calls his own modern house nearby by the same name.

## CLONROAD, ENNIS

Cluain rámh fada = the place of the long rowing. (Ir.)



## Associated families, etc.

O'Brien, Egremont, Gore, Greene, Sims, Knox, Torrens, Merry.

## Townland

Clonroad More (Drumcliffe)

## Location

On the right bank of the River Fergus, E of the bridge on the Tulla road.

## Present condition

House: Standing, Inhabited.

Demesne: Many mature trees. Gateways standing and used. Yards, utility buildings and gardens standing and used.

## Features

The seventeenth-century house, which once stood here, was a two-and-a-half storey, six bay, gable-ended house with dormer

windows, attached to the thirteenth-century O'Brien castle. The present nineteenth-century residence incorporates part of this, or the castle, mainly in its eastern end where a medieval doorway was found in the twentieth century. The building standing now is a two-storey, five bay, hip-roofed residence, facing north over the River Fergus, with a central porticoed front door having a mantel below the fanlight. There is a return onto the east side, with an early twentieth-century brick lean-to addition, and on the west side a modern one-storey, flat-roofed, recreation room replaces the original conservatory. The utility building, which stands on a level with the house to the east has been modernised, and is of two storeys. Behind the house are the remains of the bawn walls, together with two large walled gardens and a yard. In front are extensive gardens scattered with appropriately placed carved stones from the original house, including a sundial plinth which was carved by Thomas O'Dea (his name is inscribed in Irish at the base) in memory of Francis Gore in 1803.

### History

The property at Clonroad, one of the most historic in County Clare, was for three hundred years from the thirteenth century the chief castle of the Earls of Thomond. It is close to the site of an earlier circular earthwork on the other side of the river. The first stone fortress was built by Turlough O'Brien in 1284. In 1553 it was attacked by Donough (the Fat) O'Brien's brothers after he had ensured the sacrifice of their interests in his favour from King Edward VI of England. Almost one hundred years later Colonel Ingoldsby and the English captured the castle. In 1680, the travelling Thomas Dineley, whose family was reputedly connected to the Earl, observed that the castle and lands belonged to Henry, 7th Earl of Thomond, who was Governor of County Clare. Henry, who died in 1691, was succeeded by his three-year-old grandson, who married Lady Elizabeth Seymore. It was this Henry, the 8th Earl of Thomond who, in 1712, leased Clonroad in perpetuity to Francis Gore for sixty pounds per annum, as well as Lifford and the Abbey lands of Ennis and Drumbiggle for forty-seven and fifty-three pounds respectively. He also received the tolls of Ennis valued at ten pounds, which was appropriate for the ancient palace of the Kings and later Earls of Thomond. This fortification protected the only place with a rocky base on the muddy River Fergus surrounding the island which gave its name to the town. It was therefore suitable for use as a ford. Francis Gore was possibly the Lieutenant Colonel Francis Gore who declared for John Gore, J.P., in an ownership dispute against the deceased Donough O'Brien of Kells circa 1671.

The Gore family continued to live in the seventeenth century house until shortly after 1842, when the place was rebuilt and extended for the sum of £300! The last of this family was Mrs Mary Gore, who sold the property in 1852. In 1904, Alexander Knox, who hailed from the north of the country, took over Clonroad, and in 1959 his nephew, Des Torrens (one-time Irish rugby team captain) sold it to the County Engineer, Sean Merry, who did much to restore it to its former state. Mr Merry died in 1984, but this fascinating property still remains in his family's hands, the present owner being Mr Merry's son, an architect. There was once a brewery to the north-west, and when garden work was being carried out in recent years, extensive tunnelling was discovered between this and the site of the original palace in front of the present house.

## CLONRUSH GLEBE, WHITEGATE

Cluain rois = the woody field. (Ir.)



### Associated families, etc.

Church of Ireland, Owens, Snyder

### Townland

Lakyle (Clonrush)

### Location

0.3 km E of Whitegate village

### Present Condition

House: Standing. Inhabited. Restored.  
Demesne: Some mature trees. Back gate and gateway standing. Gate lodge demolished. Utility buildings standing and used.

### Features

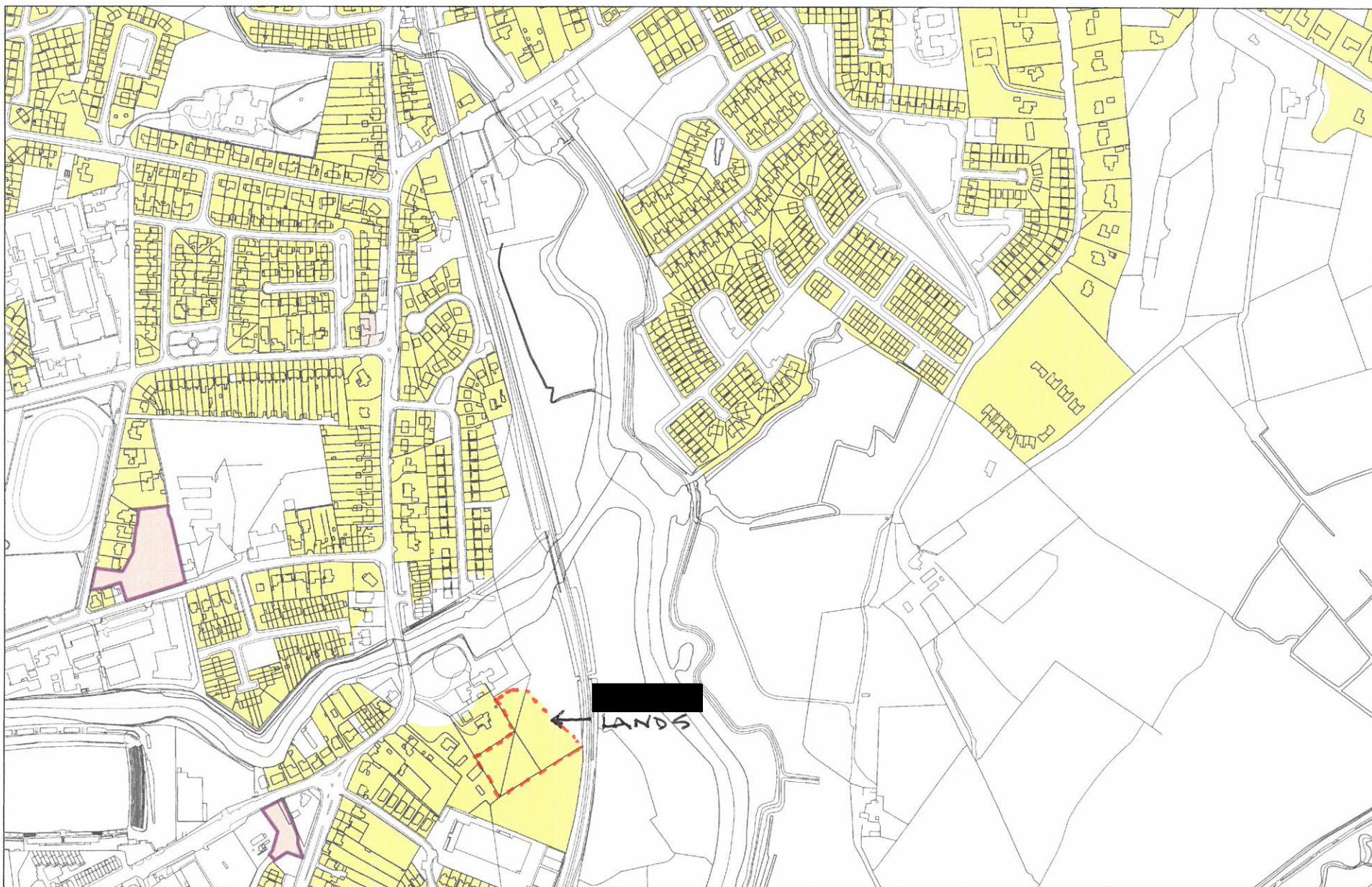
An early nineteenth century, two-storey, three bay, hip-roofed house over a basement, with a central fanlit front door facing south towards the Shannon valley. A small yard and utility buildings adjoin the rear to which there was a short drive from the north-west. The main drive approaches from the south. There was once a small gate lodge to the east of the gateway.

### History

This small rectory was designed for the Reverend James Martin, rector of Clonrush parish, by James Sheane in 1813, and erected in 1814 or 1815. The architect died at Roscrea in 1816, aged forty-four years, and was buried in St. Cronan's Church of Ireland graveyard. His other works included Modreeny Old Glebe at Cloughjordan, and Roscrea Church (1812). He is also reputed to have designed the rectory at Tuamgraney, now known as Woodlawn (q.v.). His original design was different. The front hall door was at the rear of the west end, and led into a long hall or passage to a parlour at the end, which took up the eastern third of the ground floor. On the north side of the hall was a straight flight of stairs, and there was a closet lit by the central window. To the front there was a four metres by three metres drawingroom, and a study, which was in the centre front of the house. There were three bedrooms and a closet. In the basement was a kitchen, dairy, cellar and two dormitories. The house has recently been restored by Mr. and Mrs. Howard Snyder, who now live here. They come from the United States of America, where Mr. Snyder was a teacher. The site of Tobernanevee (well) is in the adjoining field to the west. The gate lodge was demolished early in the twentieth century.

## CLOONAWILLAN HOUSE, CRUSHEEN

see GLENWILLIAM



	<p><b>RESIDENTIAL ZONED LAND TAX ANNUAL DRAFT MAP</b></p>	<p><b>Ennis - Map 10</b></p>	<p>Map Legend:</p> <ul style="list-style-type: none"> <li> Settlement Boundary</li> <li> Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li> Residential</li> <li> Residential Proposed to be excluded</li> <li> Mixed Use Proposed to be excluded</li> </ul>	<ul style="list-style-type: none"> <li> Residential Proposed to be included</li> <li> Mixed Use Proposed to be included</li> </ul>	<p>Date: 1st Feb 2024</p>	<p>Scale: Not To Scale</p>
--	---	------------------------------	---	--	--	-------------------------------	--------------------------------

MAP No. 2



The most important finds on the site are the fragment of Polychrome ware and the spout of the bronze vessel. These argue a rich and cultured occupation in the neighbourhood. As has been said, Polychrome ware has only been found on the site of important castles in England, and was probably only available to the wealthy. The Dinanderie spout comes from a vessel, perhaps a puisette or spouted can such as were turned out in Dinant and other towns in Flanders and the Meuse district and these too, were not available to any but the well-to-do. Both these pieces were imports, the one from South France, the other from Flanders.

If the Palace of Clonroad was in the neighbourhood, as would appear from historical records, its period of occupation from the beginning of the 13th century to its destruction in the 14th century would fit in very well with the objects found. It must be emphasised, however, that no structural feature other than the drain was seen, nor did the subsoil where examined give any indication of any buildings or occupation of the site such as would be undoubtedly present if the actual site of the Palace or some other building had been discovered.

The presence of the medieval fragments requires explanation and argues an important building at no great distance, but in this connection the presence of the modern fragments equally pose a question, the nearest houses being about half a mile away.

The investigation does not suggest that further excavation of the immediate site would be productive of much more evidence except in the nature of scattered fragments of pottery. If the actual site of the Palace of Clonroad could be located however, an investigation of this should prove of great importance owing to the exact dating available of its construction and destruction. A more probable site for the Castle is at the back of the present Clonroad house, where some indications of medieval walling may in fact be seen.

*Further References to Clonroad.* (Cluain Ramhfhada). The following references are from "Caithreim Thoirdealbhaigh." *Irish Texts Society* (1929), Volume II. (p. 2). "On the North Bank of the Fergus, abreast of Inishalee, (at this day called Clonroad), in the very heart of his own near dependants and of his domain, he built a circular hold and residence, in which then he (Donnchad Cairbreach) sat down to spend, consonantly with the rules of reason and of wisdom, his riches . . . etc.

A.D. 1258. (P. 7). The grassy green of Clonroad.

A.D. 1278. (P. 11). When Turlough O'Brian saw his country wholly in process of destruction and that his enemies hemmed him in on every side, hastily he quitted Clonroad . . . etc.

A.D. 1284. (P. 26). Turlough Oge, perceiving himself powerless to make a fight for the country, post-haste forsook it; the other Turlough came to Clonroad to occupy the camp, and he it was that built a castle there. By

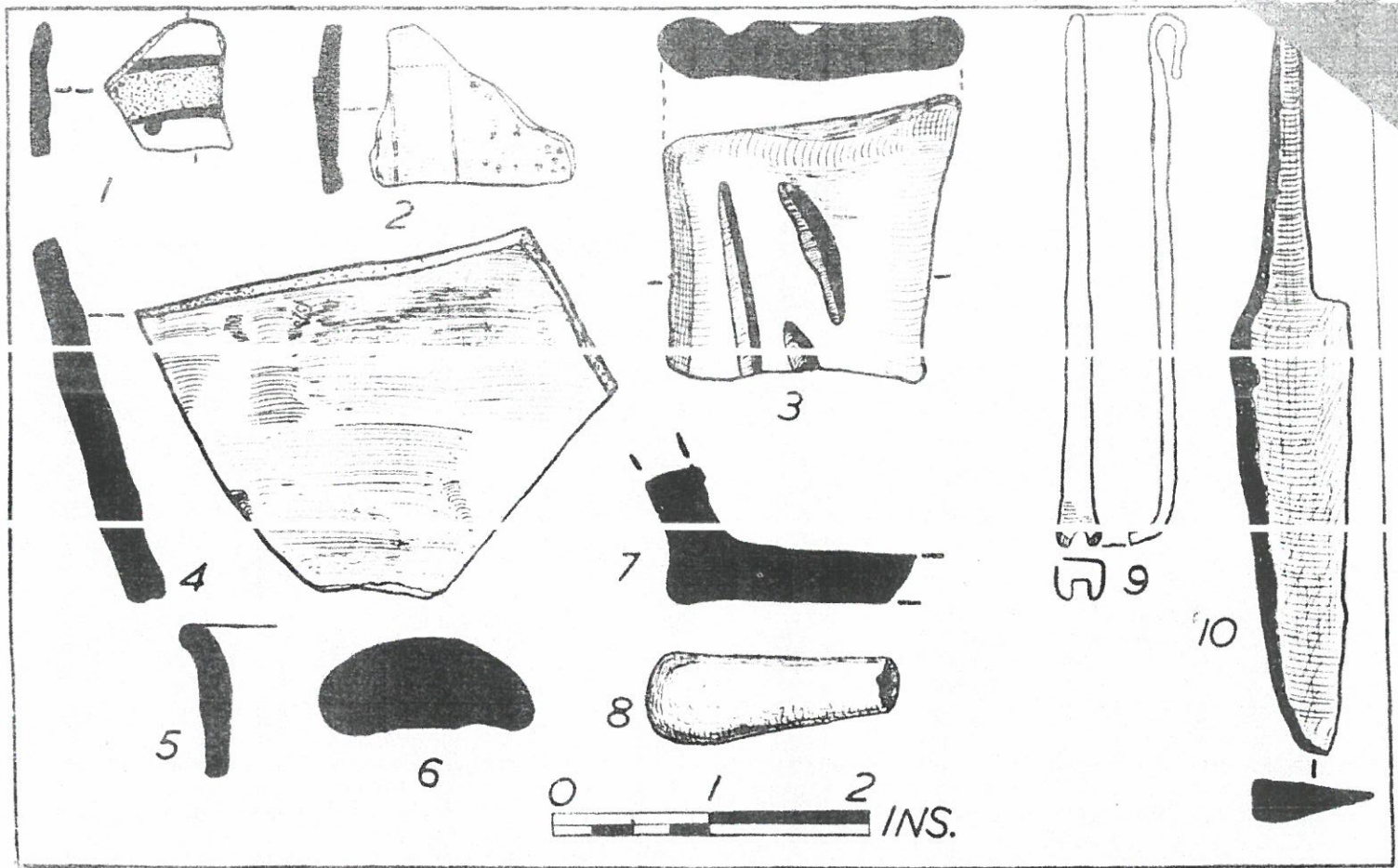


FIG. 2.—1-7, Pottery ; 8, Wig-Curler ; 9, Iron Key ; 10, Iron Knife.

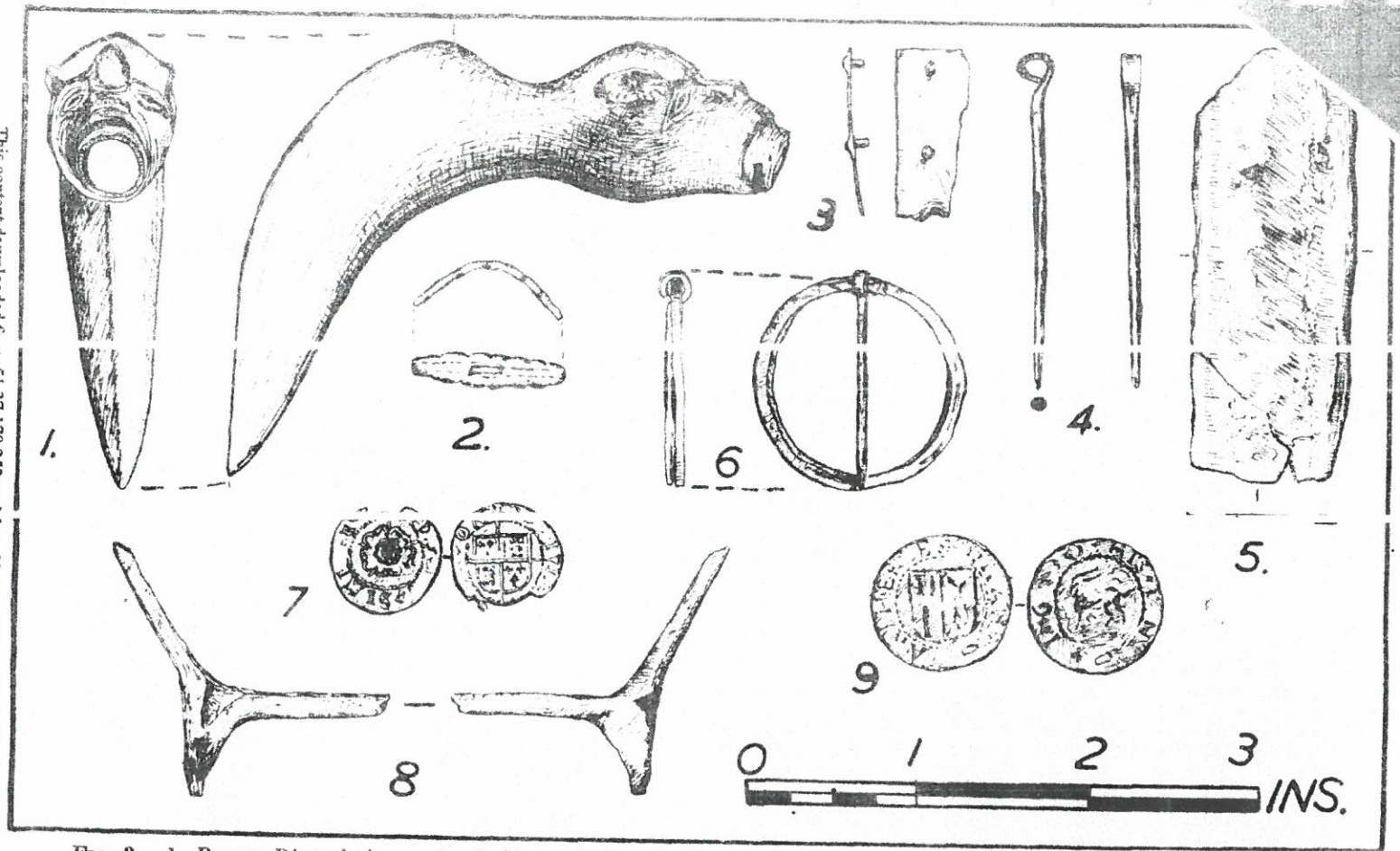


FIG. 3.—1, *Bronze Dinanderie spout* ; 2, *Bronze Strip* ; 3, *Bronze plate* ; 4, *Bronze pin* ; 5, *Bronze strip* ; 6, *Ring brooch, bronze* ; 7, *Silver coin* ; 8, *Bronze object* ; 9, *Silver coin*.

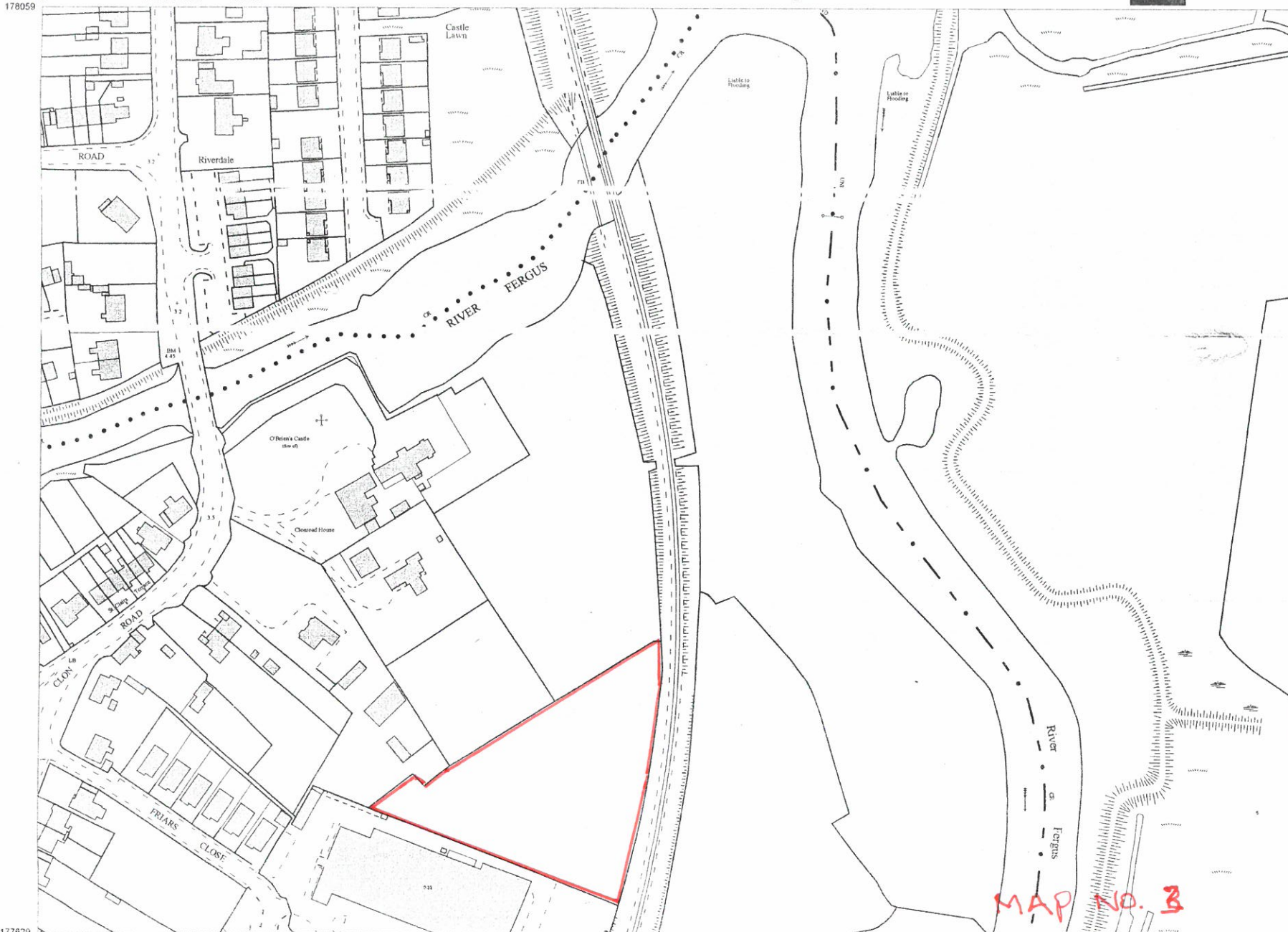
Surveyed 1978  
Revised 2004  
Levelled 1976

# Urban PLACE Map



134452

135034



178059

ITM CENTRE PT COORDS

534708,677883

DESCRIPTION

MAP SHEETS

1:1000  
4322-04 4264-24



Produced by Mid-West Maps,  
94A Henry Street, Limerick City  
On behalf of Ordnance Survey Ireland,  
Phoenix Park, Dublin 8.

Sáraíonn atáirgeadh neamhúdaraithe cóipcheart  
Shuirbhéireacht Ordnáis Éireann agus  
Rialtas na hÉireann.  
Unauthorised reproduction infringes Ordnance  
Survey Ireland and Government of Ireland  
copyright.

Gach cead cosnamh. Ní ceadmhach aon chuid  
den fhóilseachán seo a chóipeáil, a atáirgeadh nó  
a tharchur in aon fhoirm ná ar aon bhealach gan  
cead i scríbhinn roimh ré ó úinéirí an chóipchirt.  
All rights reserved. No part of this publication may  
be copied, reproduced or transmitted in any form  
or by any means without the prior written  
permission of the copyright owners.

© Suirbhéireacht Ordnáis Éireann, 2006  
© Ordnance Survey Ireland, 2006



177629

177629

Scale:- 1:2,500  
Scála:- 1:2,500

0 50 100 150 200 250 Metres

Plot Ref. No. 1086706\_1\_6  
Plot Date 01-MAR-2006

MAP NO. 3