



**Garrykennedy Inner Harbour Upgrade Project.
Garrykennedy, Portroe, Co. Tipperary**

Desk-Based Archaeological Assessment Report

for

DRA Consulting Engineers Ltd

Margaret McNamara

TVAS Ireland Ltd

J24/73

July 2025

ITM 576850 683820

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Summary

Site name: Garrykennedy Inner Harbour Upgrade Project, Garrykennedy, Portroe, Co. Tipperary

Townland: Garrykennedy

Parish: Castletownarra

Barony: Owney and Arra

County: Tipperary

Planning Ref. No: Pre-planning

National Grid Reference: ITM 576850 683820

Naturally occurring geology: N/a

TVAS Ireland Job No: J24/73

RMP: -

Licence No: n/a

Licence Holder: n/a

Fieldwork: Grace Stuart

Site activity: Site visit

Date of fieldwork: 3rd March 2025

Date of report: 4th July 2025

Report author: Margaret McNamara

Summary of results: An archaeological assessment including desk-based research and site visit of the proposed Garrykennedy Inner Harbour Upgrade Project, Co. Tipperary, concluded that an underwater archaeological survey of the lake bed is required in the location of proposed piles and that archaeological monitoring of groundworks on the dryland part of the site would be appropriate.

Monuments identified: -

Location and reference of archive: The primary records (written, drawn and photographic) are currently held at TVAS Ireland Ltd, Ahish, Ballinruan, Crusheen, Co. Clare.

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Desk-Based Archaeological Assessment Report**

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Report J24/73a

Introduction

This report documents the results of a desk-based archaeological assessment of the site of the proposed Garrykennedy Inner Harbour Upgrade Project, Garrykennedy, Portroe, Co. Tipperary (ITM 576850 683820) (Figs 1- 2).

The following Government publications set out many of the procedures relating to planning/development and archaeology:

Framework and Principles for the Protection of the Archaeological Heritage (DAHGI 1999a)

Policy and Guidelines on Archaeological Excavation (DAHGI 1999b)

Archaeology and Development: Guidelines for Good Practice for Developers (ICOMOS 2000)

Review of Archaeological Assessment and Monitoring Procedures in Ireland (Lambrick and Doyle 2000).

Archaeology in the Planning Process (OPR/DHLGH 2021)

The planning background

The proposed redevelopment is currently at design stage (Fig. 7) and a planning application has not yet been submitted. The following report was commissioned to aid the planning process.

The proposed works include the removal of the existing pontoons and walkway, the provision of new floating pontoons, the extension of the existing facilities building to provide a new accessible changing room, and new pedestrian linkage to the existing car parks at Garrykennedy Inner Harbour, Co. Tipperary. Associated proposed works include the diversion of an existing foul sewer and the construction of a new soakaway.

In addition to the *Tipperary County Development Plan 2022-2028* (Tipperary County Council 2022), the *Garrykennedy Village Design Statement* (Tipperary County Council 2007) provides guidelines on appropriate development in the village. This document notes the architectural and historical value of the quay area, recognises that it forms part of the distinctive character of Garrykennedy village and recommends that this character should be retained.

Location, topography and geology

The proposed development site is located in Garrykennedy Harbour, in the townland of Garrykennedy, in the parish of Castletownarra, barony of Owey and Arra, Co. Tipperary (ITM 576850 683820).

The site is at Garrykennedy Harbour in Garrykennedy village, on the eastern shore of Lough Derg approximately 2km north of Portroe. The site currently consists of a marina (opened in 2006) with pontoons, walkway, slipway, facilities building and carpark. An 18th/19th century quay (NIAH Reg.

No. 22401301, RPS TRPS559), is located west of the marina carpark. The remnants of Garrykennedy Castle (RMP TN013-001 – castle-tower house) stand on the north wall of the quay.

The site lies between approximately 30m and 32m above Ordnance Datum (OD).

According to the Geological Survey of Ireland the mainland portion of the proposed development lies on till derived from Lower Palaeozoic and Devonian sandstones, over Old Red Sandstone bedrock (www.gsi.ie).

Archaeological and historical background

A search of documentary and cartographic sources was made. Information was gathered from the Sites and Monuments Record (SMR), the *Excavations* database and publications (Bennett 1987-2010), and from holdings of the Tipperary County Library, Co. Tipperary.

The proposal site is located in the townland of Garrykennedy or *Garraí Uí Chinnéide* which translates as ‘O’Kennedy’s garden’ (www.logainm.ie). The name is first recorded in the 17th century as *Garrykenedy* (AD 1618). Other iterations include Garry-Kenedy (1654), *Garrikeredy*, *Garrikenidy* (1657), *Garrykenedy*, *Gurrykeynedy* (1660), *Garrykeneday* (1668) and *Garieknedy* (1685) (www.logainm.ie).

Cartographic sources

The Down Survey, conducted under the command of William Petty in the 1650s, recorded almost all of Ireland in great detail. Some of the maps were unfortunately lost or destroyed in the following centuries. The ‘Castletowne’ parish does show the lands of *Garrikenidy* (Garrykennedy) & *Liskilly* but little other detail. No castle is illustrated at Garrykennedy but castles are depicted at *Castlelough* (Castlelough) (possibly RMP TN013-003)) and *Castletown* (possibly RMPs TN019-001001 or TN019-004) (<http://downsurvey.tcd.ie/down-survey-map>).

The earliest detailed map of Garrykennedy townland, the 1st Edition Ordnance Survey (OS) map at 6” to the mile (1840) (Fig. 3), shows a different lakeshore profile to that of today. Three harbours are evident. The rectangular harbour recorded today as quay NIAH Reg. No. 22401301 is shown but the map does not clearly depict a cut-stone quay. Another harbour is shown to the west, square in plan and possibly lined with stone. The annotation *Quay* is shown north of this harbour. A small island is shown north of this quay. Another small pier is shown further west. To the east is a larger island separated from the mainland by a narrow channel. The annotation *Garrykennedy Quay* appears in the channel. A square structure is illustrated on the northern side of the rectangular harbour (today quay NIAH Reg. No. 22401301) and this is annotated *Garrykennedy Castle (in ruins)* (RMP TN013-001). Further south, the two roads which form the main routes through Garrykennedy are evident. A number of buildings are shown along each road but the village is not named. The landscape is composed of small fields planted with trees. A small demesne containing a number of buildings annotated as *Garrykennedy House* is in the north-west part of the townland and a smaller demesne, *Shannonville*, is further south. Portroe village lies at the southern end of the townland.

The OS 25” to the mile map (surveyed 1901) (Fig. 4) shows changes to the lake shore. Quay NIAH Reg. No. 22401301 is now definitively annotated, with mooring posts marked along its edges. The quay is connected to the road network and the castle shown on its northern edge. The square quay shown to the west on the earlier map appear to have been filled in and the small pier further west now appears as to a slipway. The large island shown on the earlier map now forms part of the mainland and its amalgamation has created a deeper harbour on its southern side, although not labelled on this map. The landscape along the lakeshore here remains quite wooded, although the village of *Garrykennedy* has expanded, with more buildings and the annotations *Letter Box* and *Lime Kiln (Disused)*. Both the

large estates, Garrykennedy House and Shannonville have been expanded somewhat, as has the village of Portoe.

The OS 6" map published in 1907 is based on the same 1901 survey (Fig. 5).

Modern mapping (e.g. Fig. 2) and aerial imagery (Fig. 6; www.osi.ie) show that a more substantial quay was constructed in the larger harbour along with an adjacent carpark by the late 20th century. An additional smaller quay is evident to the south in the neighbouring townland of Ballyvaughan. The rectangular stone-cut quay (NIAH Reg. No. 22401301) and Garrykennedy castle (RMP TN013-001) are still extant. An expansion of the modern quay and construction of a marina with floating elements and a facilities building occurred in the early 21st century. The village of Garrykennedy has expanded slightly and additional development is evident on the outskirts. The landscape surrounding Garrykennedy has retained its wooded character. Garrykennedy House and Shannonville are still extant. The village of Portoe has expanded considerably.

Record of Monuments and Places / Sites and Monuments Record

There are seven monuments or sub-monuments listed on the Record of Monuments and Places (RMP) and/or Sites and Monuments Record (SMR) within approximately 1km of the proposed works and as shown on the departmental website (www.archaeology.ie). These monuments are all listed in Table 1 (Fig. 5).

Table 1: Sites and Monuments Record / Record of Monuments and Places monuments in the vicinity of the site

SMR No.	Townland	Type	ITM	Distance from site (m)
TN013-001----	Garrykennedy	Castle-tower house	576736 683903	100m NW
TN013-007----	Garrykennedy	Ringfort-rath	576616 682778	980m S
TN013-008----	Ballyvaughan	Ringfort-rath	576674 682862	900m S
TN013-009----	Ballyvaughan	Ringfort-rath	576962 682774	1000m S
TN013-018----	Garrykennedy	Mine	576026 683768	760m W
TN013-019----	Ballyvaughan	Ring-ditch	576909 683102	670m S
TN013-020----	Ballyvaughan	Ring-ditch	576888 683076	680m S

The closest monument is the castle (tower house) known variously as Garrykennedy Castle or *Chaisleáin Uí Garraí* (Castlegare), thought to date to the 15th century. The description on the departmental website and published inventory reads as follows:

Chaisleáin Uí Garraí [Castlegare] stands on the N shoreline of Lough Derg, on the quay of a small harbour in the village of Garrykennedy. Described in Civil Survey of 1654-6 as 'Upon the sd. lands standeth the Demolished Castle of Castlegare and six thatch Tennem[en]ts' (Simington 1934, vol. 2, 153). Daniel O'Brien is listed as proprietor in 1640 (ibid.). Only the SW angle survives with a length of the S (L 5.2m; wall T 0.5-0.55m) and W (L 3.5m) walls. The tower was constructed of roughly coursed limestone rubble which has been crudely pointed internally and externally. On the ground floor there are wall presses, with the S side of an embrasure on the W wall and the W side of an embrasure on the S wall. At first-floor level there is a mural chamber in the S wall. This chamber, which is L-shaped, the return being only 0.3m deep, has good wicker centring on the roof. It is lit by two loops in the S wall and rectangular ope in the W wall which has been altered and widened - the chamfered head of a narrow flat-headed light is still in situ. The castle was described in 1840 as following; 'The ruin now consists of south and west walls with some of the interior work of the building. It contains one narrow apartment (or chamber) in the south wall, which had its roof resting on a hurdle, the greater part of which still remains at east end. The apartment was lighted by two quadrangular openings on south wall; the one to east is partly broken on the Interior and exterior, the one to west long and narrow and constructed of roughly dressed greyish black stone (lime?); by an opening on west wall which is battered outside, the stones forming it having been removed. The walls

are about forty feet [12.2m] in height and at top of west wall are two stones jutting beyond the under surface. The south west corner on outside is battered below, the stones being removed out of it. The length of south wall is now about seventeen feet [5.2m]; the length of west wall is eleven feet three inches [3.4m]. Thickness of the west wall is one foot five inches [0.43m]. The exterior shows a structure of green or grit stone. Some of the stones are rather small and some shapeless or polygonal. Some are rather long and quadrangular and most are dressed with a hammer' (O'Flanagan 1930, 20-1). (www.archaeology.ie; Farrelly and O'Brien 2002).

The SMR file for the tower house contains a similar description of the monument, based on a survey undertaken in 1995.

Situated on shore of Lough Derg, on quay of small harbour, to S of S wall (N of N wall?). Only the SW angles survives, a length of S wall 5.2m long and length of W wall 3.5m long. Wall is 0.5-0.55m thick. Constructed of roughly coursed limestone rubble which has been crudely pointed (FAS scheme) internally and externally. Mural chamber in S wall lit by two loops in S wall and rectangular ope in W wall which has been altered and widened, the chamfered head of a narrow flat-headed light in still in situ. This chamber has the remains of a hanging eye and good wicker-centring on roof. It is L-shaped, the return being 0.3m deep. E loop has E jambs replaced. S wall has two slit opes at first floor level. W loop has a chamfered exterior. On the ground floor there are two wall presses, a niche at ground floor level and springers for vaults. The W jamb of window at mezzanine level, between ground and first floor, is crudely dressed. Described in Civil Survey 1654-56 as 'the Demolished Castle of Castlegare' (Simington 1934, 153).

The surrounding landscape contains a number of enclosures (ring-ditches and ringforts) and a mine complex. The mine complex is located approximately 130m south of the lakeshore and approximately 760m west of the proposed development. The exact date of this possible lead mine is unconfirmed but it is potentially prehistoric (O'Brien pers. comm. 1998 at www.archaeology.ie; <https://arrahistoricalsociety.blogspot.com>). A 19th century description of the mine notes that 'old men's working' were broken into about the year 1855, and in them were found a man's skeleton and the remains of wooden and stone tools' (Kinahan 1886, 202).

Two ring-ditches, located approximately 670m south of the proposed development, are possible prehistoric monuments; remnants of barrows (burial monument) that are visible on aerial photographs. There are also three ringforts located at the southern edge of the study area. Ringforts are semi-defended residences and/or farmsteads generally dating to the early medieval period (www.archaeology.ie).

Previous excavations

The results of archaeological investigations in Ireland are published in summary form in Excavations (Bennett 1987-2010) and online at www.excavations.ie. A search of both sources was made for the village and townland of Garrykennedy and the surrounding townlands of Cornode, Ballyvaughan, Glencrue, Garrymacteige, Faha, Lisheentyrone, Lisheenbrien and Shesharoe.

Only one archaeological investigation is recorded for the area. Monitoring was carried out at the site of a proposed residential development at Garrykennedy in 2002, south-east of an enclosure (RMP TN019-013). Nothing of archaeological significance was encountered (O'Neill 2002).

National Museum of Ireland Topographical files

Information on artefact finds has been recorded by the National Museum of Ireland since the late 18th century. The National Museum of Ireland Finds Database (2010), some of data from which is available online (<https://heritagemaps.ie/>), records no finds in Garrykennedy townland. The closest recorded find is in Lough Derg north of the townland of Garraunfadda, approximately 2.8m north-east of Garrykennedy, and consists of 22 fragments from a dugout canoe (NMI Reg. No. 1930:200).

However it appears that a socketed bronze axehead (Reg. 1961:271) was found in Garrykennedy townland, described as having an oval mount, squat shape and the loop broken off (Lucas 1963, 121).

Documentary sources

Introduction

Garrykennedy or *Garraí Uí Chinnéide*, ‘O’Kennedy’s garden’, has long been associated with the Kennedy or *Ó Cinnéide* family. The Kennedys originated on the opposite side of the River Shannon in the Killaloe area of east County Clare and are descended from the family of Brian Boru (Gleeson 1938). The family later prospered on the opposite side of the Shannon in the northern part of Tipperary and became ‘Lords of Ormond’ between the 11th and 16th centuries. Garrykennedy Castle appears to have been constructed by the O’Brien family in the 15th century and was in a ruinous state by the mid-17th century. Remnants of the castle were absorbed into a harbour quay. There appears to have been a quay or quays at Garrykennedy since at least the late 18th century, with the transportation of slate from the mines in the Arra Mountains being the main industry in the late 18th/early 19th century. The main activity at the quay in the 20th century was the transport of turf from the midland bogs. As harbour traffic increased the village of Garrykennedy developed as did the surrounding road network. Today Garrykennedy is home to a modern marina which attracts tourists to the village and Lough Derg for leisure activities.

Garrykennedy Castle

Despite the implied association with the Kennedys, it appears that Garrykennedy Castle or *Chaisleáin Uí Garraí* was in fact constructed by the O’Briens in the 15th century. The castle appears to have been a typical tower-house. This choice of location for the tower-house was undoubtedly influenced by the sheltered harbours of Garrykennedy located on the shores of a prominent lake on the River Shannon. Cartographic and historical research suggests that the castle was originally located on an island separate from the mainland which was later incorporated into a quay on the mainland. The castle was in a ruinous state by the mid-17th century, possibly due to the Cromwellian disturbances of that century. It appears that much of the castle stone was used to construct or repair a quay in the early 19th century.

The Civil Survey of 1654-6 notes that ‘Upon the sd. lands standeth the Demolished Castle of Castlegare and six thatch Tennemts’ (Simington 1934, 153), whilst the 19th century *Ordnance Survey Field Name Books* (OSFNB) describe Garrykennedy Castle as ‘An old castle in ruins concerning which the neighbouring people have no traditions (save that it was built in the 11th century) belonging to James Watson Esq. Garrykennedy House’ (O’Donovan 1840a, 162).

The *Ordnance Survey Letters* for ‘Castletown Parish’ (1840) describe Garrykennedy Castle as follows:

Garrykennedy old Castle stands in ruins in the townland of Garrykennedy, at the quay built there on the side of the River Shannon. The ruin now consists of south and west walls with some of the interior work of the building. It contains one narrow apartment (or chamber) in the south wall which had its roof resting on a hurdle the greater part of which still remains at east end. The apartment was lighted by two quadrangular openings on south wall; the one to east is partly broken on the interior and exterior, the one to west is long and narrow, and constructed of roughly dressed greyish black stone (lime?); by an opening on west wall which is battered outside, the stones forming it having been removed. The walls are about forty feet in height, and at top of west wall, are two stones jutting beyond the under surface. The south west corner on outside is battered below, the stones being removed out of it. The length of south wall is now about seventeen feet; the length of west wall, is eleven feet three inches. Thickness of the west wall is one foot five inches. The exterior shows a structure of green, or grit stone. Some of the stones are rather small and some shapeless or polygonal. Some are rather long and quadrangular and most are dressed with a hammer (O’Donovan 1840b, 61-62; in O’Flanagan 1930).

It has been suggested that the castle was originally located on an offshore island and was only incorporated into the foreshore when the harbour and quay were constructed (Larkin 2012, 36). Certainly it was on the harbour edge in 1829 when the current quay was built or extended by the Steam Navigation Company. The new quay was required to facilitate the shipment of slate from the nearby Irish Mining Company mines in the Arra Mountains. The quay structure includes large rectangular blocks of dressed limestone that may have derived from re-use of the castle fabric.

An article in *The Limerick Reporter* in 1870 by the antiquarian Maurice Lenihan notes that the castle was also called Slinger Castle at one point (Arra Historical and Archaeological Society via <https://arrahistoricalsociety.blogspot.com>), although this appears to be the only reference to this name.

A 2012 description of the castle remains describe the site as follows:

Only the southwest corner now survives. This is made up of a 5.2 metres length of the south wall with a thickness of 0.55m and a portion of the west wall 3.5m metres long. The castle was constructed of roughly coursed limestone rubble which has been crudely pointed internally and externally. On the ground floor there are wall presses, with an embrasure on the south wall. There is a mural chamber in the south wall on the first-floor level. This L-shaped chamber shows evidence of wicker-centring on the roof. It is lit by two loops in the south wall and a rectangular window in the west wall which has been altered and widened. The remains of the chamfered head from a narrow flat-headed window are still visible (Larkin 2012, 37).

It is worth noting that the dimensions of the standing castle remains from this recent survey correspond almost exactly with O'Donovan's description of 1840, indicating that the castle has remained relatively untouched since the mid 19th century, and presumably since it was incorporated into the current quay structure.

Garrykennedy Quay

It is likely that the first quay constructed here was built to serve the burgeoning slate quarrying industry in the 18th century. It seems that the slate industry was developed by Cromwellian settlers and their descendants. The Arra Historical and Archaeological Society notes that in 1736 a lease was granted to a Francis Rolleston for all quarries and the right of working them at a yearly rent of £80 (<https://arrahistoricalsociety.blogspot.com>). Arthur Young, writing in *A Tour in Ireland* (1777), refers to slate quarries at Derry (Derrycastle) on the shores of Lough Derg, south-west of Portroe.

In the hills above Derry are some very fine slate quarries, that employ sixty men. The quarrymen are paid 3s. a thousand for the slates, and the labourers 5d. a day. They are very fine, and sent by the Shannon to distant parts of the kingdom; the price at the quarry 6s. a thousand, and at the shore 6s. 8d. Four hundred thousand slates are raised to pay the rent only, from which some estimate may be made of the quantity (Young 1777, 148).

Although the largest quarries are located in the Portroe area on the Tipperary side of Lough Derg (Corbally, Curraghbally and Cullinagh) the quarries and the slate they produced became associated with Killaloe and were named after it.

Sources refer to a late 18th century quay located at Garrykennedy (www.buildingsofireland.ie), although it is unclear which quay is mentioned, as the 1st edition OS map of the mid-19th century (Fig. 3) shows another substantial quay further west which does not appear on later OS map editions. In any case it appears that by the 1820s improvements were required. A Royal Irish Mining Company report from 1826 states that 'the loading of slates was very hazardous as they had to be carried along a plank to a boat anchored out from the rocky shore' (<https://arrahistoricalsociety.blogspot.com>). It appears that the island and castle remnants were incorporated into the northern wall of a new or extended/renovated quay c. 1829 and it seems that much of the castle fabric was used to construct this cut-stone quay. The quay was developed by the Steam Navigation Company to transport slate from the Irish Mining Company mines in the Arra Mountains. Slate was brought by horse and cart to

Garrykennedy for shipment to Limerick, Dublin etc. A road known as the 'Quarry Line' was constructed (or improved?) between Portoe and Garrykennedy in the early 19th century to aid the transportation of slate.

The quarries are mentioned by Samuel Lewis in his 1837 *A Topographical Dictionary of Ireland*, noting that '...great quantities of slate are raised and shipped, from a quay which has been constructed there, for which the steam navigation on the Shannon, and the canal, afford every facility' (Lewis 1837, 309).

The Ordnance Survey Field Name Books (OSFNB) also mention Garrykennedy Quay as 'A fine quay which the slate company sends slates to the different towns convenient to the Shannon' (O'Donovan 1840a, 152).

The *Arra Historical and Archaeological Society* refer to an article (author and date unknown, although probably Des Cowman) entitled 'The Slate Quarries at Killaloe 1825-c.1845' which notes that the Imperial Slate Company had 21 cottages at Garrykennedy along with a quay and slate yard. The building of a new quay at Garrykennedy and a new access road (Quarry Line) appears to have come about when the Irish Mining Company were finding it difficult to access the Shannon due to disagreements with local landowners (Cowman 2001). The construction of the new quay and access road were also delayed for similar reasons. It appears that the quay was renovated again in the 1850s. It is also noted that along with slate and turf, agricultural produce, spirits and Guinness were also transported through Garrykennedy quay (<https://arrahistoricalsociety.blogspot.com>).

The *Parliamentary Gazetteer* of 1845 notes that 'on the slopes of the hills which skirt the shores of the lower reach of the lake, are slate-quarries which now belong to the Royal Irish Mining Company, and which have been long and successfully worked, under the misnomer of the slate-quarries of Killaloe' (Parliamentary Gazetteer 1845, 375).

More local to the current study area, are lead and silver mines in the vicinity of Garrykennedy House (RMP TN013-018), where 'seven shafts in all had been found, and there was a lease from James Watson to Richard Purday who had power to erect engines and machinery on the lands' (<https://arrahistoricalsociety.blogspot.com>). These mines are described as follows:

In the early 20th century the quay was primarily used for the transportation of turf:

Then there were the turf boats ferrying fuel from the Midland bogs for sale at Kilgarvan, Dromineer, Garrykennedy and other quays further down the Shannon. Many an older inhabitant of the district still recalls going to Dromineer with horses to cart home turf from the boats.

In 1915 a total of 48 boat-loads of turf, weighing 1,463 tons, passed through Portumna for various destinations down-river. Four boats – owned by Martin and James McGrath, James Dunne and Tim Lynch, all of Garrykennedy – carried the entire tonnage. Usually they went up-river empty; but sometimes they carried a consignment of slates from the quarries to Portumna or other destinations on the Upper Shannon (Grace 1991, 54).

17th century sources

The Civil Survey of 1654-6 lists the proprietors of 'Garrykenedy & Liskelly' as:

The sd. Donogh ó Bryen pprietor in fee by Descent from his Ancestor of one pld of the sd. two plds of Garrykenedy & Liskelly. The sd. Daniell likewise pprietor in fee by purchas from Bryen o Bryen of one 4th pte of a pld of the sd two plds (as wee are informed). The sd. Bryen o Bryen pprietor in fee by Descent from his ancestors of three 4ths of a pld of the sd. two plds afforesd (Simington 1934, 153).

19th century sources

The *Ordnance Survey Field Name Books* (OSFNB) describe the townland of Garrykennedy as follows:

A long townland, the south end contains the village of Portrue, the north end consists of two Demesnes Viz, Garry Kennedy and Knockafaladin, the north end is bounded by Lough Derg on the River Shannon there are several Fairs held in the year in the village of Portrue (O'Donovan 1840a, 152).

The *Griffith Valuations* of 1855 lists 159 individuals in Garrykennedy townland and the following lessors; Bamblet Kent Esq., Anthony McMahon, Margaret McMahon, James Watson Esq., Christopher Kayes, Cornelius Roche, John Dosey, Tim O'Brien Esq., John Duriek, Daniel Duriek, Patrick Seymore, Michael Hickey, John Lyons, James Murray, Timothy Kennedy, Dermott McMahon, John Quinn, Dermott McMahon, John Hayes, Darby Malone, Hugh & Martin Brien and John Kent Esq. The principal landowner is James Watson (of Garrykennedy House). One of the tenements described as 'Slate-yard and quay' is occupied by the Imperial Slate Co. and leased from James Watson Esq. The tenement is valued at £5 (www.askaboutireland.ie/griffith-valuation).

20th century sources

The 1901 census lists 118 individuals in the townland of Garrykennedy. The surnames listed include Bowen, Broderick, Burke, Donlan, Ducey, Dunne, Gleeson, Grady, Hely, Hickie, Hogan, Joyce, Lewis, Lynch, McGrath, McLoughlin, McNamara, Ryan, Sheedy Starr, O'Brien and Willis. The occupations listed are mostly related to agriculture. Also listed are an army pensioner, publicans, mason, nurse, caretaker, gardener, dressmaker, housekeepers, domestic servants and labourers and 8 'boatmen' (surnames Broderick, Donlan, Dunne, Gleeson, Lynch and McGrath). By 1911 the population had increased to 129. A similar array of surnames are evident along with some new additions; Collins, Donnellan, Flannery, Flathery, O'Dea, O'Donnell, Quinn, Sullivan, Tiernan, Walsh, Welsh, Woods. Additional occupations include midwife, clerk, postman and grocers assistant. James Flannery is listed as 'Ex National Teacher – Agent for slate company'. No boatmen are listed in the 1911 census (www.census.nationalarchives.ie).

Architectural heritage

The National Inventory of Architectural Heritage of Ireland (NIAHI) describes structures of architectural heritage value across Ireland (www.buildingsofireland.ie). Buildings gain protection by being listed on the Record of Protected Structures (RPS) within development plans for any given planning authority (Tipperary Co. Co. 2022).

There is one listed architectural heritage site within 1km of the proposal site; Garrykennedy Quay itself (NIAH Reg. No. 22401301; RPS No. TRPS559). There are also several buildings in Garrykennedy village included on the RPS.

Table 2: Architectural heritage sites in vicinity of the scheme

Reg. No	Townland	Name / description
NIAH 22401301 RPS TRPS559	Garrykennedy	Garrykennedy Quay
RPS TRPS560	Garrykennedy	House
RPS TRPS561	Garrykennedy	Ciss Ryans
RPS TRPS562	Garrykennedy	Post box
RPS TRPS563	Garrykennedy	House
RPS TRPS565	Garrykennedy	Garrykennedy House Tower
RPS TRPS619	Garrykennedy	House

Reg. No	Townland	Name / description
NIAH 22401914 RPS TRPS620	Garrykennedy	St Mary's Roman Catholic Church
NIAH 22401913 RPS TRPS621	Garrykennedy	House – Dower House

Garrykennedy quay is described as follows on the NIAH website:

Description

Cut-stone quay, built c.1780, on rectangular plan with roughly dressed limestone rubble walls brought to courses having stone steps and protruding rounded mooring platform to northeast and cast-iron mooring bollards. Surviving wall of medieval tower house to site.

Appraisal

This quay is a well-known and important feature of Lough Derg. Its setting is enhanced by the ruins of Garrykennedy Castle. It is clearly well designed and executed and retains interesting features such as the mooring platform and cast-iron mooring bollards (www.buildingsofireland.ie).

The remaining sites all appear to date to the 19th century and include a Dower House (former RIC barracks), Roman Catholic church, a public house (Ciss Ryans), the two-storey Garrykennedy Cottage and a vernacular cottage (ibid.).

Discussion of archaeological and historical background

The proposal site is located in an area rich in archaeological potential due to its lakeside and riverine setting, close to a post-medieval cut-stone quay and a medieval tower house. The site is on the shores of Lough Derg along the River Shannon, a significant lake and riverine routeway home to numerous archaeological sites and monuments including important religious sites. The tower house dates to the 15th century and was likely constructed in this position due to its strategic potential. It appears that the tower house was incorporated into a cut stone quay, potentially in the late 18th century, but certainly by the 1830s.

The proposed development site is a marina that occupies a natural harbour south of the castle, enhanced by the connection of a former island with the mainland in the 19th century. This is one of three harbours or quays shown on mid 19th century maps. Historical sources refer to a quay at Garrykennedy in the late 18th century, likely built to serve the burgeoning slate quarrying industry, however there may have been earlier piers or quays here that have been remodelled or replaced over the centuries. Garrykennedy quay was a significant transportation hub from the late 18th to the 20th century. There is potential for the presence of earlier quays, jetties, mill buildings or related structures and, in the harbour itself, lost vessels, fish traps etc.

Site visit (Plates 1-12)

The site was visited by archaeologist Grace Stuart on 3rd March 2025. A walkover and photographic survey of the site and the upstanding remains of Garrykennedy castle and the 18th / 19th century quay was conducted.

The site is located at Garrykennedy Harbour in the picturesque village of Garrykennedy on the eastern shore of Lough Derg. The site currently consists of a marina with pontoons, walkway, slipway, facilities building and carpark. In the area directly surrounding the proposed development site a public recreational green area is present along with a woodland walk. Situated a short distance north-west of the proposed development site is a 18th/19th century quay (NIAH Reg. No. 22401301, RPS TRPS559) and the remnants of Garrykennedy Castle (RMP TN013-001) which stand on the north wall of the quay. The 18th / 19th century quay is roughly rectangular hewn limestone block construction which

retains many of its original elements adding to its character. A pair of stone mooring steps are inset in the northern façade of the southern quay wall and a pair of ladder insets (still in use) are present on the southern façade of the northern pier wall. The south-eastern end of the northern pier wall terminates in a lowered semi-circular mooring platform, from which four courses of rough-faced limestone block walling slopes to meet the higher quay. Cast iron mooring posts remain along all walls of the quay, most of which have had their footings replaced by concrete, a likely original mooring foot-stone was noted on the northern edge of the quay.

The partial remains of Garrykennedy Castle, a 15th century tower house (RMP TN013-001), are located on the southern end of the northern quay wall. The south-western corner is all that remains of the structure which is well preserved, appearing to have had extensive conservation work in the past. The structure is constructed of roughly-coursed limestone rubble with lime mortar pointing both externally and internally. At 1st floor level two vertical arrow loops are present in the southern wall, and a rectangular window opening is present in the western facade. A possible stone string-course is present at the junction between the 1st and 2nd floor externally. In the preserved interior area of the structure, wall presses are visible at ground floor level on the southern wall and the partial remains of a substantial embrasure are present at the south-west corner. The well-preserved remains of a narrow chamber (corridor) can be seen at 1st floor level spanning the southern wall. Internal inspection of this chamber was not possible due to a lack of access to the upper floor. Visual inspection of the shallow waters surrounding the quay within the vicinity of the castle identified a possible architectural fragment submerged to the west of the castle. The large rectangular stone appears to possibly be dressed and may be a lintel or similar architectural fragment associated with the castle or indeed with the later 18th / 19th century quay. Detailed examination of the stone was not possible due to a lack of access to the shallow waters in this area.

Overall the quay (NIAH Reg. No. 22401301, RPS TRPS559) and castle (RMP TN013-001) together represent an archaeologically and architecturally important element of a larger local recreational amenity. The proposal site is visible from the monument to the south-east and is already developed as a marina with associated facilities building, the current proposed development works will have little additional impact on the visual amenity of the monument and quay.

Conclusion and Archaeological Impact Statement

In accordance with *Policy and Guidelines on Archaeological Excavation* (DAHGI 1999b), an archaeological impact statement is to be made. The impact statement should describe the following:

...possible direct or indirect effects of the proposed development on archaeological deposits, features or objects. The archaeological impact statement must be based on the results of the overall archaeological assessment as well as the results of the test excavation. (DAHGI 1999b, 21)

Receiving environment

The documentary research has demonstrated that, although the proposal site does not contain any known or recorded archaeological monuments, it is located in an area of strong archaeological potential due to its position in a potentially archaeologically rich lakeside and riverine landscape and the proximity to a 15th century tower house and a post-medieval cut-stone quay. The development site is east of the extant tower house and cut-stone quay, within a natural harbour that contained at least one quay in the mid 19th century.

Development impact

The nature of the proposed development works means that direct impact will be limited. On the dryland part of the site, after some initial ground investigation trial pits, the main new groundworks will relate to the construction of an extension to an existing building and the excavation of a

soakaway, with some services to be laid in trenches. Given the inherent inaccuracy of the mid 19th century maps, it is not possible to determine whether these groundworks are in an area that was dry land in 1840, in the lake edge, or indeed directly on the location of the former quay. It is therefore possible that archaeological material will be impacted by these works, albeit in a limited fashion.

The design of the proposed floating pontoons is intended to minimise impact on the lakebed, with only a small number of piles required (likely to be seventeen piles). A simplified overall installation methodology will consist of:

- Existing walkways and galvanised steel frame removed, probably from the shore with a teleporter.
- Piles installed from a barge.
- Piles will probably consist of steel driven piles, if ground conditions are suitable. Drilled piles only to be used if bedrock is close to the surface.
- Pontoons will be placed into the water by a crane and fixed to the piles.

Given that there is currently a quay and marina located here, it is unlikely that the proposed development will have any significant extra visual impact on the tower house and cut-stone quay.

Mitigation recommendations

On the dryland part of the development, given the limited anticipated impact and the nature of the proposed works, it is recommended that licensed archaeological monitoring be carried out by a suitably qualified person during initial ground investigation trial pits and then during construction groundworks. This can be achieved by an appropriately worded condition attached to a grant of permission.

The potential impact on the lakebed in the location of the proposed piles should be further assessed once the final pile design has been established. An archaeological underwater inspection should take place prior to commencement of works in order to identify any anomalies which may exist on the lake bed in the vicinity of the piles. If required, the pile positions may need to be adjusted to avoid impinging or impacting upon any feature of archaeological interest. All such works shall be carried out in consultation with and under the supervision of a suitably qualified underwater archaeologist. This can be achieved by an appropriately worded condition attached to a grant of permission.

The opinions given in this archaeological assessment report are made subject to approval by the National Monuments Service of the Department of Housing, Local Government and Heritage.

Margaret McNamara MA
TVAS Ireland Ltd
July 2025

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Garrykennedy Inner Harbour Upgrade Project, Garrykennedy, Portroe, Co. Tipperary

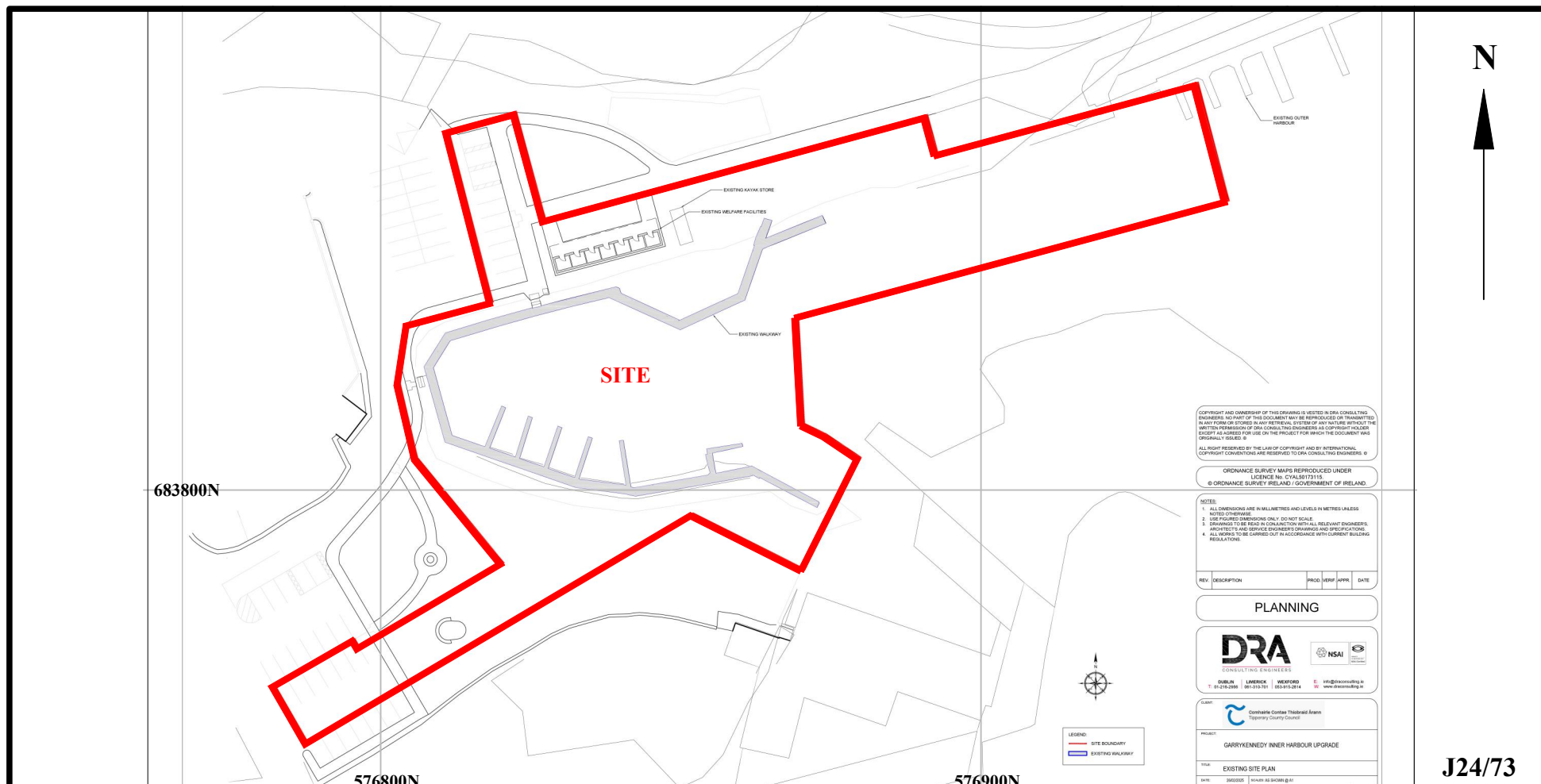
Figure 1: Site location

Scale 1:50,000 @ A4. Grid NGR

Based on Ordnance Survey Discovery Series 1:50,000

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0 50m

Scale 1:1,000 @ A4

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**Figure 2: Current site layout and location within
Garrykenedy**

Grid ITM.

Based on existing site layout plan provided by client.

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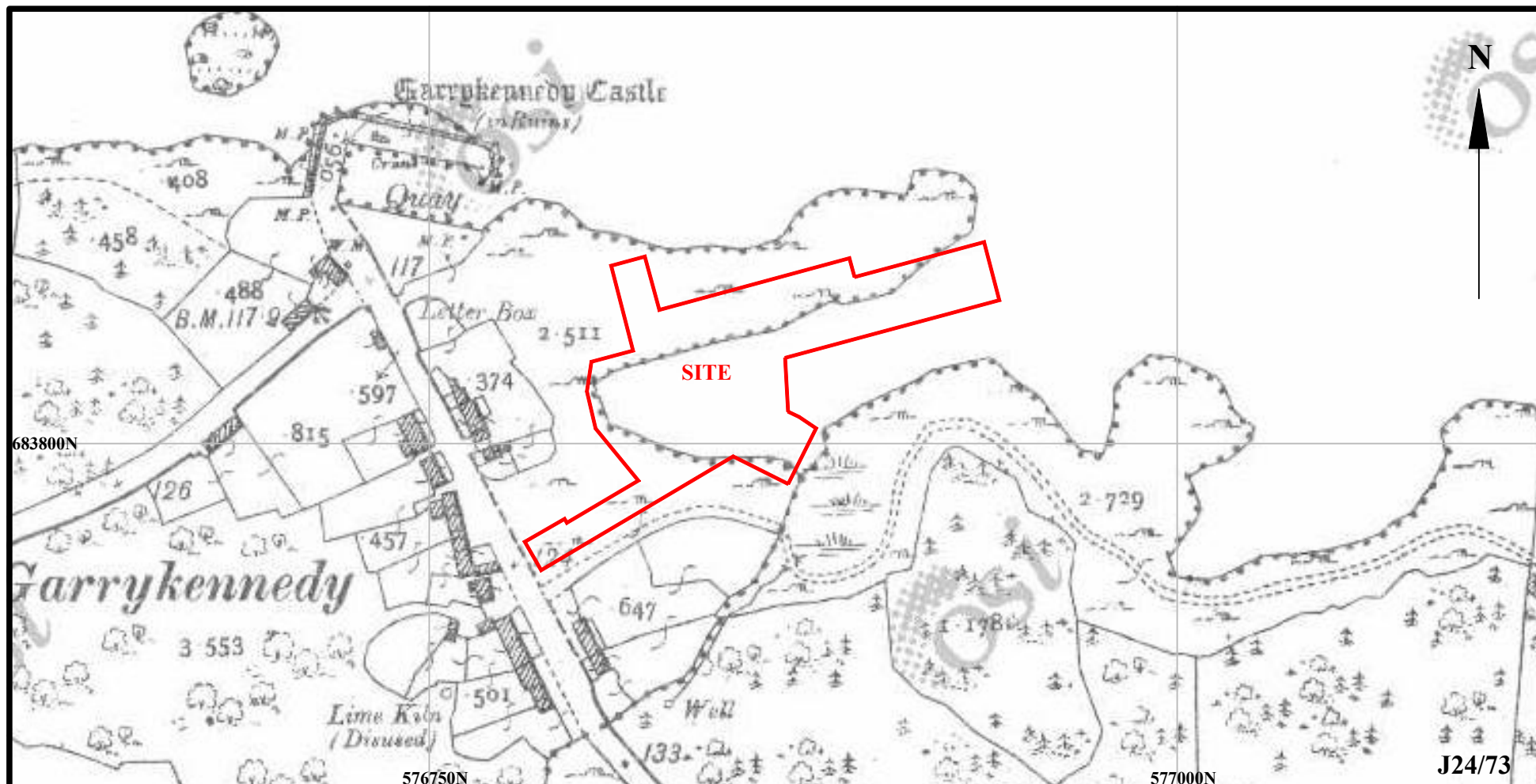
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Figure 3: Site on 1843 Ordnance Survey map

Grid ITM.
Ordnance Survey 6" to 1 mile. Sheet TY013. Surveyed 1839.
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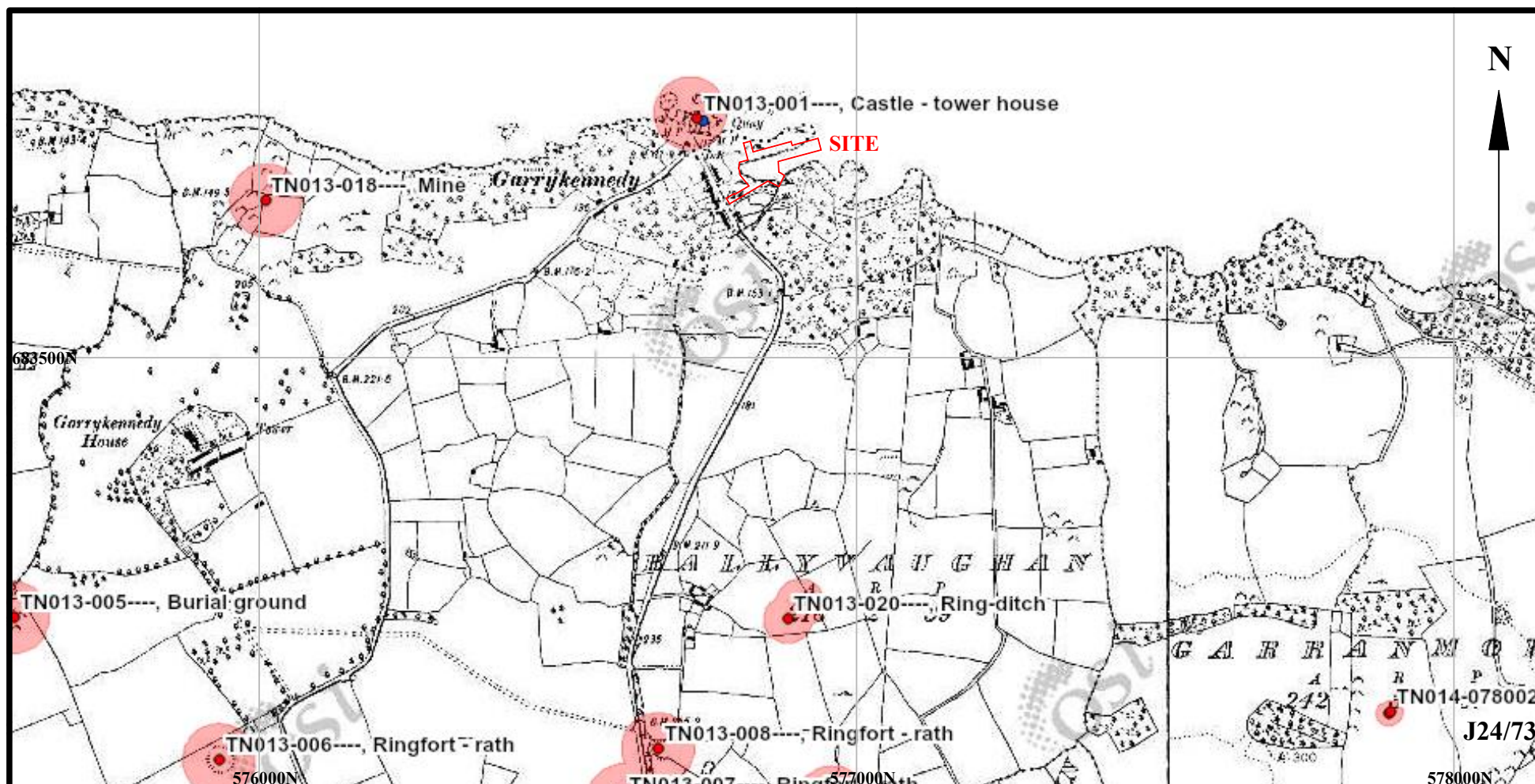
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Figure 4: Site on 1903 Ordnance Survey map

Grid ITM.
Ordnance Survey 25" to 1 mile. Sheets TY013 - 012 + 08. Surveyed 1901.
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Figure 5: Ordnance Survey map 1907 showing Recorded
Monuments

Grid ITM.
Ordnance Survey 6" to 1 mile. Sheets TY013 & 14. Surveyed 1901-5.
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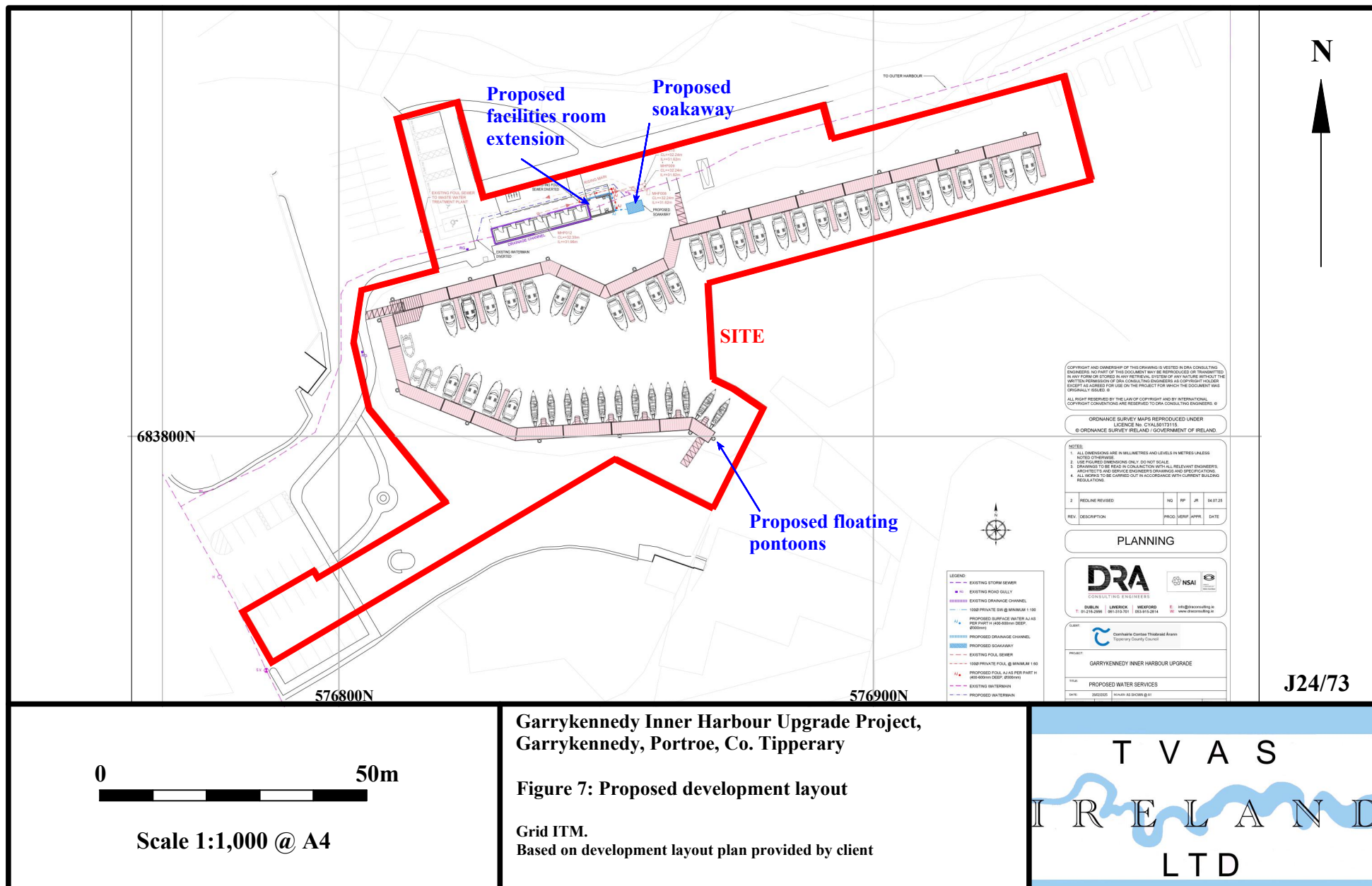
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Figure 6: Site on satellite image 2013-18

Grid ITM.
Based on Ordnance Survey Ireland image at www.archaeology.ie
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Figure 7: Proposed development layout

Grid ITM.
Based on development layout plan provided by client



**Plate 1: Marina and green area.
Looking north-east.**



**Plate 2: Marina and facilities building.
Looking north-west.**



**Plate 3: Marina, with castle (TN013-001) in
background.
Looking north.**



**Plate 4: Southern quay facade.
Looking south-west.**



**Plate 5: Quay and castle (TN013-001).
Looking north-east.**



**Plate 6: Quay and Castle (TN013-001).
Looking west.**

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**Garrykennedy Inner Harbour Upgrade Project,
Garrykennedy, Portroe, Co Tipperary**

Plates 1-6

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**Plate 6: Castle (TN013-001) southern wall.
Looking north.
Scale 1m.**



**Plate 7: Castle (TN013-001) interior.
Looking east.
Scale 1m.**



**Plate 3: Mooring post footing on northern
quay wall. Looking east.**



**Plate 4: Proposed development site from
northeastern end of quay.
Looking south-east.**



**Plate 5: Quay mooring platform and
castle (TN013-001).
Looking north-west.**



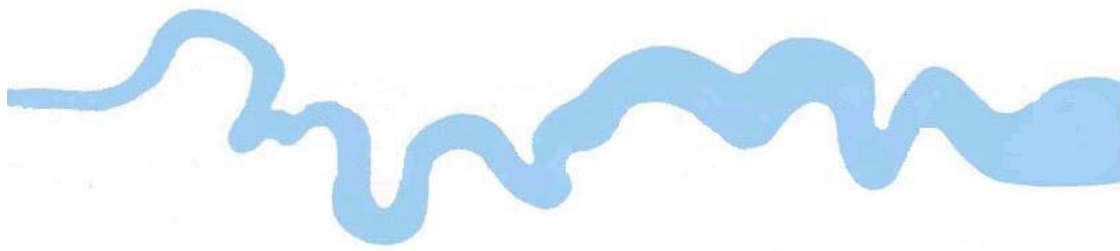
**Plate 6: Potential lintel stone submerged
off western edge of quay.
Looking west.**

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Plates 7-12

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