

CROWN LAND EXPERIMENTAL IMPROVEMENTS,
AND CORK AND KERRY NEW ROADS, IRELAND.

COPIES OF PAPERS

Relating to Experimental IMPROVEMENTS in progress on the Crown Lands, at
King William's Town, in the Barony of *Duhallow*, in the County of *Cork*;
and to the NEW LINES of PUBLIC ROAD in course of construction
through the District in which the said Lands are situated, in the Counties
of *Cork* and *Kerry*; for the purpose of encouraging the EMPLOYMENT of
the LABOURING POOR in similar IMPROVEMENTS on other Estates in
Ireland.

DUNCANNON,	} Commissioners of His Majesty's	
W. D. ADAMS,		Woods, Forests, Land Revenues,
B. C. STEPHENSON,		Works and Buildings.

Office of Woods, &c. }
21 March 1834. }

(*Lord Viscount Duncannon.*)

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COPIES OF PAPERS relating to Experimental IMPROVEMENTS in progress on the CROWN LANDS, at *King William's Town*, in the Barony of *Duhallow*, in the County of *Cork*; and to the NEW LINES of PUBLIC ROAD in course of construction through the District in which the said Lands are situated, in the Counties of *Cork* and *Kerry*; for the purpose of encouraging the EMPLOYMENT of the LABOURING POOR in similar IMPROVEMENTS on other Estates in *Ireland*.

No. 1.

LETTER from the Right honourable *Thomas Spring Rice*, to the Commissioners of Woods, &c. relative to the Reclamation of Waste Land in Ireland belonging to the Crown.

Gentlemen,

Treasury Chambers, 21 January 1831.

I AM commanded by the Lords Commissioners of His Majesty's Treasury, to transmit to you the inclosed copy of their Minute of the 21st instant, relative to the reclamation of certain tracts of Waste Land in Ireland, belonging to the Crown; and I am to request your early opinion with regard to the principle on which this Minute is founded, and also that you will furnish My Lords with any suggestions you may have to offer with respect to the mode in which this principle may best be carried into effect, and that you will also transmit an estimate of the amount of money that may be required for its attainment.

I am also to desire that you will ascertain, whether in any individual instance in which you might recommend an experiment of this nature, there is a fair prospect that the results will be likely to afford a profitable return for the capital invested.

My Lords desire to urge upon your attention, that, in order to make this experiment really useful or applicable to other cases, it must be regulated by the most severe economy and the greatest precision in the accounts, and that the production of periodical reports must necessarily be enforced, by a reference to which the proprietors of bogs generally, or companies, or public bodies, may hereafter judge how far they may be enabled to apply and to extend these principles to other cases of investment of a similar nature.

I am, Gentlemen, your obedient servant,

T. Spring Rice.

No. 2.

TREASURY MINUTE, dated 21 January 1831, transmitted to the Commissioners of Woods, &c. in the foregoing Letter.

MY Lords read that portion of the Report of the Select Committee of the House of Commons, on the State of the Poor in Ireland, which relates to Drainings and Embankments, and have also before them various Reports on the Bog and Mountain Districts of Ireland.

My Lords advert to the opinion expressed in these Reports with respect to the beneficial consequences which may be expected to arise from the improvement and reclamation of these waste lands; and to the statements that, yielding the ordinary rates of profit on the capital invested, they would lead to the creation not only of a transitory, but of a permanent demand for productive labour, accompanied by a rise in the rate of wages, and a general improvement in the condition of the poor.

My Lords read the following passage from the Report under their review:

"Viewing this subject in relation to the general interests of the country, the preservation of the peace, the relations of landlord and tenant, and the extension of wealth, your Committee, though they depart reluctantly from what they consider a general

general principle, ventured to recommend the trial of one or two experiments, on a limited scale, at the public expense.

"They feel confident that such a mode of proceeding would lead to the application of private capital to the same object, and would ultimately act most materially on the wealth and industry of the country."

My Lords do not feel themselves called upon to adopt these opinions to their fullest extent; but perceiving, from the evidence of Mr. Weale, an officer in the Land Revenue Department, that the Crown is in possession of a mountain estate in Ireland, every acre of which is stated "to be capable of a high state of cultivation;" My Lords are of opinion, that it may be desirable that the Crown, in its capacity of landlord, should undertake the discharge of those duties which it is so necessary and important that the ordinary inheritors of the landed estates should perform towards their respective tenantry.

Sessional Papers,
1830. No. 667
Evidence. Q. 1629

My Lords consider that this interposition of the Crown may at once afford an example and give a stimulus to the landed proprietors of Ireland, as well as bring to the test of experiment those various propositions of Parliamentary Commissioners and Committees, which recommend, as an object of the highest national importance, the reclamation of the waste lands of Ireland, ascertained to exceed in area five millions of acres.

Write to the Commissioners of Woods, transmitting a copy of this Minute, and requesting their early opinion with regard to the principle on which it is founded; direct them at the same time to furnish My Lords with their suggestions with respect to the mode in which this principle may best be carried into effect, as well as an estimate of the amount of money that may be required. Direct the Commissioners of Woods to ascertain whether in any individual instance in which they might recommend an experiment of this nature, there is a fair prospect that it may be found a profitable investment of the capital laid out.

My Lords would urge on the attention of the Commissioners of Woods, that, to make this experiment really useful, or applicable to other cases, it must be regulated by the most severe economy, and the greatest precision in the accounts, and that the production of periodical Reports should be enforced, by a reference to which the proprietors of bogs, generally, or companies and public bodies, may hereafter judge how far they may be enabled to apply and extend these principles to other cases.

No. 3.

REPORT of the Commissioners of Woods, &c. on the Improvements of the Lands of *Pobble O'Keefe*, in the County of *Cork*, belonging to the Crown, suggested by Mr. Weale.

My Lords,

Office of Woods, &c., 31 March 1831.

IN pursuance of your Lordships' instructions, signified to us by Mr. Spring Rice's Letter dated 21 January last, we have considered the subject-matter of your Lordships' Minute of that date (a copy of which was transmitted to us in Mr. Rice's Letter), with reference to the means afforded to the Crown, by its possession of a large tract of mountain-land, in the north-western part of the county of Cork, of setting an example to landed proprietors in Ireland, which may encourage them generally to undertake the improvement of their respective estates at their own costs, and thereby to provide profitable and permanent employment for the labouring poor.

Having no personal knowledge of the local circumstances of the mountain-land in question, we referred all the papers connected with the subject to Mr. Weale, the officer in this department who had inspected the estate, and on whose evidence the Select Committee of the House of Commons appointed to inquire into the state of the Poor in Ireland, had suggested the expediency of selecting that property as a fit object for making, at the public expense, an experimental attempt to promote a general improvement of those extensive districts in Ireland, which yet remain for the most part waste, or but very imperfectly cultivated; and we directed him to report to us fully what measures would in his opinion be necessary to carry into effect your Lordships' wishes, and to submit thereon any observations or suggestions which might appear to him likely to be useful in the further consideration of the matter.

Mr. Weale has accordingly laid before us the accompanying Report, in which he has explained the nature of the improvements which he thinks might be undertaken on this estate of the Crown, with a fair prospect of promoting the objects within

your Lordships' contemplation, and without involving any considerable expenditure of the Public Revenue placed under our charge in the execution of such improvements; but the estate being situated in the heart of a district comprising an area of about 200 square miles, through which there are no practicable carriage roads, it appears that he is of opinion that not only the success of the undertaking, but also the expediency of any expenditure on it, however small, must depend on the formation of new public roads through the entire district, so as to open direct communication with it from the neighbouring towns.

On mature consideration of Mr. Weale's Report, and of the information contained in various Reports which have been laid before Parliament, we are inclined to think favourably of the views taken by him of this matter, and that it may be advisable to retain the estate in the possession of the Crown, for the purpose of executing the suggested improvements thereon at the expense of this department, if it be intended to open to the surrounding country the district in which it is situated by an early construction of new roads through it: and as we observe that such roads were comprised in a plan for improving the public communications throughout the south-western District of Ireland, which received the sanction of His Majesty's Government in the year 1823, and which has in great part since been executed, we beg leave to recommend that the opinion of the Irish Government be taken on the practicability of proceeding forthwith to execute that portion of the plan of the proposed new roads, and on the measures it may be advisable to take towards providing the necessary funds for that purpose.

We are, my Lords, your Lordships' very humble servants,

The Right honourable Lords Commissioners
of His Majesty's Treasury.

Duncannon.

W. D. Adams.

Henry Dawkins.

No. 4.

REPORT from Mr. *Weale*, of the Office of Woods, &c., on the Expediency and Practicability of carrying into effect his Suggestions for the Improvement of the Lands of *Pobble O'Keefe*, in the County of *Cork*.

Sir,

22 March 1831.

IN obedience to the Board's Order, directing me to prepare a statement of the measures which, in my opinion, will be necessary to bring into a state of improved cultivation the Crown Lands, called the Lands of Pobble-ô-Keefe, in the barony of Duhallow, and County of Cork, and to submit any observations or suggestions which may appear to me likely to assist the Board in the consideration of the expediency of undertaking, at the expense of the Crown, the execution of such improvements, with reference to the instructions contained in the Treasury Letter, transmitting copy of their Lordships' Minute on this subject, dated 21 January last; I have attentively perused those Instructions, and the Reports adverted to in the Treasury Minute; and I now beg leave to lay before the Board the following statement, in explanation of the view I have taken of the expediency of carrying into effect the suggested improvements.

The Board will recollect, that the object of my first inspection of this estate in the autumn of 1828, was, to enable me to form an opinion, whether the Board might safely proceed on the survey and valuation of it made in the year 1821 under the direction of the late Commissioners of Crown Lands Inquiry; it being intended to offer the pre-emption of it, at a price founded on that valuation, to the representatives of the late Crown lessee, and, in the event of his refusal of the offer, to enter into a treaty for the sale of it to one of the many parties who had made proposals for the purchase. In my progress through the southern District, upon that occasion, I was greatly struck by the general aspect of the country situated to the south-west of Limerick. Until then, it was known to me only historically, as the theatre of a desolating warfare in the reigns of Queen Elizabeth and James the First, as the refuge of outlaws in the reigns of King William and Queen Anne, and as the scene of the recent insurrection under the pseudonymous banner of Captain Rock. I could scarcely credit the evidence of my senses that such extensive tracts of land, presenting a variety of fertile soils, and combining many other natural advantages, which were obviously capable of contributing largely to the wealth and prosperity of the nation, had not participated in the

the general improvement of the country during the preceding 30 years, and that, previously to the commencement of the new roads then in progress of construction, the entire district must have remained neglected by the hand of civilization from the period at which its ancient proprietors, the late Earls of Desmond, had been dispossessed of it in the reign of Queen Elizabeth; and, after I had penetrated to the Crown estate, and taken a cursory view of its capabilities, and obtained a general insight into the character and condition of the numerous population which was scattered over this extensive district, I became strongly impressed with an opinion that, if I could convey to the minds of the Commissioners an accurate description of all the circumstances of the Crown property in question, they would feel that considerations of a higher nature than those which usually govern them in the management of the revenues placed under their charge, ought to influence their decision on an ultimate disposition of that property.

Under this impression, I extended my inquiries into the nature and extent of the public works then in progress under the direction of Mr. Griffith, which had been undertaken by Government for the employment of the poor, during the scarcity which prevailed in the summer of 1822; but two several Reports of Mr. Griffith's proceedings, in execution of that service, having been printed by order of The House of Commons, in which he describes the state of the country previously to the commencement of the new roads, and the benefits which have already been derived from the execution of them, I submit the following passages extracted from those Reports, as conveying the most accurate information to be obtained on the subject.

"The eastern part of the county of Limerick, the northern part of the county of Cork, and the western part of the county of Kerry, are composed of limestone, covered by a rich and fruitful soil. These tracts are crossed in every direction by good roads, are very populous, are interspersed with towns and villages, and contain the residences of the gentry.

Report, dated
6 Feb. 1823.

"The limestone and fertile plains of Limerick, Cork and Kerry, are separated from each other by a wild, neglected, and deserted country, which has hitherto formed nearly an impassable barrier between them. This tract is bounded on the north by the River Shannon, between Loughill and Tarbert; on the south, by the River Blackwater, between Mallow and Millstreet, and from thence by the southern mountains to the westward of Killarney. The country is hilly, but not mountainous, the soil is wet and clayey, and the strata of which it is composed, consist of coal, and of the rocks which usually accompany that substance.

"This large district of country comprehends altogether 970 square miles, British statute measure. In many parts it is very populous; it contains, however, but two small villages, and but two resident landed proprietors, namely, the Knight of Glyn, on the banks of the River Shannon, and Mr. Leader, of Dromagh, on the banks of the River Blackwater; the distance between whose houses is $38\frac{1}{2}$ British miles.

"As might be expected under such circumstances, the people are turbulent; and their abodes being nearly inaccessible for want of roads, their wickedness has frequently escaped punishment.

"This district is situated on the confines of the counties of Cork, Limerick and Kerry, and chiefly belongs to absentee proprietors; these circumstances combined have been the cause of its neglected state.

"The grand juries of Cork and Limerick were unwilling to expend their funds in making roads at the extremity of their counties; and the grand jury of Kerry, though anxious to open a communication with Cork and Limerick, had not the power to do so beyond its own limits. It is not therefore surprising, that during the disturbances of the winter of 1821 and spring of 1822, this district was the focus of and asylum for Whiteboys, smugglers and robbers; and that stolen cattle were driven into it from the surrounding flat and fertile country, as to a safe and impenetrable retreat.

"Notwithstanding its present desolate state, this country contains in itself the seeds of future improvement and industry. Its clayey soil, when drained and manured with lime, soon becomes fertile, and produces excellent grass. Anthracite or culm is abundant in many parts; and beds of solid coal are not unfrequently met with, particularly near the southern extremity. The district is every where surrounded by limestone, and several hills containing that substance occur in the interior. Nothing then is wanting but good roads to facilitate the transport and interchange of these different mineral productions, to make this country susceptible of the highest improvement; a fact which is incontestibly proved by the compara-

tive

tive fertility of the country in the vicinity of Newmarket and Kanturk, where the soil is similar, but where there are passable communications with the neighbouring limestone country.

"The communications between the northern part of the county of Kerry and the city of Cork, which is the market for produce of every kind, are now very circuitous.

"From returns which I have received from the weigh-house of Cork, it appears that upwards of 30,000 firkins of butter, present value about 52,000*l.*, are annually sent from the northern parts of the county of Kerry, and the immediately adjoining district of the county of Limerick, to be sold at Cork.

"In order to save the great length of road by Tralee and Killarney, the small farmers are in the habit, during the summer season, of sending their butter on the backs of horses, by the present mountain-path, as far as Newmarket, where a few join together and place the butter in carts, in which it is drawn to Cork. The distance between Newmarket and Listowel, the nearest part from whence the butter is sent, is nearly 32 miles British; and for this distance, from eight to 12 horses, and as many men are employed to convey 24 firkins of butter, the common load for a single-horse cart. Similar facts might be stated respecting other species of agricultural produce, were it necessary to particularise them.

"In the present state of the south of Ireland, the coal-mines, situated on the north bank of the River Blackwater, are of the utmost importance to its agricultural prosperity, as it is chiefly from the coal supplied by them that the lime is burned, which is the principal manure used in raising corn crops throughout a district of 40 miles in diameter.

"The principal colliery now at work is Dromagh, which has continued without interruption for nearly a century. Within the last four years, great exertions have been made, and a considerable capital has been expended on useful works connected with this colliery, which is now in good order, and capable of supplying any demand; but unfortunately, owing to the depression of agricultural produce, the coal sales have lessened nearly in the proportion with which the facility of supplying them has increased; the farmers finding themselves unequal to the expense of sending long distances for coal, and necessarily returning with light loads over bad and hilly roads."

The preceding description applies to the state in which Mr. Griffith found the country in the summer of 1822. In his final Report, made in the spring of 1829, he further observes,

"It is remarkable, that the only passes ever made through this district were effected at the instance and expense of the British Government immediately subsequent to the rebellion of the Earl of Desmond. These passes or roads were laid out in straight lines, without any reference to the nature of the country, and ran directly over hill and valley from one military point to another. In many cases, the inclination in ascending the hills, amounted to one foot perpendicular to four feet horizontal, and an ascent of one foot in six feet was a common occurrence; this circumstance, together with the very imperfect manner in which the bridges had been built, was the cause of these roads being neglected by the grand juries of the surrounding counties; and in consequence, during the Whiteboy Insurrection in the year 1821, there was no road in the district passable for horsemen in wet weather.

"It now becomes my pleasing task to describe the improvements which have been effected since I first commenced laying out the new roads through this neglected district. The object of the Government was to open the country so as to render it generally accessible, and for this purpose the main lines of new roads were determined on: one to run nearly in a north and south direction, from the village of Newmarket in the county of Cork, to Listowel in the county of Kerry, a distance of 32 miles; a second, at right angles to the first, and nearly in an east and west direction, from Newcastle in the county of Limerick, by the small village of Abbeyfeale, to the town of Castle Island in the county of Kerry, a distance of 29 miles; and a third, also in an east and west direction, 20 miles to the south of the second, from Newmarket in the county of Cork, for a length of 14 miles towards Charleville in the same county, making a total of 75½ miles of new road.

"The whole of these new roads have been completed, and are now open to the public.

"At the commencement of the works, the people flocked to them from all quarters, seeking employment at any rate which might be offered; their general

appearance bespoke extreme poverty; their looks were haggard, and their clothing wretched; they rarely possessed any tools or implements of husbandry beyond a very small ill-made spade, and, as might be expected under such circumstances, nearly the whole face of the country was unimproved, and in a state of nature; but since the completion of the roads, rapid strides have been made towards cultivation and improvement: upwards of 60 new lime-kilns have been built for the purpose of burning lime for agriculture within the last two years; carts, ploughs and harrows of superior construction, and other agricultural implements, have become common; new houses of a better class have been built, or are building in great numbers, in the vicinity of the new roads, and also in the villages of Newmarket, Castle Island, and Abbeyfeale; new inclosures of mountain-farms are being made in every direction; and this country, which within the last seven years was the theatre of lawless outrage, and residence of what might be termed the rebel army, has become perfectly tranquil, and exhibits a scene of industry and exertion at once pleasing and remarkable.

"To the credit of the inhabitants, I must say that a large portion of the money received by them for labour on the roads has been husbanded with care, and subsequently laid out in building substantial houses, and in the purchase of cattle and implements of husbandry; and numerous examples might be adduced of poor labourers, possessing neither money, houses nor lands when first employed on the public roads, who within the last year have been able to take farms, build houses, and stock their lands with cows and young cattle.

"The advantage of the new roads has not been confined solely to the improvement of the interior of the district, the surrounding fertile country has also been materially benefited by the open, level and direct lines of communication through the unimproved country to the cities of Cork and Limerick, which are the great marts for all kinds of agricultural produce.

"Thus the new road from Newmarket to Listowel, will diminish the distance, by a good road between the latter place and the city of Cork, 36 statute miles; the distance between Listowel and Cork, by the present road through Tralee and Killarney, being 102 miles, while by the new road it is but 66 miles. In the same manner the distance, by a good road between Limerick and Killarney, will be diminished 29½ miles, the present road by Tarbert and Listowel being 99 miles in length, while by the new road it is but 69½ miles."

These representations of the important benefits resulting to the agriculture of the country from merely opening new lines of easy and direct communication with it from the markets in its vicinity, and of their ameliorating influence over the habits and condition of the peasantry inhabiting it, are abundantly corroborated by the evidence of other persons, to be found in the recent Report of the Committee of Inquiry into the State of the Poor in Ireland. It was therefore with sincere regret that, after witnessing the change which had been so successfully effected in the state of those parts of the country through which the new roads had been carried, I learned that the original intention of connecting those roads by others to be formed through that district of it in which the Crown's estate is situated, was indefinitely suspended, if not absolutely abandoned; and more especially when I had satisfied myself that it was equally susceptible of similar improvements, and that the reasons which induced the undertaking of the works already executed, had thereby acquired additional force in their application to this central portion of it.

I have not been able to ascertain on what grounds the intended improvements were relinquished, whether from a deficiency of the public funds appropriated to the particular service, or whether from any local adverse influence, or from unwillingness on the part of the county grand juries to co-operate with the Government in carrying them into effect. But Mr. Griffith, in his last Report, thus adverts to the subject:

"The improvements above described, which are attributable to the new roads, do not extend to the whole of the mountain district situated within the River Shannon and the River Blackwater. There remains a considerable portion, extending northward from the River Blackwater to a line drawn between the towns of Castle Island and Newmarket, comprehending an area of about 200 square miles, or 128,000 acres, in which there is no road passable for horsemen during the winter months.

"As expressed in a former Report, I have long contemplated the propriety of making

Report, dated
April 1829.

making a road through this neglected district, and of opening it to the markets of Cork and Mallow. It would complete the principal object for which I was sent down to the Southern District, namely, the forming new roads through those mountains, and rendering them accessible in every part.

"I am of opinion that the proposed road should commence at Castle Island, and proceed eastward through the mountains, and, passing through the collieries of Clonbanin, Drominagh, Dromagh and Coolclough, join the new road now making to Cork through the Bogra mountains at Clonmeen bridge, over the River Blackwater.

"This road, if completed, would open a direct communication from Tralee and Castle Island to the city of Cork, which is the best market, and would shorten the road between Tralee and Cork 14 statute miles, and between Castle Island and Cork 22 miles; the present distance from Tralee to Cork by Killarney being 76 statute miles, while the proposed road will be but 62.

"This road is of the utmost importance to the future improvement of the country. It would pass through, or very close to the whole of the valuable coal and culm collieries of the Southern District, and afford an easy communication with the surrounding country, many parts of which are in the greatest want of fuel for domestic purposes, and for burning lime, the only manure there used for corn crops.

"This road would also produce a most beneficial effect on the agriculture of the country through which it passes. There are limestone quarries at both extremities, and the whole of the intervening country is covered by a stiff cold clay soil, which when manured by lime is susceptible of great improvement, and capable of producing excellent crops of oats, potatoes and flax. At present, from want of roads, no limestone can be drawn into the country, and consequently the land remains untilled, and the inhabitants are wretched, slothful, and discontented."

The Crown estate is situated in the very centre of this unopened district, at about 10 miles distance from the town of Castle Island on the west, and from Newmarket and Kanturk on the east. It extends in length from north to south, parallel with the River Blackwater, by which it is in great part bounded on the west, about seven miles; and in breadth, from west to east, on which side it is bounded by the Awnaglyn or Anntharaghglyn, a mountain-stream flowing into the Blackwater near Ahane, about two miles and a quarter; comprising altogether more than 9,000 statute acres of undulating hilly country, at an average elevation of about 500 feet above the level of the sea; and of which the soil varies from a strong clay to a loamy gravel and sand on the higher grounds, with tracts of alluvium and some peat bog in the vallies and along the bottoms. At present, however, the Crown is in the actual possession of only 5,000 acres; the remainder, contained within a longitudinal section of the estate next the Awnaglyn, being withheld by the adjacent proprietors, who claim to be entitled to the inheritance.

The lands which have been surrendered to the Crown are occupied by upwards of 70 native families, who reside in miserable mud cabins, the only buildings on the property, and who subsist almost entirely on the deteriorated produce of a few acres of a potato tillage; all their other earnings from the produce of a few cows and the grazing of cattle in the summer months, together with any money they can obtain for harvest-work in the adjacent districts, being barely sufficient to discharge the rents at which they hold the property. The net yearly amount of the rental is about 610 £; but however small that sum may appear to be, with reference to the extent of the property, and natural capabilities of the soil, it is certain that it is exclusively derived from the mere labour of the population seated on it, in persevering endeavours to improve the natural herbage of such small parcels of the land as are susceptible of cultivation without artificial drainage, and without the aid of manures and implements of husbandry. With every local facility towards effecting a perfect drainage of the estate, the lands are saturated with water, and covered with thick matted beds of moss, rushes and heath, the growth of ages; and they are alike unprovided with buildings and fences for shelter, and without occupation roads from one division to another. The people are possessed of no other capital than their labour; for whatever stock belonging to them may be found on the lands at any period, would be insufficient to discharge the rent then due; and, indeed, insulated as this and the adjacent estates now are from all practicable roads for the conveyance of agricultural produce, and of such matters as are essentially necessary to an improved cultivation of them, no capital could be profitably employed

on them by the most skilful tenant. The greater and most valuable part of the estate is at present absolutely inaccessible by cars of any description; and the little lime which is expended on the grounds may truly be said to be carried thither by the poor occupants, at an expense almost equal to the additional produce from it, as the whole quantity of limetones which I have seen brought on the lands from a quarry not four miles distant, as the joint burthen of a horse, man and boy, and as the product of their day's labour, could not have exceeded 200 weight.

The Board will therefore perceive that the local situation of this estate precludes all hope of effecting any permanent or profitable improvement of it, as long as the extensive district, of which it forms the nucleus, is closed against an easy communication with the roads intersecting the surrounding country; and that any expenditure of public money on it would afford but transitory relief to the wretched population inhabiting it.

Under these circumstances, the preliminary question to be decided is, Whether Government shall undertake the formation of the roads required to open up the country, since there is reason to believe that the local authorities will not exercise their powers for that purpose?

Of the expediency of the measure in all its bearings, I entertain no doubt. All the engineers and practical agriculturists who have viewed the country, generally concur in the representation of its probable results which I have quoted from the Report of Mr. Griffith. But besides those expected advantages, on consideration of the political state of the country, and of the changes which have been produced in all its relations to the empire by recent legislative Acts, and by steam navigation, I would humbly submit that it is of national importance that an extensive tract of territory, in itself a natural fortress, of which it may be said that the Government now possess hardly a military possession, should not remain cut off from all participation in the growing prosperity of the surrounding country. It is not nine years since this very estate of the Crown was the appointed rendezvous of an insurgent force of 6,000 or 7,000 men, which afterwards crossed the Blackwater, and was encamped for several days in the vicinity of that river, committing great destruction of lives and property, and threatening the entire demolition of Millstreet, Killarney and other towns; and which ultimately was enabled to retire, and disperse itself through this district, with impunity to almost all who were engaged in it. Independently, therefore, of all considerations merely economical or fiscal, I conceive it to be essential to the security and tranquillity of the kingdom, that this district, which presents an impregnable military position commanding all the great roads communicating with the south-western section of Ireland, from Limerick, Waterford and Cork, and in the heart of a populous and rapidly improving country, should be speedily rendered accessible, and the cultivation of its natural resources, for the amelioration of the condition of its inhabitants, promoted as much as possible. It was in this view of the subject that I have recommended that the Board should not, by grant of a new lease or by sale, place the future management of the extensive tract of land belonging to the Crown in the hands of a speculating middleman or purchaser; founded on an opinion that it would be in the power of the Board, without any eventual loss to the revenue placed under their charge, at once to set an useful example of skilful and beneficial improvements before the proprietors of adjacent estates, and to raise up in this long-neglected district a numerous body of loyal, contented and prosperous tenantry.

I learn from Mr. Griffith, with whom I have lately communicated on this subject, that the length of the road proposed by him from Castle Island to Clonmeen Bridge over the River Blackwater, being a direct route to Cork, would be about 26 miles; that a considerable portion of that road in its passage along the valley of the Blackwater would constitute part of the proposed line of communication between Killarney and Waterford, so that only 13 miles of new road would be required to complete it; making together a total length of 39 miles of new road. No detailed survey of either of these lines of road has yet been made, but from his knowledge of the country, Mr. Griffith is of opinion that the extent of new roads required would not exceed the above-mentioned number of miles; and that the expense of completing them would be about 20,000 £: one moiety of which sum, he suggests, should be granted out of the consolidated fund, under the authority of the Act 4 Geo. 4, c. 42, and the other moiety to be provided for by the grand juries of Cork and Kerry. I am, however, doubtful whether either of those bodies can be prevailed upon at an early period, to grant a presentment for any portion of the funds required.;

From the local position of the Crown estate, the proposed road from Castle Island to Cork must necessarily intersect the northern moiety of it, and the other new line from Killarney to Waterford, must run within a moderate distance from the southern end of it: so that peculiar advantages will result to the Crown from the opportunity afforded of constructing occupation roads along the whole extent of its estate, in direct communication with both of the principal lines of new roads, as well as with the existing lateral roads proceeding into the limestone and slate districts southward of the Blackwater. But it may be useful to observe, that in setting out the proposed new roads, no deviations from a direct line between their two extremities, other than such as the nature of the ground and a due regard to judicious economy may warrant, should be permitted either for the purpose of facilitating the improvement of the Crown's estate or under any other pretext whatever; the provision of the means of most direct communication frome Tralee to Cork, and from Kenmare and Killarney to Waterford, and between any intermediate points on those lines, being of more importance to the general interests of the country, than any advantages to be derived from consulting the partial interests of individuals engaged in local improvements, however deserving of encouragement. If that object be attained, it is very probable that a carrying-trade will be established along the new road, which may be regarded as injurious to the trade of the port of Tralee. On the other hand, the proprietors of villages, quarries, collieries and other estates, in the improvement of which large capitals are already, or about to be employed, situated at short distances from either side of a direct line, may plead such investments as plausible reasons for a divergence through their respective properties. These circumstances may lead to a combination of private influence which might defeat the object in view, of connecting by the shortest practicable routes the southern and western ports, if the plan to be adopted be left to the decision of the local authorities. I would therefore suggest the expediency of submitting the plans which may be prepared by the district officer employed to lay out the roads, to the revision of an experienced engineer unconnected with the country, before any part of the works be commenced.

For the further information of the Board on this branch of the subject, I have procured the accompanying Map of the District, showing the relative to positions of the Crown estate and of the neighbouring towns; and also the lines of the new roads which were proposed by Mr. Griffith in 1823, to be carried through it.*

ASSUMING that Government will provide for an early execution of the proposed new public roads, on which alone the practicability of effecting a profitable improvement of the Crown estate depends, I shall now state the course of proceeding towards the attainment of that object which appears to me most eligible, and the opinions I have formed as to the probable results, in an economical point of view, if the suggested improvements be undertaken by the Board. It is necessary, however, to observe that these suggestions and opinions are principally of first impression, on a very cursory inspection of the Crown property and surrounding country; the circumstances under which I made that inspection not affording me either time or means of acquainting myself with all the details which are required for a mature consideration of any extensive plan of territorial improvement, and consequently, that they are submitted, rather as points for future inquiry and deliberation, than as fit to be adopted without further investigation by competent professional persons.

In the first instance, accurate levels of the lands should be taken, and a regular system of open main drains and occupation roads, extending over the whole estate, should thereupon be designed and marked out; and having regard to such roads, the lands should then be divided into principal allotments or farms, respectively containing from 40 to 60 acres, according to their quality and situation. When these plans are settled, the tenantry should be forthwith employed in sinking the drains and in forming the roads and the external fences of the allotments, which should be planted with furze.

It has already been observed that the proposed new public road from Castle Island to Cork, must intersect the Crown estate and the River Blackwater, at about 10 miles distance from the towns of Castle Island, Newmarket, Kanturk and Millstreet; and there being no intermediate town or hamlet, the line of intersection will obviously

* Those lines are shown on the annexed Map.

obviously afford an eligible site for the establishment of a village, which carriers and farmers passing to and from Dingle, Tralee, Mallow, Macroom and Cork, along the new road, may make their resting-place, and which may gradually become the *dépôt* for a variety of merchandize required for the supply of the circumjacent country, as the district shall improve in its condition. The influence which a prosperous village has in augmenting the value of the estate on which it stands, suggests therefore the expediency of an endeavour to secure this latent advantage by the erection of a few dwelling-houses and cottages; and which, if forthwith erected, will probably induce a settlement on the estate of a number of artificers and skilful labourers from among those who will be brought into the country by the contractors for the new road, bridges and other incidental works. Such settlement may be further encouraged by the annexation to each tenement of a small parcel of land.

Under the same impression of the peculiar advantages afforded by the locality of the Crown estate, and to be derived from the establishment of a village on it, I think that the interests of the public will be well consulted if the Board shall be pleased to recommend an exercise of the Bounty of the Crown in favour of the erection of a chapel and school, with dwellings for the priest, and the schoolmaster and schoolmistress. Very few of the native population at present speak English. They are all Roman-catholics, and there is neither a school nor chapel situated within many miles of the place. Looking at the important objects which the Government have in view in proposing to undertake the improvement of this estate, I incline to think that an early adoption of the suggestion would assure the permanent tranquillity of the district, and prove to be one of the most efficient measures towards the amelioration of the condition of the people. The costs of the buildings need not exceed 700*l.*; but it might be necessary for a few years to contribute some small sums towards the school and chapel funds.

With a view to the establishment of a village, therefore, and as soon as the line of direction by which the road from Castle Island to Cork will intersect the estate shall be precisely ascertained, I would recommend that a quarry of the best building stone in its vicinity should be opened, and a competent number of labourers set to work at it; and that proper sites for the erection of the following buildings at convenient intervals on the sides of the high road should be selected; viz.

One dwelling-house, to be occupied as an inn or carrier's way-house, with suitable offices.

Three other dwelling-houses two stories in height, with office buildings suited for the occupation of store-shopkeepers and other new settlers.

Four cottages, with lateral workshops and yards, for occupation by carpenters, smiths, masons and other artificers who may settle on the estate.

Four other cottages, for workmen.

A chapel, and dwelling-house for the priest; with a detached school, and apartments for the master and mistress.

One good model farm-house and office-buildings.

All these buildings should be constructed on the most simple plans, with stone walls and slated roofs, and they should be erected by contract with a responsible builder, under the direction of a civil engineer employed in the construction of the public roads, by whom the drainage, inclosures and occupation roads to be executed on the estate may likewise be most economically superintended, with the assistance of a resident foreman or clerk of the works to be provided by the Board.

For the agricultural improvement of the property, I would advise that there should also be engaged a farming bailiff, qualified to instruct the tenantry in the course to be pursued in reclaiming the lands, and in the best modes of husbandry for which they are adapted. This instruction may be best promoted by example; and as it will be necessary to keep a number of draught horses and oxen for various purposes connected with the works, I would recommend that, as soon as the model farm-house shall be built, the bailiff and his family should be placed in it, and furnished by the Board with the stock and implements requisite for the occupation of two or more of the adjacent allotments, and that he should proceed in reclaiming and farming such allotments as for and on account of the Board.

Without such instruction and example at the expense and risk of the Crown, I apprehend that a long period must elapse before any material improvement will be effected in the mode of husbandry, as the natives may be said to be absolutely ignorant of the use of the most simple implements, and of the most common agricultural processes. This experimental farming, however, need not and should not be continued by the Board beyond the period at which some two or three of the

allotments

allotments shall have been brought into good condition ; and it may be suspended at any time without considerable loss, if it be found attended with a disproportionate expense. But at all events, I would earnestly recommend that the experiment should be tried ; because, notwithstanding all the disadvantages under which the Board will labour in carrying it on, and the expense which it may produce, I still think that with an ordinary exertion of the controlling powers of the Board, it will ultimately be found to conduce most essentially to the main objects of the undertaking. If the natives be generally left to pursue their own course in reclaiming the lands after the inclosures and main drains are formed, it is most probable that little permanent improvement of the estate will be effected. A few acres on each farm will be broken up and limed and tilled for potatoes and corn in perpetual succession, until the natural strength of the soil is completely exhausted, while the lands left unbroken will be neglected and suffered to remain in their present state of insufficient and unprofitable grazing ground.

During the progress of the proposed works in the construction of drains, roads and fences, I would recommend that no alteration should be made in the terms under which the lands are now occupied, except only as to those parcels which it may from time to time be necessary to take into the immediate occupation of the Crown ; for which, proportional abatements from the present rents should be made. For the labourers works to be executed on the estate the resident population alone should be employed, and they should be paid such rates of wages *in money* as may somewhat exceed the ordinary rates paid around the nearest towns. Those works will probably afford full employment for all the surplus labour of the tenantry for the space of five or six years, during which period they will reap all the benefit resulting from the drainage of the lands, and from the other improvements in progress, without payment of additional rent ; and it may therefore be expected that the several families will, with their wages for labour, gradually accumulate sufficient stock for a more productive occupation of the lands. An accurate census should be forthwith taken of all the families resident on the estate ; and by periodical checks of that census, and constant vigilance on the part of the bailiff, an unauthorized intrusion of strangers should be rigidly prevented. It should also be early and distinctly explained to the tenants, that none of them will be considered as entitled to be continued in the occupation of their present respective tenements, but that, as they shall recommend themselves to notice, by their industry and frugality, in the accumulation of sufficient means to stock a farm, and by their good conduct in other respects, they will be successively accepted as lessees, at reasonable rents, for 21 years, of such of the new allotments into which the estate will be distributed as may be ready for granting on lease. This precaution is essentially necessary to discourage a waste of their labour and money in the erection of worthless buildings, and in injudicious attempts to improve the condition of the lands, and to guard against inconvenient claims of preference or compensation founded on fictitious improvements.

Until the estate shall be well sheltered by inclosures, a few plantations, and subdivision fences, and the tenants become somewhat skilful in their husbandry, the climate must render an extensive corn tillage very precarious. Whatever practical knowledge is now possessed by them consists in their miserable management of a few milch cows and their produce, and in the growth of roots for their own subsistence. Under these circumstances, it is obvious that the primary object, in proceeding to reclaim the lands, should be to prepare them for dairy and feeding purposes ; to provide as much good permanent meadow and pasture as possible ; and to appropriate the intermediate tillage, almost exclusively, to the growth of potatoes, mangel wurzel and other roots, cabbage, rye, vetches, lucerne and similar green crops, for which the soil and climate are generally well adapted. As the work of reclamation proceeds, there should be successively erected on each farm, on the site selected for the homestall, sufficient sheds and stables for the cattle, with walled yards, piggeries, and other requisite conveniences for the consumption of the produce on the soiling system. In like manner, suitable dwelling-houses and domestic offices should be erected on those sites, as the allotments or farms are brought into condition adapted for profitable occupation, at improved rents, by lessees for terms of years, and on the removal of families into them, their old cabins should be forthwith destroyed. It is not, however, expedient to suspend the new lettings until after the completion of the dwelling-houses, but rather that the erection of them should follow an importunate demand for them on the part of the tenants ; and in every

every case of new building, strength and durability, on the most simple plan of construction, should alone be considered. It will be in vain to attempt to infuse into this population, suddenly, a due regard for many of the ordinary comforts and conveniences of more civilized life, and therefore, any expense incurred in the execution of the works beyond what is essentially necessary for providing sufficient shelter and space for the various objects, would be entirely thrown away.

In letting the farms, it will be advisable not to grant many leases in any one year, and that the term of all of them should be 21 years; so that on their expiration, the very great practical inconvenience in Ireland, of having to settle terms of renewal with a numerous body of tenantry at once, may be guarded against.

For the same reason, and having regard to the great extent of the estate, it may be expedient to grant leases of a few of the allotments, immediately after the inclosure and drainage of them, to such families as may be found to be most eligible. An early selection of them may tend to establish a confidence in the good faith of the Crown, and to repress all suspicion of a preference being likely to be obtained by strangers when the improvements shall be completed. It will likewise afford the means of ascertaining how far the natives may be beneficially left to their own resources and exertions for an improved cultivation of their lands, under the new circumstances of the property, and the influence of the examples set before them on other parts of the estate; and in the course of a few years it would enable the Board to form a comparative estimate of the advantages of the different plans of proceeding, and to give a due direction to their expenditure, founded on such experience.

If the new allotments to be held in severalty be limited to the number of acres I have advised, (and I think they could not be advantageously enlarged,) there will probably be more farms than eligible families for the occupation of them; and, therefore, I expect that opportunities will occur for planting on the estate a few skilful farmers, already possessed of adequate capitals, who may be removed from other districts, and whose incorporation with the Crown tenantry may be productive of advantage to all parties. But the introduction of any such strangers must be conducted with great caution, otherwise the measure may prove to be materially injurious. I have no doubt that, at first, it will be found sufficiently difficult to reconcile the tenants to the prospect of any disturbance of their present holdings; but if a suspicion should arise in their minds, generally, that their permanent settlement on the property will be exposed to a competition with strangers, the future success of the undertaking will be placed in great jeopardy*.

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* In almost every part of Ireland there prevails among the old native tenantry a strong feeling on this subject, the true nature of which is not generally understood. It is usually expressed in their claim of a *tenant right of renewal*, when no such right exists at law; and where the claim is disregarded by a proprietor, and the tenant ejected, the *country* invariably combine to resent the infraction of their presumed common right, by the commission of outrages on the persons and property of the new occupants. Another, and totally different state of society must arise before this erroneous feeling will be eradicated; but, in the meantime, its inconvenience may be in great part obviated by prudent management. Its origin may be traced back to that period in the history of the nation, when the common people of each sept or tribe still held a tract of country in common, and distinctly from the mensal lands retained by the chieftain and the members of his family. When the ancient modes of tenure, under the Brehon law of the Irish, were abolished by the supremacy of the English Government, and the English laws of property were enforced by partial confiscation and by grants from the Crown, the new proprietors were still compelled to yield to the force of the ancient customs, although they succeeded in establishing a colourable adoption of English tenures by contract with native individuals, respectively representing several families of the old *betaghs* or vassals, and other classes of the common people, to whom one or more townlands were demised, sometimes as estates of inheritance, but more generally for terms of lives certain.

If the general confiscation of the estates of Irish proprietors, which occurred in the seventeenth century, had not intervened; I have no doubt that there would have arisen, on the extinction of the old Irish system of tanistry and gaveling, new tenures corresponding with those derived from ancient manors in England, and that the tenants would, in like manner, have acquired customary or qualified estates of inheritance in the parcels held by them. Even down to the present day, a traditional claim of common-law right of succession, which the landlord is not entitled to defeat by ejectment, has been preserved among the occupying tenantry of the less improved districts in many of the counties of Ireland, in a degree which excites surprise after the lapse of so many ages, during which the adverse rule of law has been asserted throughout the kingdom. Yet it may, perhaps, be explained by the circumstances that those wild and uncultivated districts became the final refuge of the descendants of the ruined chieftains and their principal adherents, and that, although the legal proprietary has undergone various revolutions, the actual occupation of the territory has continued in the same families.

Thus, in the instance of this Crown estate, which formed part of the extensive territory of the O'Keefes, a powerful sept in the north-western division of the county of Cork, it is yet generally described by the natives as *Pobble O'Keefe*, that is, the Lands of O'Keefe's People. It is also worthy of remark, that the last solemn decision that the King's Judges were called upon to pronounce (in

With respect to "*the amount of money that may be required*" for the proposed works, and to "*the probability of the results of the experiment affording a profitable return for the capital invested*," it should be observed, that the property is literally in a state of nature, that every thing necessary to adapt it for the purposes of husbandry, and for its cultivation, remains to be created or supplied; but, nevertheless, that it is, in its present condition, productive of a yearly revenue; and if the inheritance were put up to public sale, it would probably produce about 8,000*l.*

According to the survey and valuation made in 1821, and revised in 1828, the lands in possession may be thus classed :

	Contents in Statute Measure.			Estimated Yearly Rents.		
	A.	R.	P.	£.	s.	d.
Under partial cultivation, consisting of dispersed parcels of coarse heathy meadows, rushy bottom meadows, and coarse pasture lands, with some arable - - -	1,125	2	16	393	17	2
Mountain-pasture, entirely unreclaimed -	3,748	-	37	175	11	11
Heathy bog and turbary - - - -	103	1	30	6	5	3

From which it appears that not one-fourth part of the estate is at present capable of yielding a greater gross yearly rent than 7*s.* per acre; and that on an average of the whole of it, it is estimated to be worth only 2*s.* 4*d.* per acre; although it is not charged with tithes, (except in respect of the few acres of potatoe tillage,) nor with any public assessments, having hitherto been treated as a common waste*. Even this rental was returned by the surveyor as conditional on tenants being found with sufficient capital to stock the lands, which would be impracticable while they remain closed against the surrounding country.

I conceive that the immediate effect of forming the proposed new public roads through the district, on the market value of this particular property, would be to increase the rate of purchase from 16 or 17, to 20 years' amount of the net income now derivable from it; in other words, that it might then produce on a sale 10,000*l.* or 11,000*l.* but not more; and if the proposed works on the estate be executed, that a rental exceeding 1,500*l.* may be reserved on the new lettings, which would readily find a buyer at the price of 20 years' purchase, or 30,000*l.* That increased income would be the amount of an average rent of 6*s.* per acre; and looking at the quality of the soil, and the extent and nature of the improvements proposed to be effected before that rent is to be charged on the occupation, I see no reason to doubt that, concurrently with the punctual payment of such a rental,

the reign of James I.) in abolition of the Irish tenures of tanistry and gavelling, arose out of a disputed succession to the adjacent country, and which was finally decided by an amicable division of it between the litigants, the O'Keefe and the O'Callaghan, (the chiefs of their respective sept,) both of whom afterwards forfeited their estates to the Crown, in 1641. Nevertheless, the O'Keefe and his people successfully retained an adverse possession of these mountain-lands until the reign of King William, when the chieftain was again attainted; but many years elapsed before the actual proprietorship of the Crown was even acknowledged by the inhabitants, and then only by payment of nominal rents through a native, who indirectly obtained the Privy Council lease, which expired in 1820.

* Subsequently to the date of this Report, however, and in pursuance of an Act of Parliament passed at the instance of the grand jury of the county of Cork, these and all other lands in the said county which had been previously held to be exempted, as waste and unprofitable, from contributing to the county funds, were valued and brought into charge; and they have been included in the assessment books of grand jury presentments made at and since the summer assizes of 1831.

As soon as the Commissioners of Woods, &c. were informed of the demand made on the occupiers of the Crown lands for the sums apportioned on them, in respect of the first of these assessments, the Commissioners signified to the treasurer of the county, that although these Crown lands, being in the immediate possession of His Majesty and not in grant to any subject, were not legally chargeable with public assessments, the Board would nevertheless waive the benefit of that exemption, and undertake to contribute, as of the Bounty of the Crown, the amount of a fair apportionment, in respect of this property, of all public assessments.

And the Commissioners have accordingly since provided for the payment of such periodical assessments, and for the satisfaction of the claims of the ecclesiastical and lay tithe owners; so that the people residing on the property are effectually secured against all processes for enforcing the payment of such charges: a relief, which is essential to the proper management of landed property in Ireland.

March 1834.

J. W.

a rental, the condition of the tenantry will immediately and progressively be improved during the term of their leases, and that on the expiration of them, they will be well able to afford additional rents.

If these data be well founded, it follows that a sum equal to the amount of the increase of value to be produced by the improvement, or about 18,000 *l.*, might be beneficially expended upon them. However, I should not think it prudent on the part of a private individual to invest any capital in speculative improvements, for which a return of 10 per cent. per annum might not be expected on equally probable grounds; and therefore, if I were to become the purchaser of this property, at the price of 10,000 *l.* or 11,000 *l.* with the intention of carrying into effect the suggested plan of improvement, I should not carry my entire investment beyond the sum of 20,000 *l.*; of which about one-fourth or one-fifth part might be supplied out of the growing rents; thus reducing to about 5 or 6,000 *l.* the sum to be forthwith provided (in addition to the purchase-money in the supposed case) for defraying the charges to be incurred within the first three or four years, in the execution of the proposed buildings, drainage, fencing, roads, &c. Accordingly, to that amount (which may be most conveniently supplied from the Irish Land Revenue, as wanted) I would submit that the Board should limit its expenditure in advance; and afterwards, but only as circumstances shall appear to justify the prosecution of the works, the accruing rents may be appropriated to their progressive execution.

I should consider this to be the only safe course to be pursued by a resident private proprietor, personally exercising all the vigilance which such an undertaking requires; and under the actual circumstances of the case, it is yet more expedient that no very considerable extent of works, requiring a comparatively costly establishment of officers to superintend them, should be undertaken to be completed within three or four years, merely because there are funds available for that purpose. Nor, indeed, however economically and judiciously such improvements might be effected within a short limited period, would any advantages result from the rapid completion of them.

In digesting this scheme of proceeding, I have endeavoured to provide remunerative employment for the people inhabiting the property, on such works as may permanently yield an adequate return to the Crown, and afford to the labourers useful instruction in the ordinary business of their vocations; and as their abilities and condition shall thereby be gradually improved, to enable the Board ultimately, and at no distant period, to place within their power ample means of securing and advancing the amelioration. Looking at the present condition and past habits of the people, it would be vain to expect that they could be quickly converted into a skilful tenantry, or that they could duly appreciate the comforts and conveniences which it is desired they should enjoy, if those advantages be prematurely conferred on them. Time must be allowed for the growth of improved habits; and these will be most effectually excited by the steady encouragement which constant and productive employment affords, and will be best preserved by assuring to them a certain, but limited tenure of their farms, at such reasonable rents as will admit of a gradual accumulation of capital in their own hands, if their means be duly husbanded.

From the description of the property, it will be seen that it does not afford an opportunity of submitting to the test of experiment (as desired by the Lords of the Treasury) any of the various schemes which have of late years been propounded, for reclaiming extensive tracts of bog; nor, however successful the improvements proposed to be undertaken in the present instance may prove to be, can I perceive that joint-stock companies will be able to derive any practical advantage from the undertaking. The truth is, that speculators on the practicability of bringing into profitable cultivation some of those extensive tracts of bog and uninclosed lands which are found throughout Ireland are ignorant of the facts that those tracts are generally composed of numerous individual properties, held in severalty, and respectively subject to family settlements, special incumbrances, and outstanding leasehold interests, which would absolutely preclude the present proprietors from conveying the immediate possession or any certain interests in them to a public body of adventurers. And even if these impediments did not exist, or if they could be obviated by any legislative measure, (which I think they cannot,) I am under a strong impression that speculative projects of the description alluded to will never prove beneficial to the parties concerned in them, nor contribute in any respect whatever to the national prosperity.

But I am of opinion that if the objects I contemplate in the present case be attained by the measures suggested, and if an ordinary return for the money expended on the improvements be obtained in a well secured and regularly paid

rental, the experiment cannot fail to stimulate other proprietors to undertake similar improvements at their own charges. New motives for occasional, if not constant, residence on their estates may be thus produced; and eventually, proprietors must feel it to be much more their interest to provide, from their own resources, the means of executing such works as are essential to a profitable occupation of their lands, and to lease them only for short and certain terms, rather than to divest themselves of all control over the management of their property, as has hitherto been the general practice, by grants of leases for lives and long terms of years, to persons who undertake to execute such improvements, but who have rarely, if ever, been found to perform their engagements in a manner to yield equivalent advantages to the reversioners. Indeed, of all the landed estates in Ireland which have reverted to the Crown, after the same had been enjoyed by the lessees a century and upwards, at merely nominal rents, I do not recollect one instance in which the Crown has succeeded to the possession of a substantial farm building, or where the lands have been well and permanently drained, fenced or planted.

I am, Sir, your most obedient Servant,
(signed) *James Weale,*

Alex. Milne, Esq.
Secy Comm^{rs} of Woods, &c.

Office of Woods, &c.

No. 5.

LETTER from the Right honourable *E. G. S. Stanley* to the Right honourable *Thomas Spring Rice*; with Enclosures.

Sir,

Irish Office, London, 24 August 1831.

WITH reference to your letter of the 5th of May last, enclosing a copy of a Minute of the Lords Commissioners of His Majesty's Treasury, dated the 21st January last, I have the honour to forward, for their Lordships' information, Mr. Griffith's Report and Estimate for the proposed Roads through the M'Auliffe mountains, in the counties of Kerry and Cork, together with a general Map of the country, on the scale of one inch to a statute mile, on which the lines of proposed roads are laid down, and also the present communications through the country.

I beg to return the several papers which accompanied your letter.

I am, Sir, your most obedient humble Servant,
(signed) *E. G. S. Stanley.*

No. 6.

REPORT of Mr. *Griffith*, on the proposed completion of the new Lines of Communication between Tralee and Cork, and between Kenmare and Waterford, by the formation of New Roads through the M'Auliffe Mountain District, in the Counties of Cork and Kerry.

Sir,

Dublin, 16 August 1831.

IN reply to the reference from His Excellency the Lord Lieutenant, of the 19th May last, I have now the honour to inform you, that I have made detailed Surveys and Estimates of the proposed lines of road from Castle Island, in the county of Kerry, to Roskeen Bridge over the river Blackwater, in the county of Cork; and also, from Shanough Cross, on the road from Cork to Killarney, to its junction with the first-mentioned road at Clonbanin Colliery, in the county of Cork.

The public importance of opening these two lines of communication has already been laid before both Houses of Parliament, in my Report on the Roads of the Southern District for the present year; but, to avoid the trouble of reference, I shall here transcribe that part of it which relates to them.

"I have already described, in the commencement of this Report, the mountain district situated between the river Shannon and the river Blackwater, through a portion of which three new lines of road have already been made, and which have
produced

produced a very considerable effect in the improvement of the country through which they pass; but these improvements do not extend to the whole of the mountain district included within the boundaries described, as there still remains a very considerable portion of country, extending northward from the river Blackwater, to a line drawn between the towns of Castle Island and Newmarket, comprehending an area of about 200 square miles, or 128,000 acres, in which there is no road passable for horsemen during the winter months.

"I have long contemplated the propriety of making a road through this neglected district, and of opening it to the markets of Cork and Mallow. The new road should commence at the town of Castle Island, and proceed eastward through the mountains, and passing the collieries of Clonbanin, Drominagh, Dromagh and Coolclough, join the new line of road to Cork through the Bogra mountains, at Clonmeen Bridge, over the river Blackwater.

"This road, if completed, would open a direct communication from Tralee and Castle Island to the city of Cork, which is its best market, and would shorten the road between Tralee and Cork 7 m. 2 f. 8 p., and between Castle Island and Cork 10 m. 6 f. 8 p.

"This road is of the utmost importance to the future improvement of the country. It would pass through or very close to the whole of the valuable coal and culm collieries of the Southern District; and afford an easy communication with the surrounding country, many parts of which are in the greatest want of fuel for domestic purposes, and for burning lime for manure.

"It would also produce a most beneficial effect on the agriculture of the country through which it would pass. There are limestone quarries at both extremities, and the whole of the intervening country is covered by a stiff clay soil, which, when manured by lime, is susceptible of great improvement, and capable of producing excellent crops of oats and potatoes. At present, from want of roads, no limestone can be drawn into the mountain country, and consequently the land remains untilled, and the inhabitants are wretched, slothful and discontented."

The length of the proposed new road from Castle Island to Roskeen Bridge over the river Blackwater, is 33 m. 1 f. 28 p. This road would pass nearly through the centre of the Crown property, called Pobble O'Keefe, which is at present nearly inaccessible.

I have read Mr. Weale's Report on this property. His observations on its situation, and his suggestions for its improvement, appear to me to be well founded and judicious; and I have no doubt, if carried into effect in the cautious manner recommended by him, that the expenditure would be repaid by an increased rental; and that the condition and habits of the people would be materially improved.

Observations similar to the foregoing are applicable to the opening of a proposed line of road from Killarney to Mallow and Waterford, along the north bank of the river Blackwater, and a considerable portion of the road from Castle Island to Cork, where it passes along the valley of that river, would be common to both roads; in fact, to complete the second line of communication would only require 9 m. 3 f. 2 p. of new road, which, added to 33 m. 1 f. 28 p. required for the completion of the road from Tralee to Cork, would make a total length of 42 m. 4 f. 30 p. of new road.

The southern road, though it does not pass through the property of the Crown, might be easily connected with it by a short branch road, commencing at the site of the proposed village, in the Crown lands, on the Castle Island road, and extending for two miles, to connect with a road which at present exists in the valley of the Blackwater beyond the boundary of the Crown lands, and which road continues in a southern direction to Shanough Cross.

Thus by making two miles of new road, the main northern and southern proposed roads would be connected with each other, and a most useful cross line of communication would be opened through the country.

I have the honour to be, Sir, your most obedient humble Servant,

Richard Griffith.

The Right hon. E. G. S. Stanley,
&c. &c. &c.

No. 7.

REPORT of the Commissioners of Woods, &c. on the Means of providing the Funds required for forming the proposed new Roads in the Counties of Cork and Kerry.

My Lords,

Office of Woods, &c., 9 February 1832.

IN the Report we made to your Lordships under date 31st March 1831, in pursuance of instructions contained in your Minute of the 21st of January preceding, on the subject of the proposed improvements on the mountain-lands called Pobble O'Keefe, in the county of Cork, belonging to His Majesty, and now in our possession, we submitted our opinion that it might be expedient to undertake the execution of those improvements at the expense of this Department, if the estate were rendered accessible from the surrounding country; it being situated in the heart of a district comprising an area of about 200 square miles, through which there are no practicable carriage roads: and we therefore recommended that inquiry should be made into the practicability of forming public roads through the entire district, so as to open direct communications with it from the neighbouring towns, and what measures it might be advisable to take towards providing the necessary funds for the execution of such roads.

Since the date of that Report, the tract of country in question has, by direction of the Lord Lieutenant of Ireland, been again carefully surveyed by Mr. Richard Griffith, the engineer who superintended the construction of all the new roads which have been formed since the year 1821, in the south-western counties; and whose report thereon to His Excellency, together with plans and estimates for two main lines of road through the district, which are stated to be indispensably necessary to the successful prosecution of any improvements on the Crown and other estates situated within it, have been transmitted to us in pursuance of an order of your Lordships.

The first of these lines of road, commencing at Castle Island, in the county of Kerry, and ending at Roskeen Bridge, over the river Blackwater, in the county of Cork, measures 33 m. 1 f. 28 p., and passing nearly through the centre of the Crown estate, will open a direct communication between Tralee and the city of Cork.

The second line, commencing at Shanough Cross, and ending near Clonbanin Colliery, measures 9 m. 3 f. 2 p., and passing within a short distance from the southern extremity of the Crown estate, will open a direct communication from Kenmare and Killarney to Mallow and Waterford, and will essentially promote the formation of all the lateral roads which may be required to intersect the district, so as to render every portion of it accessible from the neighbouring towns.

The costs of the works required for the complete construction of these two lines of roads, as designed and estimated by Mr. Griffith, will amount to the sum of 22,405 *l.* 5 *s.* 9 *d.*

From Mr. Griffith's Report, it appears that he entirely concurs in the views taken by Mr. Weale, of the benefits to be derived by the Public from the construction of the new roads, and the improvement of the Crown's property, as stated in the Report of that officer accompanying our former Report to your Lordships. But we have not yet been informed whether the plans for the roads have received the sanction of His Majesty's Government, or from what funds the money required to execute that service is to be supplied; and as the season is rapidly approaching when employment on such works will afford the greatest relief to the population of the district, we beg leave to solicit your Lordships' further consideration of the subject.

Upon other late occasions of a similar nature, presentments have been obtained from the counties in which new roads have been constructed, for at least one moiety of the costs thereof; but from inquiries we have instituted, we learn that the district now proposed to be opened, being composed of portions of the extreme boundaries of three extensive counties, every attempt hitherto made to procure a presentment for the present purpose has failed, and that it is not probable that the grand jury of either of the counties will be prevailed upon to defray at any early period that proportion of the expense of executing these roads.

Under these circumstances, it has been suggested that the sum required might be raised

raised by sales of Crown property in Ireland, to be made during the progress of the works; or by the sale of a sufficient amount of the $3\frac{1}{2}$ per cent. Consolidated Bank Annuities, the produce of former sales of Irish quit-rents now standing invested in the name of the Lord High Treasurer. But although the money might certainly be supplied by either of those means without detriment to other public services already chargeable on the Land Revenue, it appears to us that neither the Civil List Acts nor the Land Revenue Acts will bear a construction which would justify such an appropriation of any portion of the Land Revenues under our charge, without express authority from Parliament.

We are however of opinion, that the suggestion is worthy of Your Lordships' most favourable consideration; and that whether viewed as a measure of precautionary police, or of amelioration of the condition of the labouring poor, or of encouragement to extensive territorial improvement, by removal of the bar which now restrains a developement of the latent resources of the inhabitants, Parliament may fitly be urged to authorize the opening of the large tract of country in question, and to sanction the appropriation of an adequate portion of the produce of forfeited estates in Ireland to the attainment of those important public objects.

We are, my Lords,

Your Lordships' very humble Servants,

Duncannon.

W. D. Adams.

Henry Dawkins.

The Right Hon. the Lords Commissioners
of His Majesty's Treasury.

No. 8.

Copy of a MEMORANDUM transmitted by the First Commissioner of His Majesty's Woods, &c. to the Foremen of the Grand Juries of the Counties of *Cork* and *Kerry*, respectively.

ON the suggestion of a Committee of the House of Commons, the Commissioners of Woods are willing to undertake the improvement of about 5,000 acres of mountain land abutting on the Blackwater, in the barony of Duhallo, county Cork, belonging to the Crown, for the purpose of ascertaining how far the like improvements on other estates of the same description might be profitably undertaken by their respective owners, so as to afford permanent and remunerative employment to the labouring population.

The Commissioners, however, find that this experiment cannot be made with any prospect of success, under the present circumstances of the Crown estate, it being situated in the heart of that district of country which is bounded by Abbeyfeale, Castle Island, Killarney, Millstreet, Kanturk, and Newmarket, comprising an area of about 200 square miles, through which there are no practicable carriage roads in communication with either of those towns and villages.

To promote the removal of this barrier to the improvement of the district, and the completion of the lines of public road which have been lately formed through the surrounding country, the district has been again carefully surveyed by Mr. Griffith, who has thereupon prepared plans and estimates for two main lines of road.

The first of these lines, commencing at Castle Island, in the county of Kerry, and ending at Roskeen Bridge over the River Blackwater, in the county of Cork, measures 33 miles 1 furlong 28 poles, and will open a direct communication between Tralee and the city of Cork.

The second line, commencing at Shanough Cross and ending near Clonbanin Colliery, measures 9 miles 3 furlongs 2 poles, and will open a direct communication from Kenmare and Killarney to Mallow and Waterford, and essentially promote the formation of all the lateral roads which may be required to intersect the district, so as to render every portion of it accessible from the neighbouring towns.

The costs of the works required for the complete construction of these two lines of road, as designed and estimated by Mr. Griffith, will amount to the sum of £. 22,405. 5 s. 9 d.; and His Majesty's Government are willing to submit to Parliament a proposition for a Grant of two-thirds of that sum (say £. 15,000) out of the Land Revenues of the Crown, to be applied to the execution of the said roads, upon condition that the counties of Cork and Kerry undertake to provide the remaining one-third, in rateable proportions with the costs of the works so to be executed within their respective boundaries.

Office of Woods, &c. }
2 March 1832. }

No. 9.

Copy LETTER from the Foreman of the Grand Jury of the County of Kerry to the First Commissioner of His Majesty's Woods, &c.

Grand Jury Room, Tralee, Spring Assizes 1832,
March 16.

My Lord,

I HAVE laid before the Grand Jury of the county of Kerry your Lordship's letter of the 2d instant, together with the enclosed memorandum.

I have the honour to communicate to you the assurance of the unanimous disposition of the Grand Jury to co-operate in the purpose entertained by His Majesty's Government, of carrying on improvements on the Crown lands adjoining this county.

The Grand Jury do not possess, either by the attendance of an engineer or otherwise, sufficient explanation of the grounds on which the particular line of road drawn upon the map which accompanied your Lordship's letter is recommended; but as no practical step can be taken at the present assizes for putting the proposed work in execution, it may be sufficient to say that we are confident that any succeeding Grand Jury will be ready to present their portion of such a line of road as may be most suitable to the interests of the Crown property in question, on the conditions proposed.

With respect to the second line of road suggested, viz. that from Killarney to Mallow, the Grand Jury think it right to impress upon the King's Government, that it concerns an object of paramount importance to this county, being the proper line of mail communication between Kerry and Waterford and England, affording the shortest possible route for commercial correspondence, and which it would be highly injurious to Kerry to divert from the most favourable line and level, for any secondary or collateral consideration.

Should it be necessary to connect the two lines, it may be done by lateral branch roads.

The Grand Jury therefore trust, that previous to their future decision, a deliberate and detailed examination of the case may be made for their guidance, as they will consider it a duty imperative on them to take care that the best possible line of mail coach road be selected between Mallow and Killarney.

The Grand Jury think it right to apprise Lord Duncannon, that at a former period surveys have been made of the line of the Blackwater, by order of Government.

They would also respectfully suggest the importance of obtaining the favourable opinion of the Grand Jury of the county of Cork to the whole case, by reconciling the interests of the Crown property with those of the Public.

(signed) *M. Fitzgerald,*

Foreman of the Grand Jury of the County of Kerry,
Spring Assizes 1832.

The Right Hon.
The Viscount Duncannon.

No. 10.

Copy LETTER from the Foreman of the Grand Jury of the County of Cork to the First Commissioner of His Majesty's Woods, &c.

My Lord, County Grand Jury Room, Cork, 29 March 1832.

IN reply to your Lordship's letter of the 2d instant, respecting a new line of road from Castle Island, in the county Kerry, to Roskeen Bridge, in the county of Cork, I am directed, as foreman of the Grand Jury, to state generally their concurrence in the proposed measure, and, as far as they can judge, the probability that the next Grand Jury will come to a similar conclusion. I am directed also to state the same respecting the line from Shanough Cross.

I have the honour to be, my Lord,

Your Lordship's most obedient humble Servant,

The Viscount Duncannon.

(signed) Jos. Deane Freeman.

No. 11.

LETTER from Mr. Griffith to the Right Honourable the Viscount Duncannon, &c. &c. &c.

My Lord,

Dublin, 17 April 1832.

HAVING been informed that the Grand Juries of the counties of Cork and Kerry have given favourable answers to your Lordship's communication respecting the proposed roads through the counties of Cork and Kerry, I think it my duty to transmit the Estimate of the sum which will be required to make the road through those counties respectively.

The amount of the Estimate is greater than that formerly sent to your Lordship: this has been occasioned by an increase which I thought necessary to make in the dimensions of some of the bridges; and also by a material improvement in the county of Kerry part of the proposed road to Castle Island, which has been shortened upwards of half a mile; but in consequence of difficulties to be overcome, the amount of the Estimate has been slightly increased.

I have the honour to be, My Lord,

The Right Hon.

Your most obedient humble Servant,

The Viscount Duncannon,
&c. &c. &c.

(signed) Richard Griffith.

Amended ESTIMATE of the NEW ROADS which are proposed to be made through the Counties of Cork and Kerry.

PORTION to be made in the County of Cork.

	£.	s.	d.
The amount of the Estimate for forming, fencing, draining and metalling the county of Cork part of the Castle Island road, viz. from Roskeen Bridge to the bounds of the county of Cork at Pobble O'Keefe, length 20 M. 2 F. 38 P. - - - - - is	7,599	11	8½
Amount of Estimate for bridges, gulleys and covered drains on this part of the road - - - - -	2,986	17	7½
Amount of Estimate for forming, fencing, draining and metalling that part of the road from Clonbannon to Shanough Cross, situated in the County of Cork, length 8 M. 6 F. 22 P. - - - - -	3,311	19	3
Amount of Estimate of bridges, gulleys and covered drains on this part of the Road - - - - -	1,548	15	-½
Total - - - - - £.	15,447	3	7½
One-third thereof proposed to be charged on the County of Cork £.	5,149	1	2½

PORTION to be made in the County of Kerry.

	£.	s.	d.
Amount of the Estimate for forming, fencing, draining and metalling the county of Kerry part of the Castle Island road, viz. from the bounds of the county of Kerry at Pobble O'Keefe to Mangbridge at Castle Island, length 12 M. 2 F. 12 P. - - - - - is	5,415	11	2
Amount of Estimate for bridges, gulleys and covered drains on this part of the road - - - - -	2,121	14	9½
Amount of Estimate for forming, fencing, draining and metalling that part of the Road from Clonbannon to Shanough Cross, situated in the county of Kerry, length 4 F. 20 P. - - - - - is	257	8	-
Amount of Estimate for bridges, gulleys and covered drains on this part of the road - - - - -	57½	3	5½
TOTAL - - £.	8,364	17	5
One-third thereof proposed to be charged on the county of Kerry £.	2,788	5	9½
Amount of Estimates for new roads, &c. to be made in the county of Cork - - - - -	15,447	3	7½
Ditto - - - - - ditto - - - - - Kerry - - - - -	8,364	17	5
TOTAL AMOUNT - - £.	23,812	1	-½
The apportionment of one-third of the total amount of these Estimates to be contributed by the county of Cork, will be £. 5,149 1 2½	£.	s.	d.
Ditto - - - - - ditto - - - - - Kerry - - - - -	2,788	5	9½
And the two-thirds proposed to be granted by the Crown (say £. 16,000)	7,937	7	-
	15,874	14	-½
	£.	s.	d.
	23,812	1	-½

No. 12.

Mr. Griffith's Report, Plans and Estimates for building the Carriers' Inn at *King William's Town*, and other Works, on the Crown Lands of *Pobble O'Keefe*.

My Lord,

Dublin, 2 May 1832.

AS one of the objects which the Government has in view in recommending to Parliament the construction of the proposed new roads in the counties of Cork and Kerry is the improvement of the Crown lands of Pobble O'Keefe, it appears to me to be important that no time should be lost in making a commencement of those improvements.

In consequence, I would suggest that a substantial house of moderate size should be built there, without delay, to be used in the first instance as the head-quarters of the principal road overseer, and afterwards as an Inn.

The local situation of the Crown lands is very suitable for this purpose, being nearly half-way between the town of Castle Island and Clonmeen Bridge, over the River Blackwater, which is the commencement of the newly-made road to Cork, through the Bogra mountains, and where a second inn will no doubt be erected.

If the proposed house were built this year, the portion of land which should afterwards be allotted to it might be enclosed and drained; and as it will be necessary to keep several strong horses for the use of the works, a part of the land might be beneficially improved for their maintenance, and manured from the stable, &c.

In this view, I have prepared a Plan and Estimate for a house and offices, such as I should recommend to be built, which I herewith enclose; and I think it would be advisable that I should be authorized to commence the building without delay, and also to lay out a portion of the proposed new road through the Crown lands of Pobble O'Keefe.

A sum of 500 *l.* would be sufficient for this purpose, and a year would thereby be gained; as if we postpone the commencement of the building, &c. till after the

Cork

Cork assizes, which will not take place till the end of August, little could be done in a wet mountain climate during the present year.

I have the honour to be, my Lord,
Your most obedient humble Servant,

(signed) *Richard Griffith.*

The Right hon. the Viscount Duncannon,
&c. &c. &c.

ESTIMATE of a HOUSE and OFFICES proposed to be built on the Crown Lands of
Pobble O'Keefe, in the County of *Cork*.

QUANTITY AND DESCRIPTION.	Rate.	AMOUNT.
	<i>s. d.</i>	<i>£. s. d.</i>
288 cubic yards of brick and stone masonry - - - -	5 -	7 ² - -
36 feet superficial of cut stone steps to entrance - - -	1 2	2 2 -
Setting ditto, including materials - - - - -	- -	- 10 -
11 window stools - - - - -	6 -	3 6 -
56 feet lineal of cut stone, eve course, including setting -	1 2	3 5 4
58 feet lineal of cut stone, barge course, on three gables -	1 6	4 7 -
50 feet lineal of brick eve in rear - - - - -	- 2	- 8 4
6 funnels, plastered - - - - -	3 4	1 - -
9 loop holes - - - - -	1 -	- 9 -
6 bolt holes in lower story - - - - -	- 6	- 3 -
5 pair of door blocks - - - - -	1 6	- 7 6
14 perches of brick and stud partitions - - - - -	5 -	3 10 -
707 feet superficial of brick flooring - - - - -	- 3	8 16 3
6 wrought iron grates - - - - -	4 -	1 4 -
Setting ditto - - - - -	2 -	- 12 -
7 squares of flooring - - - - -	60 -	21 - -
9 squares 60 feet of roofing - - - - -	50 -	24 - -
10 squares of slating - - - - -	40 -	20 - -
11 window frames, sashes and glass - - - - -	40 -	22 - -
10 doors, with frames, locks and hinges - - - - -	15 -	7 10 -
1 story of plain stairs - - - - -	- -	5 10 -
Wall plastering - - - - -	- -	13 - -
150 yards of ceilings - - - - -	1 -	7 10 -
150 feet lineal of skirting in upper story - - - - -	- 3	1 17 6
Painting wood-work - - - - -	- -	5 - -
73 ¹ / ₂ cubic yards of dry masonry in yard walls - - - -	3 -	11 - -
90 ¹ / ₂ cubic yards of masonry in walls of stable and shed -	4 6	18 1 6
5 ¹ / ₂ ditto dry masonry in cross wall - - - - -	3 -	- 17 3
2 privies, complete - - - - -	- -	3 - -
5 ¹ / ₂ cubic yards of masonry in two gate-piers - - - -	8 -	2 2 8
1 pair of gates, complete - - - - -	- -	4 - -
3 squares of flooring in stable - - - - -	30 -	4 10 -
8 squares of roofing - - - - -	15 -	6 - -
8 squares of slating - - - - -	20 -	8 - -
2 ledged doors - - - - -	10 -	1 - -
2 windows - - - - -	3 -	- 6 -
	<i>£.</i>	288 5 4
Contingencies 10 per cent. - - - - -	- -	28 16 6
	<i>£.</i>	317 1 10
Say - - - <i>£.</i>	- -	320 - -

Dublin, 2 May 1832.

(signed) *Richard Griffith.*

Note.—The Estimate for this proposed building is much increased, on account of the necessary allowance being made for the carriage of cut stone, lime, timber, slates, &c. from considerable distances, and on very bad mountainous roads.

No. 13.

REPORT of Commissioners of Woods, &c. to the Lords of the Treasury, requesting Instructions on the General Scheme of Improvements proposed by Mr. Weale.

My Lords,

Office of Woods, &c. 24 May 1832.

THE respective grand juries of the counties of Cork and Kerry, at the last assizes, having communicated their unanimous concurrence in the measures proposed to be taken by this Board to promote a general improvement of the district of mountain country in the said counties, in the centre of which are situated the Crown lands of Pobble O'Keefe, and expressed their confidence that any succeeding grand juries will be ready to co-operate with us in carrying those measures into execution, a bill has been passed by the House of Commons, to empower us to cause to be constructed three new public roads within the said district, so as to open a direct communication with the ports of Limerick, Tralee, Kenmare, Cork and Waterford; and further, to authorize us, with your Lordships' consent, to apply to the execution of that service, in aid of a fund to be provided by the counties of Cork and Kerry, any sums of money, not exceeding in the whole the sum of 17,000 *l.*, out of the growing produce of the Land Revenues of the Crown in Ireland.

Having the assurance which those proceedings afford, that the objection to any expenditure in the improvement of the Crown estate, which we submitted to your Lordships, in our Report on this subject, dated 31st March 1831, will be completely obviated by the construction of the intended new public roads; and considering it to be of much importance to the public objects which your Lordships expressed to have in view, in selecting that estate as a fit subject for experimental improvement, that the present season should not be suffered to pass away without some progress being made in the erection of habitations for the engineers and other persons to be employed, and in the drainage of the ground, so as to enable us to proceed with the construction of the roads and other works, at the earliest possible period next year, we beg leave to request your Lordships' further consideration of the general scheme of improvements proposed by Mr. Weale, as explained in his Report, dated 22d March 1831; and that we may be informed, whether your Lordships concur in the view we took of it; and whether it be your pleasure that we should proceed to carry the same into effect, subject only to such modifications as may, from time to time, appear to us to be advisable, or to such other limitations as your Lordships may now think fit to prescribe.

We are, my Lords, your Lordships' very humble Servants,

(signed)

Duncannon
W. D. Adams.

To the Right Hon. the Lords Commissioners
of His Majesty's Treasury.

No. 14.

TREASURY LETTER, desiring an Estimate of the Works proposed to be forthwith executed, to facilitate the Construction of the New Roads.

My Lord and Gentlemen,

Treasury Chambers, 2 June 1832.

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Report of the 9th February last, referring to your former one of the 31st March 1831, relative to the proposed improvements on the mountain lands called Pobble O'Keefe, in the county of Cork, belonging to His Majesty, together with your Report, dated 24th ultimo, requesting the further consideration of this Board on the subject of the general scheme of improvements proposed by Mr. Weale (as explained in his Report of 22d March 1831), I have it in command to acquaint you, that my Lords have taken into their further consideration the scheme of improvements in question, and that they consider it very desirable that the same should be proceeded in, with as little delay as possible; but at the same time, their

Lordships

Lordships are unwilling to sanction any considerable outlay of public money for this purpose, while any uncertainty remains in regard to the providing funds for the completion of the proposed roads; and therefore they request that you will furnish them with an estimate of the probable expense of such works as it may be expedient to undertake immediately, with a view to facilitate the construction of the roads, &c. at the earliest possible period next year, when my Lords feel confident a presentment will have been obtained from the grand juries of the counties of Kerry and Cork, for the funds contemplated by the bill which has lately passed the House of Commons, to be provided by these counties.

I am, my Lord and Gentlemen, your obedient Servant,

(signed) *Edward Ellice.*

Commissioners of Woods, &c.

No. 15.

REPORT of Commissioners of Woods, &c. to the Lords of the Treasury, submitting Copy of Mr. Griffith's Report, &c. of the 2d May 1832.

My Lords,

Office of Woods, &c. 14 June 1832.

BY Mr. Ellice's Letter, dated 2d instant, referring to our several Reports, dated 31st March 1831, and 9th February and 22d May 1832, relative to the proposed improvements on the mountain lands called Pobble O'Keefe, in the county of Cork, we are informed that your Lordships have taken into further consideration the general scheme of improvements submitted by Mr. Weale; that you consider it very desirable that the same should be proceeded in, with as little delay as possible; but that your Lordships are unwilling to sanction any considerable outlay of public money for this purpose, while any uncertainty remains in regard to the providing funds for the completion of the proposed roads; and your Lordships, therefore, desire to be furnished with an estimate of the probable expense of such works as it may be expedient to undertake immediately, with a view to facilitate the construction of the roads, &c. at the earliest possible period, next year, when your Lordships feel confident a presentment will have been obtained from the grand juries of the counties of Kerry and Cork for the funds contemplated by the bill which has lately passed the House of Commons, to be provided by those counties.

We beg leave, accordingly, to annex hereto, for your Lordships' information, copy of a Report from Mr. Richard Griffith, civil engineer, in which, he recommends the immediate erection, on part of the site of the village proposed to be established on the Crown estate, of a substantial house, of moderate size, with the necessary out-buildings suitable for and hereafter to be used as an inn; but, in the first instance, to be occupied as the head-quarters of the principal road surveyor. A copy of Mr. Griffith's estimate of the costs of these buildings, amounting to 320*l.* (including the heavy expense of the carriage of the materials from considerable distances and over very bad mountainous roads), is also hereto annexed. Mr. Griffith further recommends that the portion of land to be allotted to this house should be forthwith inclosed, drained and improved, for the maintenance of the horses to be employed on the new roads; and we, therefore, beg to submit that we should be authorised by your Lordships to expend on these services a sum, not exceeding 500*l.*, to be provided out of the growing produce of the Land Revenues of the Crown in Ireland.

Dated 2d May
1832, p. 24, *supra*.

We are, my Lords, your Lordships' very humble Servants,

(signed) *Duncannon.*

W. D. Adams.

B. C. Stephenson.

To the Right Hon, the Lords Commissioners
of His Majesty's Treasury.

No. 16.

TREASURY LETTER, authorizing the Expenditure of £.500 on the Works proposed in the preceding Report of the Commissioners of Woods, &c.

My Lord and Gentlemen,

Treasury Chambers, 28 June 1832.

HAVING laid before the Lords Commissioners of His Majesty's Treasury your Report of the 14th inst., wherein, with reference to their Letter of the 2d inst., relative to the proposed improvements on the mountain lands called "Pobble O'Keefe," county Cork, you transmit an Estimate received from Mr. Griffith, civil engineer, of the expense of erecting on part of the site of the village proposed to be established on the Crown estate a substantial house, with the necessary buildings, amounting to 320*l.*; and you, at the same time, state that Mr. Griffith further recommends that the portion of land to be allotted to this house should be forthwith inclosed and improved, for the maintenance of the horses to be employed on the new roads; I have it in command to convey to you the authority of this Board for expending in these services a sum not exceeding 500*l.*, in conformity with the recommendation contained in your said Report.

I am, my Lord and Gentlemen, your obedient Servant,

(signed) Edward Ellice.

No. 17.

REPORT of the Commissioners of Woods, &c. to the Lords of the Treasury, requesting a Warrant for the payment of the Crown Grant of £.17,000, towards defraying the Costs of the new Public Roads, conformably with the Act 2 Will. 4, c. 52.

My Lords,

Office of Woods, &c., 4 July 1832.

2 Will. 4. c. 52.

BY an Act of the present session of Parliament, intituled, "*An Act to promote the Improvement of a district of Mountain Land in the Counties of Limerick, Cork and Kerry, in Ireland, by making new Roads through the same, and to encourage the employment of the poor Inhabitants thereof,*" we are empowered to construct certain roads therein described, and with the consent and approbation of your Lordships' Board to appropriate to that service, out of the produce of the Land Revenues of the Crown in Ireland, any sum not exceeding 17,000*l.*; provided that presentments be first made by the grand juries of the counties of Cork and Kerry of the several sums following for the purposes of the said Act; viz.

By the grand jury of the county of Cork - - - £. 4,700.

By the grand jury of the county of Kerry - - - 2,300.

In conformity with other provisions of the said Act, we propose to make application to the respective grand juries of Cork and Kerry at the approaching assizes for those counties for presentments of the sums so required to be provided by them; and as they may require some preliminary assurance that your Lordships will consent to the proposed grant out of the Land Revenues of the Crown to enable us to execute the intended roads, &c., we request that your Lordships' warrant may be issued, conformably with the Act, "authorizing us, from time to time, as occasion shall require, by and out of the annual income of the Possessions and Land Revenues of the Crown in Ireland, or by and out of the monies arising by any sale or sales, exchange or exchanges of any part or parts thereof, or any other monies in anywise arising from the Possessions and Land Revenues of the Crown in Ireland, to pay into the Bank of Ireland, to the credit of the account of the Commissioners of His Majesty's Woods, Forests, Land Revenues, Works and Buildings, being the account of the said Commissioners in the matter of the new Cork and Kerry roads, any sums of money, not exceeding in the whole the sum of 17,000*l.*, to be applied to the purposes of the said Act.

Sec. 7.

We are, my Lords, your Lordships' very humble Servants,

(signed) Duncannon.

W. D. Adams.

B. C. Stephenson.

The Right Hon. the Lords Commissioners
of His Majesty's Treasury.

No. 18.

No. 18.

LETTER from Secretary of the Treasury to the Commissioners of Woods, &c. with Treasury warrant, authorizing the payment of 17,000*l.* accordingly.

My Lord and Gentlemen,

Treasury Chambers, 24 July 1832.

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report of the 4th inst. requesting their warrant authorizing you to appropriate the sum of 17,000*l.* to promote the making of the New Cork and Kerry Roads, under the powers of the Act 2 Will. 4, c. 52, I am commanded to acquaint you, their Lordships have directed a warrant to be prepared for their signature accordingly; but I am to acquaint you that the said warrant will not authorize you to expend any part of the money until the grand juries of the counties of Cork and Kerry shall have made the presentments required by the Act.

I am, my Lord and Gentlemen, your obedient servant,

Commissioners of Woods,
&c. &c. &c.

(signed) Edward Ellice.

After our hearty commendations: Having considered your Report dated 4th July 1832, and approving thereof, these are to authorize and require you, under the powers of the Act 2 Will. 4, c. 52, "*to promote the Improvement of a district of Mountain Land in the Counties of Limerick, Cork and Kerry, in Ireland, by making new Roads through the same, and to encourage the employment of the poor Inhabitants thereof,*" to pay from time to time, as occasion shall require, by and out of the annual income of the Possessions and Land Revenues of the Crown in Ireland, or by and out of the monies arising by the sale or sales, exchange or exchanges, of any part or parts thereof, or any other monies in anywise arising from the Possessions and Land Revenues of the Crown in Ireland, into the Bank of Ireland to the credit of the Account of your Board, *in the matter of the New Cork and Kerry Roads*, any sums of money not exceeding in the whole the sum of 17,000*l.*, to be £. 17,000. applied to the purposes of the said Act, for which this shall be your warrant.—
Whitchall, Treasury Chambers, the 24th day of July 1832.

(signed) F. Baring.
R. Vernon Smith.
Geo. Ponsonby.

To the Commissioners of His Majesty's
Woods, Forests, Land Revenues,
Works and Buildings.

No. 19.

ABSTRACT Certificates of Presentments at the Summer Assizes in 1832, for raising by Instalments the Sum of 2,300*l.* in the County of Kerry, and the Sum of 4,700*l.* in the County of Cork; being the required Contributions of those Counties respectively, towards defraying the Costs of the new Public Roads.

ON the application of the Commissioners of His Majesty's Woods, &c. setting forth the provisions contained in the Act of Parliament (2 Will. 4, c. 52), intituled, "An Act to promote the Improvement of a district of Mountain Land in the Counties of Limerick, Cork and Kerry, in Ireland, by making new Roads through the same, and to encourage the employment of the poor Inhabitants thereof;" and that the Lords Commissioners of His Majesty's Treasury had, by warrant dated 24th July 1832, signified their consent and approbation for the payment, by the Commissioners of Woods, &c. out of the produce of the Land Revenues of the Crown in Ireland, of the sum of 17,000*l.* conformably with the provisions and for the purposes of the said Act:

£. 17,000 contri-
buted by the
Crown.

At the Summer Assizes for the County of Kerry, held in the month of October 1832 ;

£. 2,300 contributed by the County of Kerry.

The grand jury of the said county made a presentment, which was thereupon duly fiated, for raising and levying on the said county at large the sum of 2,300*l.* by four successive instalments of 575*l.* each ; that is to say, the first of such instalments at or after the then assizes, and one other of such instalments at or after each succeeding spring and summer assizes, until the whole of the said sum of 2,300*l.* be raised, levied and paid into the Bank of Ireland, to the credit of the proper account of the Commissioners of Woods, &c. conformably with the provisions and for the purposes of the recited Act.

Certified to the Commissioners of His Majesty's Woods, &c. by the Clerk of the Crown for the County of Kerry, on the 13th October 1832.

And at the Summer Assizes for the County of Cork, held in the month of October 1832 ;

£. 4,700 contributed by the County of Cork.

On a like application of the Commissioners of His Majesty's Woods, &c. the grand jury of the said county made a presentment, which was thereupon duly fiated, for raising and levying on the said county at large the sum of 4,700*l.* by instalments ; that is to say, one instalment of 1,000*l.* after the then assizes ; one other instalment of 1,000*l.* at or after each next succeeding Spring and Summer assizes, until the sum of 4,000*l.* shall have been raised ; and the fifth or remaining instalment of 700*l.* at or after the next succeeding assizes ; the said several instalments and sums to be raised, levied and paid into the Bank of Ireland, to the credit of the proper account of the Commissioners of Woods, &c. conformably with the provisions and for the purposes of the recited Act.

Certified to the Commissioners of His Majesty's Woods, &c. by the Clerk of the Crown for the County of Cork, 30th January 1833.

No. 20.

REPORT of Mr. Griffith, stating probable amount of Expenditure on the Works to be executed in the year 1833.

Sir,

Dublin, 8 November 1832.

I BEG to acquaint you, for the information of the Commissioners of His Majesty's Woods, &c., that since the presentments for the new roads through the M'Auliffe Mountains, in the counties of Cork and Kerry, were granted by the grand juries of these counties, I have made every exertion to forward the works.

The new road, for its entire length, has been definitively marked out, and several gangs of men are now employed in cutting drains through the bogs and wet lands, of which the greater part of the line consists ; and if the weather continue favourable, I expect to be able to give employment to 500 labourers during the winter, exclusive of quarry men, stone cutters, &c.

According to the best estimate I can now make, I am of opinion that the expenditure on the new roads, from the commencement of them until the end of the year 1833, will be about 10,000*l.* ; of which 2,500*l.* will be expended by the 5th of April next, and the like sum during each of the following quarters.

I am already in advance 700*l.* on account of these roads, and of the buildings, &c. in Pobble O'Keefe ; I have therefore to request that the sum of 2,500*l.* may be lodged in the Bank of Ireland, to my credit, as soon as possible.

I have the honour to be, Sir,
Your most obedient humble servant,

James Weale, Esq.

(signed) Richard Griffith.

No. 21.

Mr. Griffith's REPORT, Plans, Specifications and Estimates, for Two double and Two single-story Houses and Office-buildings, erected at *King William's Town*.

Sir,

Dublin, 15 January 1833.

I HEREWITH send, for the information of the Commissioners of His Majesty's Woods, Forests, Land Revenues, &c., the detailed Estimate and Specification for four houses proposed to be built on the Crown Lands of Pobble O'Keefe, the plans and elevations for which have already been forwarded.

In proposing the erection of buildings which may serve as a model for others, suitableness to the object intended should be their leading character. In this view, I have designed four houses, which can be substantially erected at a moderate expense, and which, I expect, may be let even in the commencement, at prices which will repay the interest of the expenditure.

Two of the houses are to be of one story in height; they are intended for the residence, one of a smith, and the other of a carpenter; and two, which are proposed to be two stories in height, are intended for small shops.

The elevations of these buildings are, perhaps, superior in effect and general design to those usually occupied in small country villages, by the class of persons for whom they are intended; but, by attention to economy in the execution, I expect that their cost will not exceed the usual price of such buildings in this country, notwithstanding that we labour under peculiar difficulties, in having at present no road passable for wheel carriages, excepting in very dry weather; and consequently the expense of carriage of bricks, timber, slates and other building materials will be considerably increased.

It is of importance that I should be authorised to commence the four houses as proposed, as soon as the season will permit, so that they may be completed and fit for occupation before next winter.

I have the honour to be, Sir,
Your most obedient humble servant,

James Weale, Esq.

(signed)

Richard Griffith.

ESTIMATE for Two Houses intended for Shopkeepers, built in the New Village of *King William's Town*, in the County of *Cork*, 1833.

QUANTITY AND DESCRIPTION OF WORK.	RATE.	AMOUNT.
	<i>s. d.</i>	<i>£. s. d.</i>
204 $\frac{1}{2}$ cubic yards, excavation for foundations - - - -	- 3	2 11 1 $\frac{1}{2}$
54 $\frac{1}{2}$ cubic yards of dry masonry in foundations - - - -	2 -	5 9 -
153 cubic yards of masonry, in surrounding walls and gables -	5 6	42 1 6
10 cubic yards of foundations of partitions - - - -	2 -	1 - -
136 square yards of brickwork in chimney breasts, shafts, partitions, &c. - - - -	3 -	20 8 -
10 arches to doors and windows - - - - -	1 6	- 15 -
8 - - - fireplaces - - - - -	- 10	- 6 8
102 feet of hammered quoins - - - - -	- 3	1 5 6
8 pair of door blocks - - - - -	1 6	- 12 -
8 funnels, pargetted - - - - -	3 -	1 4 -
77 yards grit flagging - - - - -	1 6	5 15 6
10 window stools - - - - -	6 -	3 - -
Steps to two entrances - - - - -	10 -	1 - -
53 $\frac{1}{2}$ feet cut stone, lave in front - - - - -	1 2	3 2 5
53 $\frac{1}{2}$ flag eave in rear - - - - -	- 4	- 17 10
290 yards plastering on walls - - - - -	- 6	7 5 -
144 yards ceilings - - - - -	1 6	10 16 -
220 $\frac{1}{2}$ yards dashing, all round - - - - -	- 4	3 13 6
7 $\frac{1}{2}$ squares timber flooring, upper floor - - - - -	60 -	21 15 -
12 $\frac{1}{2}$ squares roofing - - - - -	40 -	24 10 -
12 ledged doors and frames - - - - -	18 -	10 16 -
106 $\frac{3}{4}$ feet of sashes glazed - - - - -	1 10	9 14 -
4 cottage sash frames - - - - -	10 -	2 - -
8 ditto, ditto, small - - - - -	5 -	2 - -
2 common stairs - - - - -	50 -	5 - -
13 $\frac{1}{2}$ squares of slating - - - - -	40 -	27 - -
14 pair hinges - - - - -	- 6	- 7 -
12 stock locks - - - - -	2 6	1 10 -

QUANTITY AND DESCRIPTION OF WORK.	RATE.	AMOUNT.
	<i>s. d.</i>	<i>£. s. d.</i>
6 grates - - - - -	3 -	- 18 -
4 hearth stones - - - - -	2 -	- 8 -
4 curbs to hearth stones - - - - -	1 6	- 6 -
2 painting - - - - -	40 -	4 - -
48 $\frac{3}{4}$ cubic yards gravelling in front of house - - - - -	1 2	2 16 9
20 cubic yards ditto in rear - - - - -	1 -	1 - -
62 cubic yards dry masonry in back houses - - - - -	3 -	9 6 -
47 cubic yards ditto, ditto, foundations - - - - -	2 -	4 14 -
6 $\frac{1}{2}$ squares, common roofing and thatching - - - - -	30 -	9 15 -
4 common doors - - - - -	16 -	3 4 -
2 floors - - - - -	10 -	1 - -
2 sinking foundations - - - - -	5 -	- 10 -
50 cubic yards extra ditto in dwelling-houses - - - - -	2 6	6 5 -
Contingencies 10 per cent. - - -		259 17 9 $\frac{1}{2}$
TOTAL - - - £.		285 17 6 $\frac{1}{2}$

Dublin, 15 Jan. 1833.

(signed)

Richard Griffith.

ESTIMATE for Two COTTAGES, built in the New Village of *King William's Town*, in the County of *Cork*, 1833.

QUANTITY AND DESCRIPTION OF WORK.	RATE.	AMOUNT.
	<i>s. d.</i>	<i>£. s. d.</i>
328 cubic yards foundation sinking - - - - -	- 3	4 2 -
135 cubic yards masonry in houses - - - - -	5 9	21 18 -
86 $\frac{1}{2}$ superficial yards brickwork in chimney breasts, &c. - - - - -	3 -	12 9 6
14 brick arches over doors and windows - - - - -	1 6	1 1 -
6 ditto, fireplaces - - - - -	- 10	- 5 -
6 funnels, pargetted - - - - -	3 -	- 18 -
10 pair door blocks - - - - -	1 6	- 15 -
14 door and window sills - - - - -	6 -	4 4 -
85 feet cutstone eave course in front - - - - -	1 -	4 5 -
85 flag, rear - - - - -	- 4	1 8 4
75 yards grit flagging - - - - -	1 6	5 12 6
32 feet hammered quoins - - - - -	- 3	- 8 -
18 $\frac{3}{4}$ squares of roofing - - - - -	40 -	37 10 -
82 $\frac{1}{2}$ feet sashes glazed - - - - -	1 10	7 11 9
6 sash frames - - - - -	8 -	2 8 -
2 ditto, small - - - - -	3 -	- 6 -
6 ledged doors and frames, hinges, locks, &c. - - - - -	18 -	5 8 -
4 ditto, ditto - - - - -	14 -	2 16 -
20 $\frac{1}{2}$ squares of slating - - - - -	40 -	41 - -
248 yards wall plastering - - - - -	- 6	6 4 -
88 yards ceiling lathed and plastered - - - - -	1 6	6 12 -
161 yards dashing - - - - -	- 4	2 13 8
2 painting - - - - -	20 -	2 - -
37 $\frac{1}{2}$ cubic yards removing bog from within walls - - - - -	- 3	- 9 4
37 $\frac{1}{2}$ cubic yards of clay flooring, instead - - - - -	- 8	1 5 -
48 $\frac{3}{4}$ cubic yards gravelling in front - - - - -	1 2	2 16 9
20 ditto, rear - - - - -	1 -	1 - -
6 grates - - - - -	3 -	- 18 -
50 cubic yards extra, foundations sinking - - - - -	2 6	6 5 -
30 cubic yards masonry, foundations for stabling - - - - -	2 -	3 - -
38 $\frac{1}{2}$ cubic yards dry masonry in ditto - - - - -	3 -	5 15 6
4 $\frac{1}{2}$ squares common roofing - - - - -	30 -	6 15 -
2 common doors - - - - -	12 6	1 5 -
Sinking foundations - - - - -	- -	- 7 6
Contingencies, 10 per cent. - - -		201 12 10
TOTAL - - - £.		221 16 1 $\frac{1}{2}$

Dublin, 15 Jan. 1833.

(signed)

Richard Griffith.

No. 22.

REPORT of the Commissioners of Woods, &c. to the Lords of the Treasury, requesting authority for the Expenditure of £. 6,000. in proposed Improvements on the Crown Estate.

My Lords,

Office of Woods, &c., 12 February 1833.

IN our Report to your Lordships, dated 24th May last, on the subject of the intended improvements on the Crown estate called the lands of Pobble O'Keefe, in the county of Cork, we requested, for the reasons therein submitted, your Lordships' further consideration of the general scheme of the improvements proposed by Mr. Weale, as explained in his Report, dated 22 March 1831, and that we might be informed whether your Lordships concurred in the view taken of it by this Board, and whether it were your desire that we should proceed to carry the same into effect, subject to such modifications as might from time to time appear to us to be advisable.

In answer to that Report, your Lordships signified to us, by Mr. Ellice's letter, dated 2d June last, that you considered it very desirable that the proposed improvements should be proceeded in, but that you were unwilling to sanction any considerable outlay of the public money for that purpose, while any uncertainty remained in regard to a provision of the funds required, by the Act 2 Will. 4, c. 52, to be contributed by the counties of Cork and Kerry for the construction of the new public roads proposed to be made through the district in which the estate is situated, and on the completion of which roads the expediency of the intended improvements depended. For the purpose, however, of facilitating the prosecution of the works at the earliest possible period, your Lordships were pleased to authorize us, as communicated by Mr. Ellice's letter of 28th June last, to expend a sum, not exceeding 500 £., in the immediate inclosure and drainage of a small parcel of the land, and in the erection of a house and office buildings for the accommodation of the persons to be employed in superintending the works.

In consequence of the prevalence of the cholera, the summer assizes were not held on the Munster circuit until the month of October last; when, on our application, presentments were obtained, with the unanimous concurrence of the respective grand juries of the counties of Cork and Kerry, for the severals sums conditioned to be provided by those counties for the purpose of forming the new public roads, and conformably with the provisions in that behalf contained in the 9th section of the Act of 2d Will. 4.

As soon as these presentments were certified to us, we instructed Mr. Griffith, the engineer whom we have employed to execute the works, to proceed in forming the roads accordingly; and by reports which we have received from him, we find that the sites of the roads have been since definitively marked out, and some small portions fenced and drained; that several quarries have been opened, and a quantity of materials prepared; and that the works give constant employment to about 400 labourers.

With respect to the Crown estate, Mr. Griffith has also reported to us that he has selected a flat bog of moderate extent, situated on the east bank of the River Blackwater, through which the new road will pass, as the most eligible site for the intended village, it being well sheltered and well watered; that he has caused deep drains to be cut through the whole of the bog, and a catch-water drain on the face of the adjacent hill, which effectually cuts off the water in that direction; that he has inclosed four acres of it, with a plantation of trees between double drains, and will be able to bring it into a fit state for the growth of a crop of oats and potatoes this year; and that on one side of this inclosure he has erected the house and offices, intended to be appropriated in the first instance as a residence for the overseers of the works, and on their completion to be let and used as a carrier's inn.

Your Lordships will observe, on reference to Mr. Weale's Report, that he recommended, as soon as the direction and level of the new public road in its intersection of the Crown estate should be ascertained, that a few cottages should be erected on the sides of it, as dwellings for workmen and others; and that the tenantry should be employed in sinking drains, and in forming occupation roads, and fencing allotments of the lands, according to plans to be prepared by a competent person, for the distribution of the property into small farms suited to the

circumstances of the tenantry. The execution of these works we propose to place under the direction of Mr. Griffith, and the immediate superintendence of the persons who are employed by him as overseers and clerk of the works on the new public roads, in order that we may avail ourselves of their skill and experience as long as they shall be resident in the country; by which means the greater expense of a distinct establishment for that purpose will be avoided, and the proposed improvements will probably be so far advanced, on the completion of the roads, as to render the further prosecution of them a matter of comparatively easy and economical arrangement.

Your Lordships will further observe, that Mr. Weale proposed to limit the expenditure on the improvements to be executed within the first three or four years to a sum not exceeding 6,000 *l.*; and afterwards, but only as circumstances should appear to justify the prosecution of the works, that the rents accruing from the property should be appropriated to their progressive execution. We entirely concur in his opinion of the expediency of these restrictions; and we think that the sum of 6,000 *l.* will be sufficient to defray the charges of all the works intended to be executed within the first four years, and that on the execution of those improvements, which will consist principally of labourers' works, we shall be enabled to judge with greater certainty whether they will be productive of an adequate return for the expenditure on them.

As the season is now approaching at which it will be desirable to commence the works, we request that your Lordships will instruct us whether it be your pleasure that we should proceed in the execution of them as proposed; and if so, that we may be authorized to apply, out of the growing income of the Land Revenues under our management, such sums as shall from time to time be required to defray the costs of the works, not exceeding in the whole the sum of 6,000 *l.*

We are, my Lords,
Your Lordships' very humble Servants,

(signed) *Duncannon.*
W. D. Adams.
B. C. Stephenson.

The Right honourable the Lords
Commissioners of His Majesty's Treasury.

No. 23.

TREASURY LETTER, authorizing the Commissioners of Woods, &c. to apply 6,000 *l.* out of the Land Revenues to the improvements on the Crown Estate.

My Lord and Gentlemen, Treasury Chambers, 12 March 1833.

THE Lords Commissioners of His Majesty's Treasury having had under their consideration your Report of the 12th ultimo, further on the subject of the proposed improvements on the Crown's estate, called the lands of Pobble O'Keefe, in the county of Cork, I am commanded by their Lordships to authorize you to apply such sums as shall from time to time be necessary for the proposed improvements, not exceeding, in the whole, the sum of 6,000 *l.*, out of the growing increase of the Land Revenues in Ireland.

I am, my Lords and Gentlemen, your obedient Servant,
(signed) *J. Stewart.*

No. 24.

Mr. Griffith's REPORT of the progress made in the Improvements on the Crown Lands, in the Half-year ended 31 March 1833.

Sir,

Dublin, 3 May 1833.

I HAVE the honour to acquaint you, for the information of the Commissioners of His Majesty's Woods, Forests, land Revenues, &c. with the progress made on the buildings and improvements on the Crown lands of Pobble O'Keefe, from the commencement, in the month of September 1832, to the 31st March 1833.

The

The new house and offices have been built, and the whole of the works completed, with the exception of a small portion of the plastering, painting the wood work, setting the grates, and pointing and dashing the external walls.

The expenditure, as will appear from the accounts sent, has slightly exceeded the original estimate; but this increase was principally occasioned by the work having been executed during the short days, and wet weather of the winter months; but the building has been substantially and neatly executed, and considering the extent, which includes, besides the house, the large offices and inclosing wall of the yard, the entire cost, which will not exceed 360*l.*, must be considered to be moderate; the more particularly when it is recollected that the timber had to be drawn from the city of Cork, distant nearly 50 miles; and the bricks, lime, &c. from considerable distances, over mountain tracts, on which a horse could not draw more than four hundred weight, even with the assistance of attendant labourers.

In respect to the progress made in draining and improving bog adjoining the site of the proposed village, as described in my former Reports, I have to observe, that the principal drains have been made throughout the whole of the bog, and that the screen plantation has been completed, with the exception of a portion in the wettest and deepest part of the bog adjoining the road, which was unfit for receiving trees during the last spring.

The four small bog fields behind the new house, as represented on the plan of the village already sent, have been completely drained and the surface is now being clayed, by means of a railroad made of common bar-iron, which can afterwards be converted to any other use, so that, *ultimately*, the cost of the railroad to the improvements will be trifling; and the facility it will afford in claying the bog, considerable, and the expense of claying less than half it would have been had carts and wheelbarrows been employed.

It appears from the abstract of the account already sent, that there is a balance in hand, on account of the Pobble O'Keefe improvements, of 55*l.* 17*s.*

I should think, if an additional sum of 500*l.* be lodged in the Bank of Ireland, to my account, it will cover the expenditure on the four new houses in the village now about to be erected during the next three months.

I have the honour to be, Sir, your most obedient humble Servant,

(signed) *Richard Griffith.*

No. 25.

Mr. Griffith's REPORT of the progress made in the Construction of the New Public Roads; of the Number of Workmen employed; and of the Expenditure thereon, in the Half-year ended 31 March 1833.

Sir,

Fitzwilliam Place, Dublin, 4 May 1833.

I BEG to acquaint you, for the information of the Commissioners of His Majesty's Woods, Forests, Land Revenues, &c. that the progress made in the New Cork and Kerry Roads, from the commencement, in the month of October 1832, to the 31st March 1833, is as follows:

The whole of these roads, being in length 43 miles, have been marked out by cutting three parallel trenches, one in the centre, and one on each side.

On the 31st of March there were 17 $\frac{1}{2}$ miles of the road drained, and fenced on both sides; also 8 $\frac{1}{2}$ miles of the road were formed, ready to receive the metalling; also 10,413 cubic yards of stone were quarried for the use of the roads; and 3,734 cubic yards of stone for metalling were broken, so as to pass through a ring two inches in diameter.

Considerable progress has also been made in preparing cut stone for the abutments, piers and quoins of the arches of several of the bridges.

During the last three months the average number of labourers employed per day was 500; but at the present, owing to the press of farming work, there are only 120 men employed, and we cannot reckon even on this small number during the months of May and June; but in the months of July and August, being the period between the completion of the spring work and the harvest, we shall probably give employment each day to 1,400 or 1,500 men.

The balance in hand on the 31st March, as will appear from the Abstract of Account sent last week, was - - - - - £. 1,007 15 5

Since which time I have made two remittances to Mr. Boyan, the overseer, for works done in the month of April, amounting to 800 - -

Leaving a Balance in hand of - - - £. 207 15 5

For the reason already mentioned, the expenditure during the next six weeks will not be considerable, but after that time the number of labourers will rapidly increase; and in the month of July, as already stated, we shall probably employ 1,500 men.

The probable expenditure between 1st May and the 1st October will be about - - - - - £. 3,500 - -

So that, deducting the balance in hand on the 1st May, viz. - 207 15 5

I shall require the sum of - - - £. 3,300 - -

which I request may be lodged in the Bank of Ireland, to the account of the New Cork and Kerry Roads.

I mean to proceed to the South next week, for the purpose of inspecting the works, and also setting on the mason work of the bridges, &c. for which stone has been prepared.

I have the honour to be, Sir,

Your most obedient humble Servant,

James Weale, Esq.
Office of Woods, &c.

(signed) *Richard Griffith.*

No. 26.

Mr. Griffith's REPORT of the Progress made on the New Public Roads and Bridges, and as to the Improvements on the Crown Lands, for the Four Months ended 1st August 1833.

Sir,

Dublin, 10 August 1833.

I BEG to acquaint you, for the information of the Commissioners of Woods, &c. that during the last three months considerable progress has been made in the New Cork and Kerry Roads, and during the last six weeks 1,250 men and 118 horses have been constantly employed; in consequence whereof the earth works, that is, the draining, forming, &c. throughout the whole extent, are in a forward state.

Considerable progress has also been made at two of the principal bridges, namely, that consisting of three arches, each 30 feet in span, across the River Alla, in the county of Cork; and the other, of two arches, each 20 feet in span, over the River Blackwater, at King William's Town, on the Crown estate, across the bounds of the counties of Cork and Kerry.

Considerable progress has likewise been made in quarrying and breaking stones for metalling the road, and some portions of it which passed through the hitherto inaccessible parts of the country have been metalled and connected with the old country roads. This is particularly the case with the Crown lands, to which there will be a tolerably good carriage road as soon as the King's Bridge shall have been completed, which I expect will be the case by the 1st September.

In respect to the Crown land improvements, I have to state, that the new inn has been completed, and occupied for some time; and the four acres of bog adjoining the house, which last spring were drained, inclosed and manured with earth and lime, have been planted with potatoes, and are likely to produce a good crop. The remainder of the bog through which the road passes, to the extent of upwards of 30 acres, has been drained and levelled, and we shall soon commence covering the surface with earth by means of the railroad mentioned in my last Report.

LEADER BRIDGE,
across the Alla
River.

THE KING'S
BRIDGE, across the
Blackwater River.

Two of the houses in the new village, to which, it will be observed, the name of KING WILLIAM'S TOWN has been given, are nearly ready for roofing, and the foundations of the other two are in progress.

The plantations round the bog are doing well, and on the whole, the improvement in the appearance of the place, since we commenced draining the bog last September, is very remarkable.

On Wednesday last, the labourers who had been employed on the works, for a distance of about six miles on either side of King William's Town, were paid there. On this occasion, the place exhibited the appearance of a small country fair. Two large booths, containing Manchester goods, were erected; several for cakes, and other eatables; and, I regret to say, five for the sale of spirits. In the evening there came a piper, and the assemblage was amused with a regular dance. As might be expected, there were some drunken men, but no quarrelling.

I have directed that in future no stands for the sale of spirits shall be allowed, and I shall take care at the next pay-day to enforce the order; but I should rather wish to encourage the sale of clothing and eatables.

I have at present but 600*l.* in Bank on account of the New Cork and Kerry Roads, which will not serve more than a fortnight. During the last month the pay amounted to 1,500*l.* I have therefore to request that the sum of 4,000*l.* may be lodged in the Bank of Ireland, to the credit of these roads, with as little delay as possible.

I have the honour to be,
Your most obedient humble Servant,

James Weale, Esq.
Office of Woods, &c.

(signed) *Richard Griffith.*

No. 27.

Mr. *Griffith's* Further REPORT of the Improvements made on the Crown Estate, from the commencement of the Works to the end of the Year 1833; with Explanatory Details of the course pursued by him in execution of them: and submitting Plans, Specifications and Estimates for Buildings and Agricultural Improvements to be executed in the Year 1834.

Sir,

Dublin, 25 January 1834.

IT is now upwards of a year since I commenced the works on the New Cork and Kerry Roads; in consequence I think it my duty to submit to you, for the information of the Commissioners of Woods, Forests, &c., a statement of the progress that has been made, as well as an account of the expenditure incurred; but, previously to entering into this detail, it may, perhaps, be interesting to give a short description of the district, for the improvement of which these roads have been undertaken, as well as of the present state of the people, and their progress in agriculture.

The district in question occupies the south-western portion of that great tract of uncultivated and nearly deserted country, which (as I have already described in former Reports laid before the House of Commons) is bounded on the north by the river Shannon, in the counties of Limerick and Kerry; on the south, by the valley of the river Blackwater, from Kanturk to Shanogh Cross, and in continuation of the same line, to Killarney; on the west, by the comparatively cultivated country extending from Killarney, by Tralee, to Tarbert, in the county of Kerry; and on the east, by the Limestone District, extending southward from the river Shannon at Foynes, in the county of Limerick, by Newcastle and Liscarroll, to Kanturk, in the county of Cork.

The whole of the district comprehended within the above limits contains upwards of 970 square miles; and previously to my commencing the public works, in the year 1822, it contained no road passable for wheel carriages, and the population were in a state of destitution and misery almost unequalled.

The works that have already been completed in this district consist of three great lines of Road; the first extends from Newcastle, in the county of Limerick, by Abbeyfeale, to Castle Island, in the county of Kerry, a length of 27 miles; the

the second crosses the district, nearly at right angles to the first, and opens the country between Listowel, in the county of Kerry, and Newmarket, in the county of Cork, a distance of 32 miles; the third extends from Newmarket towards Charleville, for a distance of 14 miles.

In my last Report, laid before Parliament in the month of June 1831, I had the pleasure to describe the great improvement which had then taken place in the moral habits and industry of the inhabitants of the mountain country, which is mainly attributable to the opening of these new roads. In the year 1822, the district was the focus of disturbance and bloodshed; in 1831, it presented an example of peace and prosperity; and I have now the gratification to state that it still maintains the same character, and that each year new inclosures are made and large tracts of hitherto unprofitable land are brought into a state of cultivation. Within the last year, the mail from Limerick to Tralee and Killarney has travelled the new road from Newcastle to Castle Island; and a day coach from Limerick has also been established on the same line, by means of which, passengers reach Killarney from Dublin in 23 hours.

As already mentioned, the portion of country through which the new roads are now being made occupies the south-western part of the district above described. The principal road commences at Castle Island, in the county of Kerry, and passing through the Crown lands of Pobble O'Keefe, extends by Boherbuy and Dromagh Colliery to Roskeen Bridge, over the Blackwater, $7\frac{1}{2}$ miles above Mallow. The other commences at Shanough Cross, on the road from Killarney, by Millstreet, to Cork, and joins the main new road from Castle Island at Clonbanin Colliery, near Dromagh.

The Castle Island and Roskeen road will open a direct communication through the uncultivated country between Tralee and Cork, which will be seven miles shorter than the present road through Killarney; and the road from Shanough Cross to Clonbanin will complete the direct communication between Killarney and Mallow, and thence, with the east coast, at the city of Waterford.

Previously to the commencement of these roads, this portion of the district may be described as having been nearly inaccessible, particularly the part lying between Castle Island and the village of Boherbuy, and, consequently, the land was neglected and uncultivated, the people were ill-clothed, ill-fed and wretchedly housed. During the last summer, particularly in the months of July and August, 1,250 labourers and 118 horses were employed on the works; and during the year, a sum, amounting nearly to 9,000 *l.*, has been expended, the whole of which was paid to the *labourers actually employed*.

The expenditure of so large a sum of money, in a country in which no works had hitherto been undertaken, has already produced a striking effect; and several houses are now being erected, adjoining the new road, of a superior class to those hitherto occupied by the peasantry of the country; and I have no doubt that, on the completion of the roads, the progress in improvement and cultivation will be rapid, in proportion to the facility afforded. The introduction of lime for manure is the great desideratum in the country. Long experience has proved its fertilizing effect on cold clay soils, when perfectly drained; but hitherto, a very small quantity of calcareous manure has been used in this part of the country, as, owing to the want of roads, the only means of transport was in panniers on horses backs, or, as I have frequently witnessed, on the backs of the women and children.

PROGRESS OF THE WORKS.

Considerable progress has already been made in forming, fencing, draining and metalling the whole of the new roads above mentioned, with the exception of 10 miles at the western extremity of the Castle Island and Roskeen road, between the summit, at Knocknaboul and Castle Island; and at this moment, if the bridges were completed, a carriage could travel on the new lines from Knocknaboul to Roskeen Bridge, a distance of 23 miles; and also from Shanough to Clonbanin, a distance of 9 miles. In respect to mason work: the bridge over the river Blackwater at King William's Town, on the Crown lands of Pobble O'Keefe, has been completed; the piers and abutments of the large bridge over the river Alla, at Droumummer, have been erected; the whole of the cut stone required has been prepared and delivered on the ground; and early in the spring I mean to commence turning the arches. Considerable progress has also been made at Dun-

The King's Bridge.

Leader Bridge.

cannon

cannon Bridge, over the river Blackwater, near Shanough Cross, which is of similar dimensions with that over the river Alla; and I expect that both those bridges will be completed early in the autumn of the present year. Duncannon Bridge.

Independently of these works, several single-arched bridges and nearly the whole of the gulleys or waterpipes under the roads have been completed; and on the whole, the works are in such a state of forwardness, that I expect to be able to complete upwards of 30 miles of road before the 1st of June 1835.*

PRINCIPLE ON WHICH THE WORKS ARE CONDUCTED, AND THE PEOPLE PAID.

In expending the public money, I use every exertion to ensure that the works shall be substantially executed, and at the same time, that the cost shall not exceed that which a contractor working for profit would pay for them; in fact, I have determined to prove that 20*s.* of the public money shall go at least as far as the same amount of private money.

The system on which I endeavour to effect the object is, to admit of *no intermediate person between myself and my overseers and the actual workmen*; and this rule holds good, whether masons, stonemasons, quarrymen, or common labourers are employed. At the same time, day labourers are never resorted to, excepting under very peculiar circumstances, the principle of the works being that all shall be performed by a system of small contracts.

On opening a new work, it is divided into a great number of lots, the execution of each of which is let, by contract, to 10 or 12 labourers, the most intelligent of whom is selected as director, and is called the ganger. These contractors are paid at a certain rate per perch for fences, and so much per cubic yard for excavations in earth, rock, &c. Of course the prices vary, according to the nature of the excavation; and these prices are all regulated and set forth in a price-book, which has been prepared by me, after much experience and consideration, and which comprehends every variety of Work connected with road-making.

The ganger regulates the men; is responsible for the implements, with which he is supplied from the public store; and keeps the account for his gang: for this duty, in addition to his own share as a workman, he receives 1*s.* in the pound out of the sum earned. The works are all measured, and paid for once a month, and each individual employed is paid his share of the earnings; a rule which is never broken through, although sometimes the individual payments have amounted to upwards of 1,200*l.* at one pay. This system has now been pursued by me for upwards of 12 years, and I have found it work in a most satisfactory manner.

My overseers having no interest in defrauding the labourers, and as the whole of the works are paid for by a regulated system of prices, the industrious labourer will always earn in proportion to his exertions; and I invariably find, that though in the commencement of a work the peasantry are desirous of being employed by the day, towards the conclusion they are all anxious for contract work.

Where persons who can read, write and keep accounts are found among the occupants of the land through which the road passes, the gangers are always selected from them; but when such cannot be found, they are selected from the neighbourhood, excepting in cases of difficulty, where great experience is required; in such instances, one of the old hands who has followed us from former works is employed as the ganger.

Of the Improvements on the Crown Lands of *Pobble O'Keefe*.

IN conducting the improvements on the Crown lands of *Pobble O'Keefe*, a similar system to the foregoing has been established; and consequently the Works are being executed in a cheap and permanent manner. The situation, extent and peculiar circumstances of this estate have been so fully described by Mr. Weale in his clear and satisfactory Report, printed by Order of the House of Commons, in March 1832, that it is unnecessary to enter upon that part of the subject. I shall, therefore, confine myself to a description of the improvements which have been already

* Between the 1st January 1833 and 30th December 1833 the average number of persons employed per day was 388; and the average number of horses, 30. In the month of June, when the greatest number was employed, the number per day was 1,250 men, and 118 horses; and the aggregate amount of days' labour performed during the year was, of men, 124,733, and of horses, 9,163.

already effected, and to a recommendation of those which I think it would be advisable to undertake.

Previously to the commencement of the roads, in the month of October 1832, the Crown estate may be said to have been inaccessible to wheel carriages; and in consequence, no lands were in cultivation beyond what were absolutely necessary to supply the population with potatoes and a small quantity of oats, the chief part of which must have been ground in quairns or hand-mills, there being no mill accessible, excepting by back-roads, on horses. As might be expected under such circumstances, the lands remained nearly in a state of nature, for the farming system of the estate, as well as that of the whole of the surrounding country, did not extend to draining for the improvement of pasture or meadow land.

The portion of the Crown lands of Pobble O'Keefe, of which the Commissioners of Woods, &c. have obtained possession, is nearly seven miles in length from north to south, and one mile and a quarter from east to west, thus forming a comparatively narrow strip, bounded on the west by the river Blackwater, and on the east by the summit of the ridge which separates the Valley of the Blackwater from that of the Ountargle River. The line of new road from Castle Island to Cork crosses the estate in a north-west and south-east direction, and divides it nearly into two equal portions. This may be considered as the main opening, inasmuch as it connects it by an excellent line of road with the city of Cork, the great mart of the south of Ireland, and also with the export market of Tralee, from which it is distant 20 British statute miles.

In addition to this great line of road, it is proposed to form branch roads, one of which will extend in a southern direction from the main road to Mount Infant, from which place there is at present a tolerably good county road to the town of Millstreet. The second branch road will commence at King William's Town, and crossing the estate, in a north-eastern direction, will connect it with the town of Newmarket; and in continuation, with Charleville and with the markets and fairs of the counties of Limerick and Tipperary. As nearly the whole of the first branch road, leading to Mount Infant, will pass through the Crown estate, it is proposed that it should be completed at the expense of the Crown; and in the Grant of 17,000 *l.* already made by the Lords of the Treasury, under the powers of the Act 2 Will. 4, c. 52, sufficient funds for that purpose have been placed at the disposal of the Commissioners of Woods and Forests*. With respect to the second, or Newmarket road, it is proposed that it should be made by presentment, at the expense of the county of Cork, as it forms a part of a line of road already commenced by that county to connect Newmarket with Castle Island.

In selecting the site for the proposed village, and other improvements recommended in Mr. Weale's judicious Report, already alluded to, several difficulties presented themselves. It was important that the village should be on the line of the main road, in a sheltered situation, and where there was an abundance of water. Unfortunately, the only site combining those requisites was one adjoining the river Blackwater, where the surface was covered by a deep and very wet bog; but, knowing that the bog could be improved and rendered valuable by judicious treatment, I determined to adopt it, in preference to placing the village in a more elevated and exposed situation, where there was no constant supply of water, which latter I considered to be absolutely indispensable to the health and convenience of the inhabitants.

The flat bog on which the village has been commenced contains about 30 acres; its average depth is about 10 feet; and its surface was so wet when we commenced the road drains through it, that it was difficult and dangerous to walk upon. By great exertion during the last summer, the whole of this bog has been drained, and the surface of upwards of 20 acres has been formed and thrown up in ridges, to expose it to the action of the winter frosts: four acres have been covered, for a depth of four inches, with good earth, on three and a half acres of which a crop of potatoes was planted in the month of June last. This was very late; but, owing to the wetness of the season, the ground could not be prepared sooner. The crop was not good; but still it produced upwards of 10 tons of excellent potatoes, which will be found very useful in the months of April and May next, by enabling us, with the assistance of some oatmeal, to support strange labourers, who could not otherwise procure

* This branch road will be about two miles in length.

procure food in the mountains, owing to the general scantiness of the potatoe crop*.

This bog has also been surrounded by a plantation, as shown on the accompanying Map, which altogether contains $2\frac{1}{2}$ acres; and during the last summer the trees appeared healthy and made good shoots.

To facilitate the transport of earth from the adjoining valley of the river Blackwater, the only place where a soil suitable for the improvement of the bog could be procured, a moveable wrought iron railroad was constructed. This railroad, which is 600 yards in length, is formed of bars of wrought iron, each 12 feet long by two inches deep, and half an inch in thickness. These bars are placed parallel to each other, at a distance of two feet six inches, and are supported by cast iron chairs or stands, firmly spiked down to wooden sleepers laid transversely under the iron bars, at a distance of three feet asunder. Waggon supplied with flanged iron wheels were constructed, having tumbling boxes, which discharge at the side, each containing half a cubic yard. A waggon when filled was easily pushed on the railroad by one man, who performed 25 turns in a day; and in consequence of this facility, the carriage of clay from the river to the bog, a distance of 600 yards, cost less than 1*d.* per cubic yard; and the whole expense, including getting, filling and spreading, did not exceed $4\frac{1}{2}$ *d.* per cubic yard.

Had horses and carts been employed, in the usual manner, it would have been necessary, in the first instance, to form roads in the bog, on which horses could draw: this would have been a very expensive operation; and as heavy loads could not have been drawn, under such circumstances, the cost of the transport of the clay would have exceeded 5*d.* per cubic yard, so that, in this particular instance, the advantage gained by the railroad over the carriage by horses was as five is to one. Owing to the facility of moving the railroad, its position was frequently changed during the progress of claying the bog, so that no additional wheeling was required, the whole of the clay having been spread from the heaps, as laid down by the railroad waggon.

On the completion of the claying of the four acres of bog, the railroad was formed into a line of communication between the site of the new village and the nearest stone quarry, distant 590 yards; and all the stone used in the four houses which have been erected during the last six months was transported on it; and by this means, a saving of 35*l.* has been made; and, of course, on all future buildings at the village a similar saving, in proportion, will be effected.

As will appear in the Appendix, the cost of the railroad and four waggons amounted to 127*l.*; and already 68*l.* has been saved, namely, 35*l.* in carriage of stone, and 33*l.* 7*s.* in carriage of clay. During the present year the saving will be more than double that sum; and at the termination of the works the whole of the wrought iron may be used in the smith's forge; and the loss of weight, from wearing, will be very trifling.

OF THE BUILDINGS.

In respect to the buildings that have been erected in the new village of *King William's Town*, the most important consists of the house which is hereafter intended to be used as an inn. This house is 41 feet long, 21 feet broad, and 21 feet high. It contains seven rooms, two of which are 18 feet by 16 feet; and the whole is substantially and neatly finished. Behind the inn a large stable and storehouses, 60 feet long, 18 feet 6 inches broad, and 18 feet high, supplied with lofts, have been erected, which, together with dairy, sheds, and the wall inclosing yards, &c. have been completed, according to designs formerly supplied, at an expense of 375*l.* The house has been placed in a very suitable situation for an inn: it is $12\frac{1}{2}$ miles distant from Castle Island, 12 from Newmarket, and 16 from Clonmeen Bridge, over the river Blackwater, on the road to Cork.

The other buildings that have been erected in the village, and which had been previously approved of by the Commissioners, consist of four houses, two of which are of one story in height, and are intended for the residence and workshops of a smith and carpenter; and the other two, which are of two stories in height, are proposed to be let to a shoemaker and tailor. At the place where these houses are erected the bog is nine feet in depth, and, consequently, beneath the floors of each
the

* At the rate of 2*s.* per hundred weight, which is the present market price in the country, the potatoes are worth 20*l.*

the foundation walls are 10 feet in height. Had it not been for the facility and cheapness of procuring stones by the railroad, as already described, the expense of these foundations would have been considerable; but with its assistance, the additional cost has been comparatively trifling. These four houses have been erected according to the designs already forwarded, and will be completed for the sum of 360*l.* The amount of the estimate was 422*l.**, which shows a saving of 62*l.*; 35*l.* of which, as already mentioned, was occasioned by the cheapness in the transport of the stone by means of the railroad, and about 20*l.* on account of our having made our own bricks, instead of purchasing them at Castle Island. In addition to the above-mentioned buildings and improvements, a farm road, leading from the King's Bridge to the eastward, 40 perches in length, has been made, and a considerable length of new river course for the Blackwater has been completed above the bridge, to preserve the waters in a straight channel and prevent the banks from being overflowed in times of flood, as was formerly the case.

The improvements on the Crown lands which I should recommend for adoption, during the present year, consist of two two-storied houses, to be used as small shops; and a school-house in King William's Town; and also a model farm-house, which I propose to erect near the eastern side of the new road, half a mile southward of the village.

In respect to land improvements, I propose to inclose, drain and fence about 55 acres of the at present uncultivated heathy mountain land, which, according to Mr. Brassington's valuation, made in the year 1821, is rated at 4½*d.* per acre. This land is situated to the east of King William's Town bog. I also propose to complete the improvement of that bog, the whole of which has already been drained, and partly improved and cultivated.

With a view to shelter the proposed and future land improvements, I have laid down lines for screen plantations, as shown on the annexed Plan, which I think it would be advisable to fence and complete during the present season.

As this Report is accompanied by plans, elevations and detailed estimates of the several buildings I propose to erect, and also of the land improvements and plantations, it is unnecessary to enter into further description of them in this place; I shall merely state, that the estimate for the two two-storied houses for shops, for the school-house, and for the model farm-house and offices, amounts to 1,106*l.* 18*s.* 10*d.*† The estimate for the improvement of King William's Town bog, containing 20 acres, in addition to the expenditure of last year, amounts to 96*l.*;—for draining, fencing, levelling and ploughing 55 acres of mountain land, to 200*l.*;—for fencing and planting 35 acres of screen plantations, to 245*l.* 14*s.*‡;—and for sundries§, including farm offices and nursery for seedling trees, &c. 160*l.*;—making a total of proposed expenditure in the improvement of the Crown lands, for the present year, of 1,308*l.* 12*s.* 10*d.*

As

* These sums do not include the offices, which have not yet been commenced.

	£.	s.	d.
† Amount of Estimate for building two houses, each two stories in height, intended for shops; fitted with counters - - - - -	376	4	-
Amount of Estimate for building a school-house, two stories in height, containing two school-rooms, with dwelling-house attached; including desks, forms, &c. complete - - - - -	424	14	-
Amount of Estimate for building a model farm-house, with extensive range of offices and inclosed yards - - - - -	306	-	10
	£.	1,106	18 10
† 140,000 four-year old trees, at the rate of 13 <i>s.</i> per thousand, including carriage -	90	14	-
Planting and draining - - - - -	70	-	-
Fencing 1,700 perches, at 1 <i>s.</i> per perch - - - - -	85	-	-
	£.	245	14 -
§ Estimate for completing offices for the four houses that have been already built in the village - - - - -	47	-	-
Estimate for building cow-house and piggery, &c. at the new inn - - - - -	61	-	-
Fencing, draining, levelling, trunking and planting 220,000 trees in nursery - -	20	-	-
Cost of trees - - - - -	22	-	-
Iron gates for yard and fields at village - - - - -	10	-	-
	£.	160	- -

As the period during which I can continue to direct the proposed improvements on the Crown lands must terminate on the completion of the Cork and Kerry new roads, or within three years from the present time, I am anxious to push forward these interesting and valuable improvements. The eyes of the whole of the proprietors of mountain lands in the south of Ireland are anxiously watching our operations; and when it is recollected that the lands in question are situated in the midst of a district containing upwards of 400,000 acres of land in a state of nature, for the most part covered with shallow bog and heath, the whole of which is capable of great improvement, by fencing and draining, and a large proportion of it convertible into arable land, for the production of corn crops, the success of the experiment becomes a matter of great importance to the south of Ireland.

The only difficulty I anticipate, as likely to retard the rapid progress of the proposed improvements, is the want of a sufficient number of labourers; for, notwithstanding the great outcry which is made respecting the poverty and destitution of our peasantry, from want of employment, I have found that our active operations are confined to about four months and a half in the year, namely, to the months of February and April in the spring, and between the 1st July and the 15th September in the summer. During the remaining part of the year, the peasantry find abundant occupation in agricultural employment, excepting, perhaps, in the month of January; and unless I were to raise the wages above the usual prices of the country, and thereby injure the farmer, I could not force on the works, excepting at those periods; and this statement is not made from occurrences which have taken place during the last or preceding year, but from constant experience during the last 12 years in the counties of Cork, Kerry, Limerick and Tipperary. Extraordinary, therefore, as, from preconceived notions, it may appear, the only apprehension I entertain of being able to cultivate and otherwise improve a large portion of the Crown lands is the want of a sufficient number of labourers at the periods most required.

The chief objects to be attended to are draining, fencing and sheltering by screen plantations. The average elevation of the land may be about 600 feet above the level of the sea; the inn at King William's Town about 560 feet; and the average of the southern portion will range about 500 feet above the level of the sea.

In ordinary situations in Ireland, corn crops will ripen at an elevation of about 800 feet above the level of the sea; but in the interior of uncultivated mountain tracts, situated near the south-western coast, owing to moisture and the frequency of fogs, the climate, at an elevation of 600 feet, is inferior to that of 800 feet on the exterior edges of mountains adjoining the low cultivated country. No doubt the progress of draining and cultivation will improve the climate; but, till they become general, we must suit our operations to that we find.

The strata of the country in which the Crown lands are situated, consist of alternations of hard quartzite sandstone, hard sandstone slate, graduating into sandstone, flag, and grey and black shale; the whole forming a portion of the great southern coal district of Ireland, many parts of which contain thick and valuable beds of non-flaming coal or mineral charcoal, similar to that of Kilkenny, and of anthracite or culm, which latter is much used in the country for burning lime for agricultural purposes; but, hitherto, no traces of coal or culm have been discovered within the boundaries of the Crown lands.

As might be expected from lands situated in such a climate, and from the disintegration of strata similar to those above described, we find the surface of the uncultivated portion of the Crown lands to consist for the most part of a stratum of bog, varying from nine to thirty-six inches in depth, beneath which is a sub-soil of white sandy clay, or of blue or grey tenacious clay. The latter is found where the shale predominates, and the former in the vicinity of the sandstone beds.

Unpromising as a soil composed of such materials may, at first sight, appear, experience has found that by a due admixture of the clayey substratum with the boggy substance, a soil is produced, which, when sufficiently drained, exposed to the air by winter fallow, and manured with lime, is capable of producing crops of potatoes, oats and meadow hay, fully equal to the apparently more favoured soils of the lower country; and if it were not for the dampness of the climate and the constant fogs, three-fourths of the surface of the Crown lands would be capable of producing corn crops, as not more than one-fourth part exceeds the elevation of 800 feet above the level of the sea. But taking into consideration the nature of the climate as it is, the improvements should be made more with a view to the

production of pasture and meadow than of corn or potatoes; and the attention of the farmer should be directed to the rearing of young cattle and the production of butter. In this view, it will be advisable to lay out the farms, varying in size, according to circumstances, from 60 to 80, 160 and 200 acres; the smaller farms being situated at the southern extremity where the climate is better, and the larger at the northern, where the elevation is greater and the soil of inferior quality: but no improvements of great extent or importance should be undertaken, unless lime, *the great fertilizer* of the soil, can be procured at a moderate rate. The nearest limestone quarries to the Crown lands are situated, one at Carrigduleen, in the county of Kerry, on the estate of the Earl of Kenmare, seven miles south-west of King William's Town; and the other at Taur Mountain, in the county of Cork, also distant seven miles north-east of the same place. This latter is the property of the Earl of Cork.

It is most important that leases should be obtained of quarries, at one or both of these places, by the Commissioners of Woods and Forests, so as to enable them to supply lime to their tenants at a reasonable rate; and I hope and believe that the noble proprietors of the quarries, feeling the great national importance of the success of the improvements on the Crown estate, will respectively grant leases to the Commissioners of an acre of quarry ground on reasonable terms.

I feel that this Report has already attained an unusual length; but I cannot conclude a subject in which I feel great interest, without expressing my admiration of the industry and docility of the people who have been employed by me during the last year and a half, both on the new roads and on the Crown land improvements. Not a complaint is made, nor a murmur heard; but all is zeal and anxiety to perform the duty allotted to each.

The establishment consists of one principal overseer and three assistant-overseers, and one paymaster and accountant. These overseers regulate and give directions, in detail, for the execution of the work; measure and calculate the price of the tasks or contracts performed during each month, and see that each individual is paid the amount of money due to him; and though, at one period, upwards of 1,200 men were employed, no party among whom could calculate at the commencement of a contract what their probable earnings might be at the end of the month, still, so great was the confidence reposed in the justice and judgment of the overseers employed to measure and price the work, according to the regulation book of prices already mentioned, that no gang ever entertained an idea of being unfairly treated, or of not having received the full sum to which they were entitled.

I have the honour to be, Sir, your most obedient humble Servant,

(signed) *Richard Griffith.*

Alex. Milne, Esq.

Secretary to Commissioners of Woods, &c.

No. 28.

ABSTRACT of the EXPENDITURE on the New *Cork* and *Kerry* Roads, between the 1st of April and 1st of December 1833.

Road from Castle-Island to Roskeen.

Lot No. 1, from Knocknaboul summit to Boherbue:				£.	s.	d.	£.	s.	d.
Amount expended in forming, fencing and draining	-	-	-	931	10	4 ½			
Metalling	-	-	-	832	-	10			
Expended on small gulleys or waterpipes	-	-	-	59	4	5			
Total Lot No. 1	-	-	-				1,822	15	7 ½
Lot No. 2, from Boherbue to Dromagh Colliery:				£.	s.	d.	£.	s.	d.
Amount expended in forming, fencing and draining	-	-	-	381	13	6			
Metalling	-	-	-	482	17	4			
Gulleys	-	-	-	40	4	7 ½			
Total Lot No. 2	-	-	-				904	15	5 ½
Lot No. 3, from Dromagh Colliery to Roskeen Bridge:				£.	s.	d.	£.	s.	d.
Amount expended in forming, fencing and draining	-	-	-	740	17	5			
Metalling	-	-	-	201	7	-			
Gulleys	-	-	-	42	5	-			
Total Lot No. 3	-	-	-				984	9	5

Lot No. 4, from Shannough Cross to Clonbanin :	£.	s.	d.	£.	s.	d.
Amount expended in forming, fencing and draining - -	711	14	9½			
Metalling - - - -	641	9	8			
Gulleys - - - -	95	10	-			
Total Lot No. 4 - - -				1,448	14	5½

ABSTRACT OF THE EXPENDITURE ON THE BRIDGES:

Lot No. 1. King William's Bridge - - - -	179	8	7½			
— King William's Town Bridge - - - -	34	13	2½			
— Weale's Bridge - - - -	49	9	7½			
— Knockeerrourke W. Bridge - - - -	14	17	10			
— Knockeerrourke E. Bridge - - - -	28	15	-			
Lot. No. 3. Ballymaquirk Bridge - - - -	15	4	1			
— Leader Bridge - - - -	633	7	3½			
Lot No. 4. Duncannon Bridge - - - -	365	14	-			
— Trench's Bridge - - - -	43	2	-			
Total Amount expended on Bridges - - -				1,364	11	8
Sundries, including bridge centres, implements, carpentry, smith work, overseer's and paymaster's salaries - - - -				1,058	-	8½
Total expended from the 1st April to 1st December 1833 - - - £.				7,583	7	4
Amount expended from the commencement to the 31st March 1833, as stated in former Account - - - -				1,492	4	7
TOTAL expended from the commencement to the 1st of December 1833 £.				9,075	11	11

Dublin, 25 January 1834.

(signed) Richard Griffith.

No. 29.—(A.)

ACCOUNT of all Sums of Money received from the Commissioners of His Majesty's Woods, &c., by *Richard Griffith*, Civil Engineer, and expended by him on the Improvements of the Crown Lands in *Pobble O'Keefe*, between the 25th of July 1832 and 1st April 1833.

THE CHARGE:

Received from the Commissioners of His Majesty's Woods, &c. - -	£.	s.	d.
	500	-	-
Total Charge - - - £.	500	-	-

THE DISCHARGE:

NEW INN EXPENSES:

Sundry persons for earthwork, between 28th July 1832, and 1st April 1833 - - - -	7	3	1½			
Quarrying and drawing stone - - -	39	1	1			
Masonry and attendance - - -	71	13	6½			
Lime, sand, brick and carriage of ditto -	24	18	4½			
Timber, sawing, and carriage of timber -	91	14	7			
Carpentry - - - -	32	3	1			
Slates, and carriage of slates - - -	34	17	10½			
Slating house and offices - - -	7	8	9			
Smith's work, nails and hinges, &c. -	11	2	1½			
Carriage of iron and implements - -	1	17	3½			
Glass and glazing - - - -	10	15	10½			
Incidents - - - -	13	2	8½			
New Inn Expenses to 1st April 1833 - - -				345	18	5
CROWN LAND IMPROVEMENTS:						
Sundry persons for fencing, draining and levelling - -	43	19	11½			
Trees, and planting trees - - -	18	19	1			
Iron, and carriage of iron for railroad -	35	5	6			
Crown Land Improvements - - -				98	4	6½
Total Discharge - - - £.				444	2	11½
Deduct the Charge, as above - - -				500	-	-
Balance in favour of the Public - - - £.				55	17	-½

Dublin, 13 May 1833.

(signed) Richard Griffith.

No. 30. —(A.)

SPECIFICATION of HOUSES proposed to be built in the New Village on the Crown Lands of *Pobble O'Keefe*, in the county of *Cork*.

TWO-STORY HOUSES.

Earthwork.

THE foundations of the main walls to be sunk through the bog to the firm substratum of gravel, which will be found at a depth of about seven feet below the surface of the bog. They are to be opened six feet wide, to afford room for the masons to build. The stuff of the foundations, together with the top surface, for one foot in depth, of that part of the bog to be occupied by the houses, to be wheeled to a convenient distance.

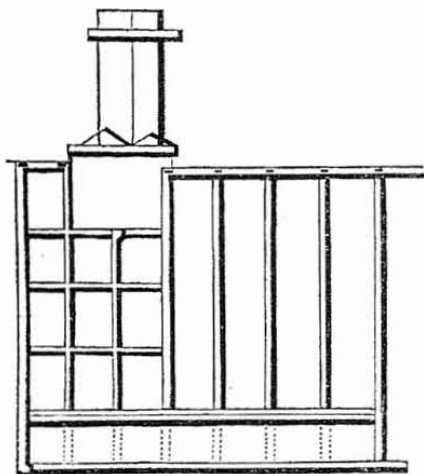
Masonry.

The foundations to be built of large flat bedded stones, laid crossways on their broadest surface, and well filled with stones of lesser size, so as to form a strong compact body; the first course to be of the largest materials, procured for that purpose, and the succeeding courses to be of large materials, all equally well built, crossed and bonded without mortar, to within one foot of the surface. These foundations to be two feet in thickness, and built plumb and in regular courses, not exceeding 15 inches in height. The earth to be filled in to the foundations on both sides of the wall, as the work advances, up to the proposed level of the ground floor. The masonry of the superstructure to be built of selected stones and mortar. The quoins of the external angles of the buildings to be hammer-dressed, and to have beds of not less than their height, and to have good tail bonds. The doors and windows to have brick reveals and nine-inches arches; the chimney breasts to be built also with bricks, and to have proper arches and discharging arches to the fire-places. The shafts of the chimnies above the roofing to be built of well-burned, hard bricks. The flues not to be less than one foot square, carried up smoothly, without any quick angles, and to be properly pargetted. The partitions to be built of place or inferior brick, on timber sleepers, laid on the general coat of strong gravel, serving as the foundation of the floors, with sufficient timber studs and ties; the sleepers to be 6 in. by 3, studs 4 in. by 3, ties 3 in. by 1½, all well spiked together. There are to be cut stone door-blocks to the doors, and sills to the exterior doors; cut stone sills to the front windows; a cut stone eave course to the front, and a flag eave course to the rear. The ground-floors to be flagged with grit stone flags from two to three inches in thickness, to be partly hammer-dressed, and laid as closely as the natural edges will admit; the interstices (where any occur) to be filled up by flags suited to the shapes of the opes, so as to make all smooth and even. The hearths to the fire-places on the ground-floor to be formed of one large thick flag each; the hearths of the upper story to be light, or about 1½ inch in thickness, and to be well squared and fitted.

Carpentry.

The roof to be composed of thorough rafters, 5 in. by 2 at bottom, 4½ in. by 2 at top, with collars, 4 in. by 1½, and wall plate 7 in. by 2½, all of Baltic timber, or good red pine, free from knots and sap, to be of the rise and form described in the

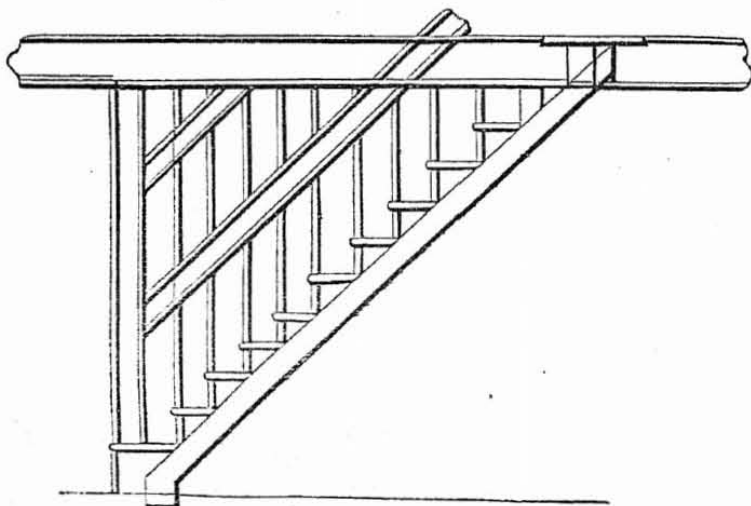
cross section. The rafters to be so cut at the heel or "bird mouth" as to have sufficient rest on the wall plate, and at the same time to be sufficiently secure in respect to the side pressure or thrust. The collars to be nailed with three nails to each rafter; there are to be rafter feet $2\frac{1}{2}$ in. by 2 along the walls to take the slate laths. The projections of the roof to be secured at the ends by bedding sleepers on the gables, projecting to receive the hanging rafters, as shown in the Sketch:



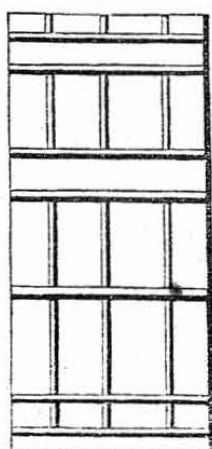
These rafters are to be $2\frac{1}{2}$ inches thick, and to have a fascia board in front of them. Great care must be taken also that neither the ridge board, rafters, joists or any other timber be allowed to penetrate the funnels of the chimnies, or to be nearer to them than brick on flat, or $4\frac{1}{2}$ inches, and that they be well secured with mortar.

The flooring joists of the upper story to be of red pine; those over the kitchen to be 8 in. by $1\frac{3}{4}$, to have one row of bridging of equal scantling, properly keyed; the trimmers to the fire-places to be $2\frac{1}{2}$ in. thick; the joists over the shop and dairy to be 6 in. by $1\frac{3}{4}$, all resting on proper tassels, at least six inches at each end. The boarding to be of yellow pine, finished, three quarters of an inch thick, laid broken joint. The hearths to have proper curbs, four inches wide, of deal.

The stairs to be of red pine; the risers and treads to be inch thick, properly bracketted, having



2 sleepers 5 in. by 3, and all firmly put together. There is to be a transverse sleeper at the bottom of the stairs, to which the others are to be spiked down. The stairs to be sheeted up at the side with yellow pine five-eighths of an inch thick, rabbitted and ledged.



The outside doors to have strong door frames 4 in. by 4, struck and rabbitted, and to be fixed to the stone door blocks by iron spuds $2\frac{1}{2}$ in. long by three quarters of an inch square.

The doors to be made of three quarter inch Baltic timber, bedded and rabbitted, to correspond with the Sketch, each door to have four ledges, neatly bedded, 6 in. by 1 $\frac{1}{2}$, to be mounted with strong T hinges, stock locks, staples and thumb-latches, complete. The interior doors to be of yellow pine, three quarters of an inch thick, struck and rabbitted, to have three ledges 6 inches broad by 1 $\frac{1}{2}$ in. thick, hung with T hinges and proper thumb-latches.

The sashes to be of good red deal with astragal mouldings; the top and one of the lower divisions of the lower sashes to be fixed, the other lower division to slide behind the fixed one, and all to be properly secured in the sash frames, which are to be of red deal and made according to the design, with proper inside and outside casings.

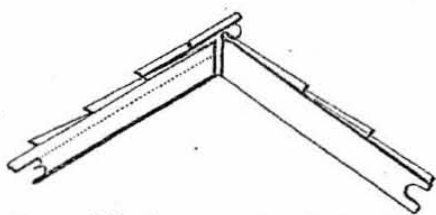
The sashes of the upper windows to be similarly constructed, with one sash to slide behind the other, having frames of red deal, cased inside and outside. All these sashes to have proper fasteners and to be glazed with C or common strong glass, well bedded and carefully puttied. The sashes in rear to be plain and similarly glazed, having plain frames. The dairy sashes hung with two 2-inch butt hinges each, with small iron bolts for fastening.

Painting.

The whole of the wood-work, where required, to get two full coats of oil paint.

Slating and Plastering.

The roof to be covered with Countess slates, laid upon sawed red deal laths, and to have four inches cover; the eave to be double throughout the length; the ridge to be secured as shown, the top slate being spiked down to a board six inches broad, which is previously to be secured to the ridge plate and rafters.



The projecting ends to be neatly finished home to the fascia board, and properly secured, and ceiled underneath. All the interior walls and partitions to get one coat of plastering, skimmed with lime putty, having the angles plumbed, and the ceilings to be lathed, plastered and skimmed with lime

putty. All the reveals of the doors and windows to be neatly plumbed and plastered; the entire of the outside, except the chimnies, to be neatly dashed.

The foundations of the back houses to be executed, in every respect, similar to those of the front. The walls above ground to be composed of good, strong, rough masonry. The doors and windows to have stone lintels in lieu of arches, and the whole to be roofed with common native fir and thatched with wheaten straw. The doors to be similar to the interior doors of the front building, in every respect.

Proper covered sewers are to be made in front of the houses; and the space between the metalling of the road and the front of the houses to be gravelled, six inches deep; the yards in rear to receive a coat of strong clay, intermixed with gravel four inches in thickness.

The houses of one story in height to be built, in every respect, similar to the foregoing, with the exception of the timber flooring, &c.

No. 30.—(B.)

ESTIMATE of the Expense of Building Two Houses, intended for Shopkeepers, in the New Village of *Williamstown*, in the County of *Cork*.

QUANTITIES AND DESCRIPTION OF WORK.	Rate.	Amount.	Total Amount.
DWELLING-HOUSES.			
<i>Earthwork :</i>			
121 cubic yards of earthwork in excavation of foundations - - -	£. s. d.	£. s. d.	£. s. d.
Amount of Earthwork - - -	- - 4	2 - 4	2 - 4
<i>Masonry :</i>			
102 cubic yards of dry masonry in foundations -	- 2 -	10 4 -	
158 cubic of stone and mortar work - - -	- 5 -	39 10 -	
109 statute perches of brickwork in chimney breasts, chimney shafts and partitions - -	- 6 -	32 14 -	
Extra workmanship on eight diagonal chimney shafts - - -	- 1 6	- 12 -	
200 feet lineal of brick reveals to doors and windows - - -	- - 2	1 13 4	
22 brick arches to doors and windows, averaged -	- 1 9	1 18 6	
8 ditto to fire-places - - -	- 1 -	- 8 -	
8 funnels, pargetted - - -	- 3 -	1 4 -	
60 feet lineal of hammer-dressed quoins - -	- - 3	- 15 -	
6 pair of door blocks for outside door frames -	- 3 4	1 - -	
110 yards of common flagging or composition flooring to the ground floors of both houses -	- 2 -	11 - -	
Cutting holes in flagging for 10 door-cases, 20 -	- - 4	- 6 8	
6 door-sills to outside doors - - -	- 6 -	1 16 -	
8 cut stone window stools, averaged - - -	- 5 -	2 - -	
8 flag ditto to rear - - -	- 2 -	- 16 -	
90 feet lineal of flag eave course - - -	- - 6	2 5 -	
8 flag hearths to fire-places - - -	- 3 -	1 4 -	
Setting six grates, including materials - - -	- 2 -	- 12 -	
Amount of Masonry - - -	- - -		109 18 6
<i>Carpentry :</i>			
16 $\frac{3}{4}$ squares of roofing - - -	2 2 -	35 - -	
10 $\frac{1}{2}$ squares of flooring - - -	2 15 -	28 17 -	
20 ledged doors and scantling door-cases - -	- 17 6	17 10 -	
2 shop-doors and sashes, glazed, 42 feet superficial - - -	- 2 -	4 4 -	
4 side lights to ditto - - - ditto - - -	- 2 -	4 4 -	
2 hexagonal frames for ditto, including frieze and cornice - - -	1 8 -	2 16 -	
Lead for covering the two shop fronts - - -	- - -	1 10 -	
2 kitchen sash-frames - - -	- 8 6	- 17 -	
8 middle sized sash frames - - -	- 6 -	2 8 -	
6 smaller ditto - - -	- 3 6	1 1 -	
140 feet superficial of sashes, glazed - - -	- 1 10	12 16 8	
16 yards superficial in shutters to shop doors and windows - - -	- 5 -	4 - -	
368 feet lineal of saddles to quoins of doors, windows and walls - - -	- - 1 $\frac{1}{2}$	2 6 -	
16 squares of stud partitions, above and below -	- 6 -	4 16 -	
2 stories of stairs - - -	2 - -	4 - -	
300 feet of skirting to upper rooms and stairs -	- - 3	3 15 -	
24 feet lineal of shelves in two dairies, including bearers - - -	- 1 -	1 4 -	
40 feet lineal of shelves in two shops, ditto - - -	- 1 -	2 - -	
2 nests of drawers, in shops - - -	2 10 -	5 - -	
2 counters and tills - - -	1 10 -	3 - -	
63 feet lineal of saddle and pole on roof - -	- - 8	2 2 -	
50 feet lineal of ornaments to gables - - -	- 1 6	3 15 -	
Lintels to 22 doors and windows, averaged -	- 1 6	1 13 -	
6 plain wooden chimney-pieces - - -	- 10 -	3 - -	
Amount of Carpentry and Glazing - - -	- - -		151 14 8

QUANTITIES AND DESCRIPTION OF WORK.	Rate.	Amount.	Total Amount.
<i>Slating :</i>	£. s. d.	£. s. d.	£. s. d.
18 squares of slating - - - - -	1 15 -	31 10 -	
110 feet lineal of stretchers round chimney shafts - - - - -	- - 3	1 7 6	
Amount of Slating - - -	- - -		32 17 6
<i>Plastering :</i>			
Walls and partitions - - - - -	- - -	12 10 -	
Ceilings of two stories - - - - -	- - -	13 10 -	
Plumbing and plastering reveals of doors and windows - - - - -	- - -	2 - -	
Mortar dashing - - - - -	- - -	4 - -	
Amount of Plastering - - -	- - -		32 - -
<i>Ironmongery :</i>			
20 pair of hinges for doors - - - - -	- - 4	- 6 8	
6 good stock locks for outside doors - - - - -	- 4 -	1 4 -	
12 locks for inside doors - - - - -	- 3 -	1 16 -	
18 windows ventilated with hinges - - - - -	- 1 6	1 7 -	
18 fasteners for ditto - - - - -	- - 6	- 9 -	
6 iron grates - - - - -	- 4 -	1 4 -	
Shutter knobs - - - - -	- - -	- 2 6	
Amount of Ironmongery - - -	- - -		6 9 2
Painting wood-work - - - - -	3 10 -	- - -	7 - -
		£.	342 - 2
Contingencies 10 per cent - - - - -	- - -	- - -	34 4 -
Amount of Two Dwelling-houses - - - - -	- - -	£.	376 4 2
BACK-HOUSES.			
47 cubic yards of earthwork in excavating foundations - - - - -	- - 4	- 15 8	
Amount of Earthwork - - -	- - -		- 15 8
<i>Masonry :</i>			
47 cubic yards of dry masonry in foundations - - - - -	- 2 -	4 14 -	
57 cubic yards of stone and mortar (partly dry) - - - - -	- 3 -	8 11 -	
2 partitions - - - - -	- 15 -	1 10 -	
Amount of Masonry - - -	- - -		14 15 -
<i>Carpentry, &c. :</i>			
8½ squares of roofing and thatching - - - - -	1 6 -	11 7 6	
6 ledged doors and scantling door-cases, with hinges and bolts - - - - -	- 10 -	3 - -	
Cow bales and stable rack - - - - -	2 - -	4 - -	
Amount of Carpentry, &c. - - -	- - -		18 7 6
Gravelling backhouses and yards - - - - -	- - -	2 - -	
Ditto - front of dwelling-houses - - - - -	- - -	2 - -	
Amount of Gravelling - - -	- - -		4 - -
		£.	37 18 2
Contingencies 10 per cent. - - - - -	- - -	- - -	3 15 9
Amount of Two Back-houses - - - - -	- - -	£.	41 13 11
Brought down Amount of Dwelling-houses - - -	- - -		376 4 2
TOTAL Amount - - - - -	- - -	£.	417 17 1

Dublin, 25 Jan. 1834.

173.

G 2

(signed)

Richard Griffith.

No. 31.

ESTIMATE of a SCHOOL-HOUSE, to be built in the New Village of *Williamstown*, on the Crown Lands of *Pobble O'Keefe*, in the County of *Cork*.

QUANTITIES AND DESCRIPTION OF WORK.	Rate.	Amount.	Total Amount.
<i>Earthwork:</i>			
96 $\frac{3}{4}$ cubic yards of earthwork in excavations for foundations - - - - -	£. s. d. - - 3	£. s. d. 1 4 2	£. s. d. 1 4 2
<i>Masonry:</i>			
80 $\frac{1}{2}$ cubic yards of dry stone masonry in foundations of the walls - - - - -	- 2 2	8 14 5	
167 $\frac{1}{4}$ cubic yards of stone and mortar work in the walls and gables - - - - -	- 5 -	41 16 3	
136 statute perches of brick lining to walls, and in chimney breasts and shafts, and in brick partitions - - - - -	- 6 -	40 16 -	
Extra workmanship in five diagonal chimney shafts - - - - -	- 1 6	- 7 6	
190 feet lineal of brick reveals to doors and windows - - - - -	- - 2	1 11 8	
18 brick arches to doors and windows, averaged at - - - - -	- 1 9	1 11 6	
5 ditto, to fire-places - - - - -	- 1 -	- 5 -	
5 funnels, pargetted - - - - -	- 3 -	- 15 -	
114 feet lineal of hammer-dressed quoins - - - - -	- - 3	1 8 6	
4 pair of door blocks for outside doors - - - - -	- 3 6	- 14 -	
8 holes cut in flagging for four inside doors - - - - -	- - 6	- 4 -	
81 yards of flag flooring in whole of lower story - - - - -	- 2 -	8 2 -	
136 feet superficial of cut stone steps, and landing on outside to girls school-room - - - - -	- - 10	5 13 4	
56 feet superficial of cut stone steps to two porches - - - - -	- - 10	2 6 8	
12 feet ditto to back door - - - - -	- - 10	- 10 -	
16 window stools - - - - -	- 5 6	4 8 -	
15 gothic labels to windows - - - - -	- 6 3	4 13 9	
22 feet in two chimney-pieces, consisting of cut stone jambs and transoms - - - - -	- 1 -	1 2 -	
Setting, ditto - - - - -	- 2 -	- 4 -	
Setting three grates - - - - -	- 2 -	- 6 -	
5 flag hearths - - - - -	- 3 -	- 15 -	
72 feet lineal of flag eave course - - - - -	- - 4	1 4 -	
Total Masonry - - - - -	- - -		127 8 7
<i>Carpentry:</i>			
15 squares of roofing - - - - -	2 2 -	31 10 -	
8 squares of flooring - - - - -	2 18 -	23 4 -	
One story of plain stairs - - - - -	- - -	2 - -	
11 ledged doors, and scantling door cases - - - - -	- 17 6	9 12 6	
4 lower sash frames - - - - -	- 8 6	1 14 -	
1 large oriel sash frame - - - - -	- - -	1 - -	
8 upper sash frames - - - - -	- 6 -	2 8 -	
2 mock window frames - - - - -	- 4 -	- 8 -	
202 $\frac{1}{2}$ feet superficial of sashes glazed - - - - -	- 1 10	18 10 4	
Roof of oriel window - - - - -	- - -	- 9 -	
2 yards plain wainscoting in window shutters to sitting-room - - - - -	- 6 -	- 12 -	
284 feet of saddles to quoins - - - - -	- - 1 $\frac{1}{2}$	1 15 6	
2 $\frac{1}{4}$ squares of stud partitions - - - - -	- 8 -	1 - -	
154 feet of skirting to upper rooms and stairs - - - - -	- - 3	1 18 2	
70 feet lineal of ornaments to gables - - - - -	- 1 8	5 16 8	
Two fir porches to front entrances - - - - -	3 - -	6 - -	
2 pinnacle ornaments to gables - - - - -	- 2 6	- 5 -	
Lintels to doors and windows (24 opes) - - - - -	- 3 -	3 12 -	
2 wooden chimney-pieces - - - - -	- 10 -	1 - -	
63 feet lineal of saddle and pole on roof of house and porches - - - - -	- - 8	2 2 -	
Total Carpentry - - - - -	- - -		114 17 2

QUANTITIES AND DESCRIPTION OF WORK.	Rate.	Amount.	Total Amount.
<i>Slating:</i>			
16 $\frac{9}{10}$ squares of slating on house, front return and porches	£. s. d.	£. s. d.	£. s. d.
3 $\frac{1}{2}$ of lead work in vallies, and flashings to chimney porches, &c.	1 15 -	20 11 6	
16 feet lineal of extra work, round second chimney shaft	1 2 -	3 17 -	
	- - 2	- 2 8	
Total Slating	- - -		33 11 2
<i>Plastering:</i>			
536 yards in the entire building	- - 5	11 3 4	
162 $\frac{1}{2}$ yards of ceilings	- 1 5	11 10 1 $\frac{1}{2}$	
241 feet lineal of reveals of doors and windows, plumbed and plastered	- - 1	1 - 1	
270 yards of mortar dashing on outside of the building	- - 3	3 7 6	
Total Plastering	- - -		27 1 -
<i>Ironmongery:</i>			
11 pair of hinges for doors	- - 4	- 3 8	
4 stock locks for outside doors	- 4 -	- 16 -	
6 ditto for inside doors	- 3 -	- 18 -	
13 windows ventilated, with hinges and fasteners, &c.	- 2 -	1 6 -	
3 iron grates	- 4 -	- 12 -	
233 lbs of iron railing to stone stairs	- - 2	1 18 10	
Total Ironmongery	- - -		5 14 6
Painting	- - -	5 - -	5 - -
Total Amount of House	- - -	- - -	314 16 7 $\frac{1}{2}$
ESTIMATE OF SUNDRIES.			
<i>Cupola:</i>			
Making preparation in walls for clock work	- - -	1 - -	
Cupola for bell, 5 L.; casing clock-work, 1 L. 10 s.	- - -	6 10 -	
1 $\frac{3}{4}$ cwt. of lead work in cupola	1 2 -	1 18 6	
Total Cupola	- - -		9 8 6
<i>Desks and Forms:</i>			
Desks and forms for two school-houses	- - -	17 18 8	
Seats and desks for master and mistress	- - -	5 - -	
Total Desks and Forms	- - -		22 18 8
<i>External Works in Yard:</i>			
131 cubic yards of excavation in foundations for yard and necessary walls	- - 3	1 12 9	
105 cubic yards of dry walling in foundations of ditto	- 2 2	11 7 6	
94 $\frac{1}{2}$ cubic yards of ditto above ground, $\frac{1}{2}$ mortar	- 3 -	14 3 -	
Woodwork in floors, seats and floors of privies, and two small doors	- - -	3 10 -	
$\frac{1}{2}$ square slating	1 10 -	- 15 -	
Roofing, shed and slating ditto, 2 $\frac{1}{2}$ squares	1 10 -	3 15 -	
Painting	- - -	2 - -	
Gravelling two yards, 30 cubic yards	- - 8	1 - -	
Graveiling walks	- - -	- 15 -	
Total external Works in Yard	- - -		38 18 3
		£.	386 2 - $\frac{1}{2}$
Contingencies	- - -		38 12 2
TOTAL Amount	- - -	£.	424 14 2 $\frac{1}{2}$

Dublin, 25 Jan. 1834.

(signed)

Richard Griffith.

ESTIMATE of the Expense of Building a MODEL FARM-HOUSE on the Crown Lands of
Pobble O'Keefe, in the County of *Cork*.

QUANTITIES AND DESCRIPTION OF WORK.	Rate.	Amount.	Total Amount.
DWELLING-HOUSE.	£. s. d.	£. s. d.	£. s. d.
<i>Earthwork:</i>			
30 cubic yards of earthwork in excavation of foundations - - - - -	- - 4	- 10 -	
Amount of Earthwork - - -	- - -		- 10 -
<i>Masonry:</i>			
28 cubic yards of dry stone work in foundations	- 2 2	3 - 8	
103 cubic yards of rubble stone and mortar work in walls and gables - - - - -	- 5 -	25 15 -	
105 feet lineal of hammer-dressed quoins - - -	- - 3	1 6 3	
40 statute perches of brickwork in chimney-breasts, chimney-shafts and partitions - -	- 6 -	12 - -	
Extra workmanship on four diagonal chimney-shafts - - - - -	- 1 6	- 6 -	
92 feet lineal of brick reveals to doors and windows - - - - -	- - 2	- 15 4	
14 brick arches to doors and windows, averaged	- 1 6	1 1 -	
4 ditto to fire-places - - - - -	- - 10	- 3 4	
4 funnels, pargetted - - - - -	- 3 -	- 12 -	
2 pair of door blocks - - - - -	- 3 6	- 7 -	
Cutting holes in flagging for four inside doors, eight each, at - - - - -	- - 4	- 2 8	
50½ yards of flagging or composition floor in lower story - - - - -	- 2 -	5 1 -	
6 window stools - - - - -	- 5 -	1 10 -	
4 flag ditto - - - - -	- 1 6	- 6 -	
Steps to two entrances - - - - -	- 2 6	- 5 -	
60 feet lineal of eave course - - - - -	- - 4	1 - -	
2 flag-hearths in bed-room story - - - - -	- 2 6	- 5 -	
Setting three grates, including materials - - -	- 2 -	- 6 -	
Amount of Masonry - - -	- - -		54 2 3
<i>Carpentry:</i>			
10½ squares of roofing - - - - -	1 18 -	20 8 6	
5½ squares of flooring - - - - -	2 18 -	14 16 5	
One story of stairs - - - - -	- - -	2 2 -	
Lintels to doors and windows, 14 opes, averaged	- 3 -	2 2 -	
10 ledged doors and scantling door frames - -	- 16 6	8 5 -	
3 large sized sash frames - - - - -	- 8 -	1 4 -	
6 smaller sized ditto - - - - -	- 5 -	1 10 -	
2 small ditto - - - - -	- 2 6	- 5 -	
99 feet of sashes glazed - - - - -	- 1 10	9 1 6	
212 feet lineal of saddles to quoins - - - - -	- - 1½	1 6 6	
30 feet lineal of skirting to stairs - - - - -	- - 3	- 7 6	
72 ft. lineal of bracketing and ornaments to gables	- 1 6	5 8 -	
50 feet lineal of saddle and pole on roof - - -	- - 8	1 13 4	
Amount of Carpentry - - -	- - -		68 9 9
<i>Slating:</i>			
12½ squares of slating - - - - -	1 18 -	23 15 -	
26 feet lineal of stretchers round chimnies - -	- - 2	- 4 4	
3 cwt. of lead in vallies - - - - -	1 - -	3 - -	
Amount of Slating - - -	- - -		26 19 4
<i>Plastering:</i>			
On walls and partitions - - - - -	- - -	9 10 -	
Ceilings - - - - -	- - -	10 - -	
Mortar dashing outside - - - - -	- - -	3 - -	
104 feet lineal of reveals, plumbed and plastered	- - 1	- 8 8	
Amount of Plastering - - -	- - -		22 18 8

QUANTITIES AND DESCRIPTION OF WORK.	Rate.	Amount.	Total Amount.
<i>Ironmongery:</i>	£. s. d.	£. s. d.	£. s. d.
10 pair of hinges to doors - - - -	- - 4	- 3 4	
3 stock locks - - - - -	- 3 9	- 11 3	
6 inferior ditto - - - - -	- 2 -	- 12 -	
3 grates - - - - -	- 3 -	- 9 -	
11 pair of butt hinges to sashes - - -	- - 3	- 2 9	
Amount of Ironmongery - - -	- - -		1 18 4
Painting woodwork - - - - -	- - -	- - -	4 - -
		£.	178 18 4
Contingencies 10 per cent - - - - -	- - - - -	- - - - -	17 17 10
Total Amount of House - - - - -	- - - - -	£.	196 16 2
OFFICES AND YARD WALLS.			
<i>Earthwork:</i>			
76½ cubic yards of earthwork in excavation of foundation - - - - -	- - 4	1 5 5½	
Amount of Earthwork - - -	- - -		1 5 5½
<i>Masonry:</i>			
65 cubic yards of dry rubble work in foundations	- 2 -	6 10 -	
214 cubic yards of rubble stone and mortar work in walls of offices, and in yard walls - -	- 3 -	32 2 -	
8 cube yards in gate piers - - - - -	- 5 -	2 - -	
Spud and socket stones for gate, 3 - - -	- 1 -	- 3 -	
2 pair of door blocks - - - - -	- 2 6	- 5 -	
Amount of Masonry - - -	- - -		41 - -
Mortar dashing, outside - - - - -	- - -	- - -	2 - -
<i>Carpentry, &c.:</i>			
26 squares of roofing and thatching on long range and barn - - - - -	1 - -	26 - -	
9½ squares of common, rough fir flooring in long range - - - - -	1 - -	9 15 -	
1½ square of roof and thatching on piggeries -	- 10 -	- 12 6	
1 large gate to yard, mounted complete - -	- - -	1 16 -	
3 ledged doors, with locks and hinges - -	- 12 6	1 17 6	
2 small wickets to piggeries - - - - -	- 5 -	- 10 -	
4 diamond vestibules in long range and barn -	- 5 -	1 - -	
46 feet lineal of gable ornaments on two gables -	- 1 -	2 6 -	
60 feet lineal of cowbales in two cow-houses -	- 2 -	6 - -	
Rack and manger for a horse - - - - -	- - -	1 10 -	
Amount of Carpentry, &c. - - -	- - -		51 7 -
Gravelling 88 yards - - - - -	- - 8	- - -	2 18 8
Painting - - - - -	- - -	- - -	- 15 -
		£.	99 6 1½
Contingencies 10 per cent - - - - -	- - - - -	- - - - -	9 18 7
Total Amount of Offices, &c. - - -	- - -	£.	109 4 8½
Ditto - - of House - - - - -	- - - - -	- - - - -	196 16 2
TOTAL Amount - - - - -	- - - - -	£.	306 - 10½

Dublin, 25 January 1834.

(signed) Richard Griffith.

No. 33.

*See PLAN of the Proposed Improvements at King William's Town,
County of Cork.*

No. 34.

Further REPORT from Mr. *Weale*, of the Office of Woods, &c. on the subject of the Experimental Improvements on the Crown Estate; explaining the Principles on which it is proposed to conduct them, and some Proceedings taken in furtherance thereof.

Sir,

Office of Woods, &c. 15 March 1834.

IN pursuance of the instructions contained in the Board's Minute on the Order of the House of Commons, dated 11th ultimo, I have selected the several Papers mentioned in the accompanying Schedule, as affording the fullest information of the proceedings taken towards carrying into effect the general scheme of improvements on the Crown lands of Pobble O'Keefe, in the county of Cork, as well as of the progress made in the works in each succeeding period since the commencement of them.

Among these Papers, I have included the original Plans, with the Specifications and Estimates of the Buildings, &c. at King William's Town, in order that proprietors desirous of effecting similar improvements may have before them all the practical details of the works as originally designed, and eventually be enabled to derive from the expenditure of the public money on this property, the important practical information which is so generally wanted by persons concerned in the management of landed property in Ireland, and which it is hoped may be yielded by a series of well-considered experimental measures, having for their objects the bringing into profitable cultivation extensive tracts of land now comparatively unproductive, and the promotion of a gradual and permanent amelioration in the condition of the native inhabitants.

If this course of reporting the proceedings be strictly observed, I anticipate that it may occasionally involve a record of disappointment in the results of particular measures, and a statement of unforeseen difficulties in the prosecution of some object attempted to be attained; but, however mortifying such occurrences may be, I think it better that the failure should be declared, and the causes of it exposed to public animadversion, rather than that individuals should be misled, by a display of improvements actually effected, into the adoption of schemes of proceeding which, in the progress of those improvements, may be found to be visionary, unprofitable or unnecessarily expensive.

The undertaking has already excited much inquiry among gentlemen in Ireland who have it in contemplation to attempt an improvement of their estates, and especially among the owners of mountain and bog lands, from many of whom I have learned that they supposed the Board to be engaged in reducing to practical experiment, on a large scale, the various suggestions contained in the Reports of the Commissioners employed in the years 1810-1814, to survey the bogs in Ireland; while, by another and much more numerous class of persons, it is believed that the Board intend to drain and divide the lands into small allotments to be cultivated by the spade, and after erecting a cottage on each of them, to establish on the property colonies of cottier tenants, to be transferred to it from other parts of the kingdom. Some few persons, better informed on the subject, seem disposed to represent the entire scheme as a sort of job, on which much money is to be spent in raising a fine new town in the mountains, where a respectable family will not reside, and English farm-houses and buildings for a tenantry, who will continue to prefer dwelling under sod-roofed mud walls with their half starved cattle; and that a tenth part of the proposed expenditure on such useless works advanced to active, intelligent middlemen, to whom leases should be granted for adequate terms of lives or years, would produce a greater improvement in the country than the Government and its agents will ever be able to accomplish at any cost.

These conflicting speculations suggest the expediency of a distinct statement of the views in which the undertaking has been commenced, and of the measures
by

by which the objects of it are expected to be attained; and showing in what respects the intended course of proceeding differs from the ordinary practice of the country.

In my former Report relating to this property, dated 22d March 1831, I stated that it could not afford an opportunity of submitting to the test of experiment any of the various schemes which had been propounded for reclaiming extensive tracts of bog through the agency of joint-stock companies; and I have on that and other occasions expressed my opinion that such speculative projects are likely to end in a waste of capital and skill, which might be applied to the old inclosures and hilly grounds with a certainty of profit to the proprietors, and of commensurate advantage to the tenantry.

It has, however, happened that the agricultural works on the Crown estate have commenced with the reclamation of a small parcel of flat or floating red bog, precisely of the description that covers many thousand acres in several counties in Ireland. The new public road leading to Castle Island has been carried through this bog, and therefore it became the only suitable site for the new village of King William's Town. Mr. Griffith has explained in his Reports the circumstances which induced this direction of the line of road; and it will be seen that he expects, not only that the bog will be effectually drained, and rendered a salubrious situation for the village, but also that the costs of converting it into sound and highly productive garden ground and meadow land will be recovered from the profits of cultivation in a very few years.

I have no doubt that these expectations will be fully realized, and that the work will prove to be a permanent and profitable improvement. But as the reclaiming of this bog is the only agricultural improvement yet commenced on the estate, and being dressed up with the new buildings, planted fences, and garden culture, it is very likely to excite the particular attention and inquiries of strangers, I think it necessary to observe that the results of the operation cannot be safely adopted as elements of calculation by intending adventurers in the reclamation of wet bogs, on an extended scale and under ordinary local circumstances. If every shilling of the cost be reimbursed before the end of 10 years, and it can then be shown that the entire value of the reclaimed ground has been gained, I shall still doubt, in the absence of a like improvement of a large tract of flat bog, the eligibility of such speculations. Under these impressions, and apprehensive that erroneous conclusions might be drawn from the successful reclamation of this piece of bog, I communicated to Mr. Griffith my intention to submit to the Board these observations on the subject, and requested him to state how far he concurred in them. I annex his letter in reply*, which contains some interesting information of experiments now in progress in other parts of Ireland.

In regard to the presumed project of planting on the Crown estate one or more colonies of labouring cottiers, with the view of demonstrating on an extensive scale the supposed advantages of small tenures and spade husbandry, I should not offer any remarks, if I did not know that the notion has been entertained by several benevolent patrons of these popular and delusive novelties, and that some proprietors of lands, burthened with a redundant population, have thought it would presently afford them a ready means of relieving their properties from the burthen. So far from being inclined, however, to recommend any such appropriation of the Crown Lands, it will be found, on reference to the printed Minutes of Evidence taken by the Select Committee of the House of Commons on the State of the Poor in Ireland, Session 1830 †, (at whose instance, these experimental improvements were sanctioned by Government,) that I then stated my deliberate conviction that much of the misery of the labouring population was inherent in the prevailing system of minute tenures; and that the most effectual means of rescuing the people from their present hapless condition would be to promote the consolidation of such tenures, and the occupation of farms comparatively of considerable extent by tenants possessed of sufficient capitals to stock and cultivate them according to the most improved mode of husbandry adapted to the soil and climate. I have not since discovered any ground to induce a wish to repudiate those opinions; and, however unpopular may be the measures taken for breaking up the masses of cottier tenantry
which

* No. 35, page 67, *infra*.

† Minutes of Evidence, qu. 1585-7, 1617-26, 1692, *et seq.*

which abound in almost every barony, I am satisfied that they will eventually produce more extensive, regular and remunerative employment for the labour of the people, than any system of colonization or plantation on the mountains and bogs. It is the want of a more equal distribution of that labour throughout the country, and the present dependence of the cottiers on their little holdings for a supply of food, which at once impede the progress of improvement and preclude the labourers from constant employment in situations where their labour would command adequate wages for maintaining them and their families in comparative comfort. This was the view taken by the Committee in their Report on the subject; and therefore, I am rather disposed to attribute the unfounded expectations I have noticed to the conjectural speculations of persons who are themselves actively engaged in enforcing their own notions of the expediency of domestic colonization and extended spade husbandry. At all events, I feel myself warranted in stating that such objects have not been contemplated by the Board.

As to the invidious reflections of some, and the dispassionate apprehensions expressed by others, among those whose attention has been attracted by the present scheme of improvements, that a considerable portion of the expenditure will be wasted in useless buildings, I might think it only necessary to refer to my former Report to show that the scheme affords no just grounds of objection on those points, and to observe that it has not been proposed to construct more buildings, or of a more costly description, than are there mentioned. I am well aware of the disappointment experienced by several persons who have indulged in expectations that, merely by a liberal expenditure on buildings, they could convert hamlets of mud cabins into thriving towns and villages, and improve the domestic habits of their tenantry, as well as promote a better management of their farms; and I thought I had sufficiently guarded against any misapprehension on this subject, by the explanatory details contained in my Report. The suspicion, however, that there is a tendency to indulge in an exhibition of buildings, may arise from the circumstance that the first year's expenditure on the property has been for the most part applied to the erections at the new village; and these being already accessible to strangers, by the formation of a considerable portion of the new road, and the former dreary landscape of naked, pathless mountain, broken up by a few habitations of a better class than is to be found elsewhere in the district, and by the planted fences around them, the cursory visitor may have fancied there exists a disposition to make a display of factitious improvements. I would therefore remark that these works have been executed with the strictest regard to economy, and solely with the view of advancing the principal objects of the undertaking, which were entirely dependent on the construction of the new public road. Until the property become accessible by carriages, and adequate supplies of lime and other matters can be transported to its various divisions, considerable progress cannot be made in the proposed agricultural improvements. In the mean time, however, it was of much importance that the Board should not neglect to avail itself, as far as might be without prejudice to the public road works, of the skill, experience, and supervision of Mr. Griffith and the professional establishment employed by him, in the execution of those parts of the scheme of improvement which require to be conducted under the immediate direction of an engineer and architect. As soon, therefore, as the line of the new road was definitively determined, the village buildings were designed and commenced; and they have since afforded essential accommodation to the superintendent of the road works and his clerks, which could not otherwise have been obtained. By the time that all the buildings, other than ordinary farm structures, shall be completed, the roads and bridges will also be perfected, and Mr. Griffith's establishment will be withdrawn from the country: so that, if those buildings were postponed until a later period, there would be incurred the expense of a distinct establishment to superintend the erection of them. Besides, it is not to be doubted that, when the new line of communication between Castle Island and the nearest towns in the county of Cork shall be completed, the traffic along this road will soon become of considerable importance: and the village of King William's Town being centrally situated between the next adjacent towns and at a convenient distance from them, it would be highly improvident not to anticipate in some degree the demand which must naturally arise for the accommodations to be usually found at a resting stage, and to risk by avoidable delay the transfer of its incidental advantages to another property.

The suggestion that these mountain lands might be effectually drained, inclosed, and formed into farms, adapted for occupation by skilful and responsible tenants, through

King William's
Town.

through the agency of middlemen, who would provide from their own particular resources the capital required for all stipulated improvements, upon being secured in an adequate enjoyment of them by lease, is plausible and well calculated to arrest the attention of gentlemen who object, upon principle, to the Government undertaking any work or business, bearing the character of a commercial speculation, and to the appropriation of public money to any such purpose. In the present instance, too, it cannot be denied that these objects might be quickly attained merely by the force of capital, aided by ordinary skill and judgment in executing the works; for, there are many millions of acres in the United Kingdom, inferior in the quality of their soils, and in other respects less favourably circumstanced, which have for ages been under productive and profitable cultivation. But the practice recommended has been long acted upon in Ireland; and the very general adoption of it throughout the last century is one of the main causes of the present miserable character of its agriculture, and of the wretched condition of its rural population: and I believe there are few intelligent landlords in that country, having the power to control the management of their properties, who could now be seduced to become parties to the perpetuation of it. Still, it may be said, the well founded objections to that course of dealing with improvable landed property, cannot justify the Government in embarking in the present undertaking; and that the revenue confided to the management of the Board would be more certainly benefited by an immediate sale of the property in the public market, than by any speculative improvement of it at the public expense, and subject to a less efficient check on such expenditure than it may be presumed would be interposed by the vigilance and prudence of a private proprietor.

These considerations, however, were not overlooked either by the members of the Committee who advised, or by the Government which sanctioned, the experiment of an undertaking, which, it is hoped, may eventually operate as an incentive to the great body of landed proprietors to effect similar improvements on their respective estates.

The peculiar feature of the present experiment I consider to be, the attempt to convert a numerous, unemployed, unskilful, and pauper population, into productive labourers on their native lands, and gradually to raise up from amongst them a body of tenants, who shall possess the ability and the means of permanently maintaining the agricultural improvements proposed to be executed, and concurrently with the desired and general amelioration in their own condition, be able to render, by the payment of increased rents, out of the profits of their cultivation of the soil, a full compensation for the costs of those improvements.

All who are well acquainted with the present state of Ireland need not to be informed that the best mode of accomplishing these objects is a problem, on the solution of which greatly depends the future tranquillity and prosperity of the country: and that from the nature of the proposition, many years may be spent in a course of successful developement of it before it shall be proved to be resolved.

It startles an English ear to be told that there remain at this day, within the limits of the United Kingdom, in the cultivable mountains and wastes of Ireland, an immense and increasing population in a state of *villainage*, dependent on the will of their respective lords for the very means of existence, and who contribute nothing to the revenues of the State, either by direct taxation, or indirectly as consumers of commodities on which an impost has been levied; whose condition differs in no substantial particular, as regards them personally, from that of the *villain* in early feudal times; who are not permitted to appropriate to their own use any portion of the fruits of their labour, which is convertible into saleable produce at the nearest adjacent markets; and multitudes of whom, to maintain a tenure of the mere means of existence, are yearly compelled to migrate to other districts, and there labour for the coin they are required to render to their mesne lords, as a compensation for those corporal services which the ancient *villain* was bound to render to his lord, but which would be of no available advantage to the modern landlord, whether he be the owner in fee, or that owner's lessee of the lands; since, by their desertion from the country, and the security which the Government provides against a violent usurpation of their territories, they have neither demesnes to cultivate, nor occasion to marshal vassals in their personal defence.

And yet, with reference to many extensive districts in Ireland, especially in the provinces of Connaught and Munster, and in some counties of Leinster, it will be found on careful investigation that this description is not overcharged. Even the partial ameliorations in the condition of the old native population which may now

be traced in some of those districts, have all originated within the last 30 years, and are rather the results of an actual interposition of Government, than of any active exertions on the part of the proprietors of the soil. But, if the projection of public roads into those districts, and the measures taken to extend the protective power of the law for the security of life and property against arbitrary violation, have been productive of some beneficial effects, there can be no doubt that they have not materially mitigated the vassalage of the people, and that the great and concurrent increase in the population, without any substantial improvement in their general condition, tends to place the more civilized parts of the country in a state of great jeopardy; and, therefore, any measures which may stimulate the proprietors of territory so circumstanced to exert themselves in raising the people from their present degradation, and which promises to demonstrate the means by which their own pecuniary interests may be at the same time promoted, must be admitted to be a measure well deserving the attention of His Majesty's Government.

That the employment of middlemen, as instruments for the accomplishment of these objects, is wholly ineffectual, long experience has sufficiently proved; and that the present pauper occupants of the land, either where a minute subdivision of any extensive property has obtained, or in districts remote from cities and towns, cannot be suddenly removed, and a new tenantry possessed of skill and capital substituted in their place, is a truth daily brought home to the conviction of proprietors. The allurements to voluntary emigration may prevail with many who are awakened to a full sense of the evils under which they suffer, and who are sustained by a natural spirit of enterprise to seek the remedy of them on the world's wide waste: but, looking at the character of the people, the misery to which countless generations of them have submitted, the fertility of their own soils, and, above all, the new lights which have broken in upon them, by the fierce collision of political parties, and the unlimited circulation of the productions of the periodical press, it is not less vain, than it would be impolitic, to rest on a hope that emigration will materially obviate the difficulties which now obstruct the progress of national improvement in Ireland.

In my former Report, I have fully described the local situation and circumstances of the Crown lands now under consideration. They were held by the same family from the year 1721 to 1820, under a lease from the Crown, subject only to a rent of 27*l.* 13*s.* 10*d.* per annum. In the year 1830, when I received the possession of them from the grandson of the lessee, the rental amounted to upwards of 600*l.*; and I was informed that it had been considerably reduced since the last peace. Adverting to the facts that the lessees throughout the period of their possession of the estate were constant residents in the immediate vicinity of it; that they were men of property, and of station among the gentry of the country; that during the whole currency of the lease, no insurrectionary disturbance occurred in the district to affect the good feelings of a landlord in relation to his tenantry; that new markets for the disposal of its agricultural produce were successively opened; that the prices of such produce were gradually increasing throughout the term, and were enormously high during the last 25 years of it;—it could not be deemed unreasonable, on the part of a landlord re-entering into the possession of his estate, to expect to find the property permanently improved, and its occupants enriched, by such a long continued beneficial enjoyment of it. But unqualified disappointment would have attended such an expectation; for, during the whole term of the lease, not a single shilling had been expended by the Crown lessees in any substantial improvement: the entire property was precisely in the same condition in which it had been demised a century before; without roads, drains, plantations, fences, or other works, to adapt it for cultivation; and there appeared, scattered over the surface, only some 50 or 60 miserable mud cabins, and a few acres of potatoe ground, to shelter and subsist the wretched occupants by whose industry the hovels had been raised and the ground reclaimed, to distinguish it from an uninhabited wilderness.

Nevertheless, the late Crown lessee was recognised in the country as an *encouraging landlord*: and, with more than equal justice, the occupiers of the land might have been described as *improving tenants*. Clinging to their native soil, with a tenacity which Irishmen alone can duly appreciate, they contracted from time to time to render, and did render, the highest rents for their holdings which could be realized from the pasturage of the wretched cattle which their landlord suffered to remain on the lands, but of which he might at any moment have deprived them in satisfaction of rents covenanted to be paid, but always remaining

in arrear; and in that indulgence, and in an occasional concession of part of his legal claim on them, in the shape of an allowance of rent for lime to be expended on the potatoe ground which was to maintain the population, and for spars to sustain the sods which were to shelter them, consisted all the encouragement by which the landlord's reputation was acquired. By this system of management, the possibility of emancipating themselves from the grievous thralldom in which they were held, by the gradual accumulation of a little capital from the produce of their occupation, was absolutely denied to the most thrifty and industrious; and the hopes of the most sanguine must have long since merged in the resignation of despair.

These observations, I hope I need not declare, do not proceed from any wish to hold up to public odium the conduct of particular individuals. Their dealing with the property was sanctioned by the practice of almost all around them. It differed little from the manner in which the great body of the rural population of Ireland have been treated in all ages by the mesne lords of the soil, as far as the nature of that treatment can be learned from the most authentic memorials of past times; and, as I have publicly stated on a former occasion, the long and almost unvaried continuance of it down to the present day, is to be more justly ascribed to political causes, than to any natural defect of moral feeling among the higher classes of the people, or to the intractibility or indolence of the peasantry.* But I have felt it to be expedient, by an unexaggerated statement of the circumstances affecting the particular property which has been selected by Government as the subject of an important experiment, and which my official duties have required me to investigate, to expose the more immediate causes which operate to retard the development of the resources of that fine country; to endeavour to demonstrate to the owners of extensive tracts of improvable land the impolicy of trusting to the agency of middlemen; and to show them the grounds on which I have been led to propose a totally different system of management, as most likely to advance the general interests of the empire, to effect a lasting amelioration in the condition of the people, and concurrently to secure to themselves more than equivalent advantage, in pecuniary profit, for any sacrifice it may be thought they are called upon to make, by a productive investment of capital in the execution of required improvements.

From the character given of the native population on this property, and the impracticability of substituting a more eligible tenantry for its cultivation, it will at once be seen that the success of the project depends on the realization of a fund of capital in the possession and the property of the tenantry, sufficient for a due stockage and cultivation of the lands; and on their ability so to employ that capital as that it shall yield to themselves a liberal compensation for that employment of it, and to the landlord an adequate return for the expenditure on the estate: in other words, that the people shall be permitted to retain a portion of the produce of their labour, the only capital they now possess, for the purpose of accumulation in their own hands, and that they shall be instructed and encouraged to use it with equal advantage to themselves and their landlords.

I shall now proceed to explain the practical means by which it is hoped to accomplish these objects.

In the first place, *it is proposed to provide constant employment for the entire population in the execution of works on the estate; and to pay to every man, woman or child so employed, the full current value of their labour, IN MONEY WAGES.*

This last proposition involves an essential departure from the ordinary practice of the country. There has always been a very imperfect circulation of money in Ireland; and, to supply that deficiency, it has become a custom to barter the rent of land for labour. Many of the evil consequences of that custom are too well known to require further notice of them; but the custom itself has subsisted beyond the necessity in which it originated, and it is still adhered to by all classes, and even by those who are capable of appreciating its evil influence.

There are only two modes in which an intelligent landlord, unembarrassed in his affairs, now thinks of effecting permanent improvements on his property; the adoption of the one or the other depending on accidental influences, but both identical

* Minutes of Evidence taken by the Committee of the House of Commons, on the State of the Poor in Ireland, Session 1830, qu. 1639-41, 1692, *et seq.*

identical in principle: 1. If the property be in actual possession, the quality of the improvements will be regulated by the proprietor's estimate of their immediate or prospective value; and their execution will be effected, either through the agency of contractors in gross (of which there have hitherto been very few instances, and those limited to new buildings), or, under the superintendence of the owner and his agent, steward and bailiffs. 2. If the premises be in lease, or about to be granted on lease, the stipulated buildings are undertaken to be executed by the lessee; the landlord contracting, on his part, to contribute, by an equivalent allowance out of the growing rent, the estimated value of the materials required, and perhaps of a portion of the cost of the carriage and labour. This mode is recommended to the adoption of the landlord by the current opinion that the carriage and labour may be much more cheaply effected by the tenant, inasmuch as the work will afford employment to himself, his family, labourers, and cattle, at periods when they would otherwise be idle; and that the tenant, being secured by his lease in a long prospective enjoyment of the improvements, has a sufficiently powerful motive to execute them in a substantial manner. A variety of this species of contract between a *liberal* landlord and an *improving* lessee, which is become very common of late years, has arisen out of the inability of the tenant to realize from his holding the full amount of the reserved rent, and consequently, a growing arrear of it. To counteract this evil, under circumstances which almost preclude the owner from resuming the possession of his lands, and very often, I am happy to say, with the purest feelings of goodwill towards the tenant, the landlord consents to discharge the arrear, and to allow an abatement of rent for a certain number of years, upon condition that the tenant shall perform a stipulated quantity of draining and fencing, and expend lime or other manure on the lands, with the view of promoting such management of the property as would lead to increased production from it. With comparatively few exceptions, however, the occupying tenantry are possessed of little or no more property than would suffice to satisfy their debts; and it must therefore be obvious that, whatever form the contract may assume, the landlord has no substantial security for the due performance of it by the tenant; and whether the terms of the contract be really liberal towards the tenant, or only a nominal concession on the part of the landlord, so numerous are the cases of disappointment which I have discovered on inquiry, that I am convinced the practice is altogether illusory, and productive only of mischievous litigation and bad feeling.

But in all these modes of effecting improvements, the dealing with the actual operators is the same. In accounts current kept for the purpose, (generally in writing, but often by tallies, and almost always very loosely*,) credit is given to the respective artificers and labourers employed, for the wages earned at certain agreed rates; and on the other side, they are charged with rent for the cabins, con-acre or scoring (ground manured for a crop of potatoes), grazing and turbary, assigned to them during their employment. Under this system, the labourer as frequently finds the periodical balance of his account to be against him as in his favour, accordingly as he may have been more or less constantly employed, and as his employer may have been more or less considerate in fixing the rate of wages or the amount of the rents. But the uniform result is, that however laborious the employment, however industrious the man and his family may be, at no period of his life is he possessed of 5 s. of clearly acquired property, nor in the enjoyment of other than the barest necessities of life. In short, to the condition of the whole community of agricultural labourers, whether they rank as cottier tenants or artificers, "*sic vos non vobis*" may be more justly applied than to that of the industrious subjects of Virgil's muse.

Employers have yet to be convinced that if the labourer be worthy of his hire, they are under a moral obligation to render his wages at the periods they are earned, and as they may be most available to the supply of his wants; that it is essential to the security of their own interests that the contract between them should be in the simplest form, and strictly observed; that in all complicated transactions, fraud

* A Return of the gross number of civil bill processes in each district of Ireland, for a single year, discriminating the number of those in which the cause of action arose out of mixed accounts of rent and wages, would demonstrate the unsatisfactory manner in which the accounts are kept, and the loss of money and time produced by the litigation of the parties to them.

fraud is facilitated and always suspected; and above all, that *in bartering rent for labour, they are actively engaged in destroying the best market for the produce of their lands*; and in their vain attempt to possess themselves of the fruits of labour at less than its fair value, they have not even gained a temporary advantage over the cunning they have called into action, and which will always prove to be more than a match for any artificial checks imposed on it.

It may be said, in answer to these remarks, that few proprietors of improvable estates in Ireland are provided with the funds required to execute extensive works on the principle recommended. I admit the fact, and that there are serious difficulties in the way of procuring supplies. But if gentlemen could be aroused to a due sense of their situation, I cannot think they would be found insurmountable. Of all the causes which tend to repress exertion among them, there is none more potential than the passion for reputed territorial possessions. However alluring in prospective gain, or however urgent the present necessity, no gentleman of landed estate in Ireland can be induced voluntarily to concur in an alienation of the smallest outlying fraction of it for the purpose of improvement, or for the satisfaction of a clamorous creditor; and while in numerous instances the most obvious opportunities of effecting permanent improvements continue to be neglected, property after property, in rapid succession, have been by force of law taken under the management of the courts of justice, until it may be safely asserted that the practitioners and officers in those courts have possessed themselves of one-sixth at least of the territorial rental of the country, to the certain oppression of the tenantry, to the immediate devastation of the land, and to the utter and inevitable ruin of the distressed owners of it. It may therefore be justly inferred that this tenaciousness of family possession tends to defeat the object for which it is indulged; and the inference is well supported by the fact, that in no country in Europe is there at this day a proportional number of families of known ancient origin, to whom have devolved possessions held by their respective ancestors, as are to be found in England; and yet, it is well known that in no other country has there been during the last two centuries a more constant or rapid circulation of landed property through the public market.

But, to return from this digression, I beg to observe that, to assure to the native population, and to the Crown as the proprietor of the estate, the benefits arising from their employment at money wages, it is intended during the progress of the agricultural improvements, and until that population shall be permanently provided for, to limit the employment to the natives, and rigorously to prevent the settlement of any new labourers or tenants on the lands. The projected improvements will therefore occupy several years in the execution of them, and in their progress will require various qualifications in those to be employed, and will afford continual opportunities of preferring those among them who shall distinguish themselves by extraordinary skill or ability, or by other qualities entitling them to peculiar notice. The ordinary labourers' works in sinking drains, constructing occupation roads, and planting fences and woodland, will afford employment at all seasons of the year for those who would be occasionally otherwise unemployed; and, as the agricultural operations proceed towards reclaiming and bringing into regular cultivation the allotments which shall be successively taken into the actual possession of the Crown for that purpose, the means will be afforded of constant employment and instruction in farming business to a certain number of the younger men and boys, who shall be selected from the various families, as promising to become, under such instruction, and by prudent conduct, skilful farmers and eligible tenants. From this class of farming labourers will be selected, under like discrimination, the lessees of the new farms, as they shall be brought into a state fit for occupation.

Secondly, *it is intended to permit the several families in the occupation of the lands to continue to hold them at their present rents until the new cultivation shall progressively extend to their respective divisions.*

The rental of the late Crown lessee has been somewhat reduced since the resumption of the property, by the Commissioners undertaking to discharge all public assessments on the lands, and the compositions payable to the ecclesiastical and lay tithe owners. The charge on the tenancy being so reduced, and the value of the occupation materially increased by the construction of the new public roads, I am assured by persons on whose local knowledge and judgment I can rely, and without reference to any other considerations affecting the ability of the tenants to meet the demand than would prevail if the lands were forthwith to be demised to them, that

their respective holdings would afford them much more remunerative profit than they have ever hitherto enjoyed.

The regular payment of that rental will therefore be henceforth strictly enforced; subject only to such abatements from time to time as shall be proportional to the rent estimated to be charged on the parcels which shall be resumed for the purpose of improvement. But as the general drainage of the lands shall proceed, I would propose that an unlimited supply of limestone should be afforded, at the expense of the Crown, to the tenant of each division, upon condition that he shall convert it into lime, to be expended on the land. However injudicious may be his application of this manure, he will derive ample compensation from the use of it, for his labour in raising turf and burning the stone; and thus far the liberality of the Commissioners may be beneficially indulged. But I would again *earnestly enforce the expediency of cautiously avoiding to afford him the slightest encouragement to waste his money or his labour on any fictitious improvements in buildings, or other matters of distant advantage to his tenure*; and advise that no one individual shall be permanently settled on an improved allotment of which a single acre shall have been previously in his particular occupation.

I am well aware that fully to effect this transplantation without excitement of dangerous feelings, of general discontent with the arrangements, and perhaps of ill blood among some of the people, will require much cautious management, much conciliatory forbearance, and great patience under constantly recurring trials of disappointment, on the part of those who shall be employed in the conduct of it. After some experience of such practical details, however, I am satisfied that, even with the most refractory and perverse, an early and unreserved explanation of intentions, a free communication and a strict adherence to fair dealing with the parties during the progress of their developement, and a steady unswerving perseverance in carrying them into effect, will not fail to overcome all the obstructions which the ignorance or the jealousies of the people may produce.

The gradual acquisition of property by them, which will certainly result from the constant employment afforded for their labour, and from a full payment of the remuneration *in money*, without any concurrent new demand for rent, cesses or tithes, will soon be found a powerful stimulus to the exertion of their industry and general good conduct; and as they are allowed to feel and securely to enjoy the partial benefits arising from the measures taken for the improvement of their condition, they will become reconciled to the incidental disturbance of their long engrafted habits, and place confidence in the obvious tendency of the changes to which they may be called upon to submit. There is no deficiency of natural intelligence among them, though it may be sometimes found difficult, from their imperfect acquaintance with the English language, and from their ignorance of other matters, to convey fully to their apprehension the meaning of the propositions addressed to them, and to comprehend the objections, the wishes, or the fears they desire to express. Even this impediment is rapidly yielding to the instruction which springs from an extended intercourse with strangers; and perhaps, as far as merely scholastic education can usefully aid in the developement of the faculties of a rural population, the peasantry of the south-western counties of Ireland are more advanced than the same class in any county of England. In fact, on these Crown lands, notwithstanding their remote insulation from all established schools, there are few adults who cannot write, read English, and use the common rules of arithmetic; and there are some among them who may fairly assert higher pretensions to reputed scholarship. At the same time, it may truly be said of them that they are not only unstained by the crimes which agitate the inhabitants of other districts more favourably circumstanced in most other respects, but they are also distinguishable for an observance of their religious and moral duties, for the general kindliness of their disposition, and by a deeply implanted affection for their kindred; of all which virtues, I have myself witnessed among them some striking manifestations. There is nothing in the natural or moral character of the people which should therefore discourage the efforts of a beneficent Government to improve their civil condition; and I confidently trust it will not experience in this instance a disappointment of any of its expectations, either by the mismanagement of its agents or by the waywardness of the objects of its benevolence; and that it will receive the hearty co-operation of all who can promote the realization of them by their local influence, or by any accommodations they can render to the Commissioners.

Submitting

Submitting to the attention of the Board the preceding observations in explanation of the general scheme of improvement proposed in my former Report, and in vindication of the principles by which, I conceive, the measures to be taken in the execution of it will be most fitly guided, I shall proceed to advert to some matters which have called for consideration since the commencement of the works.

The extensive uncultivated district in which the Crown estate is centrally situated, is bounded by the limestone fields lying to the east and west; but towards each frontier, at an intermediate distance from the northern and southern extremities of the estate, and within a few miles of it, there is a partial outbreak of the limestone, where quarrying is practicable; namely, in the lands of Tour, near Newmarket, belonging to the Earl of Cork, and at Carrigdulkeen, in the lands of Mausrowr, in the county of Kerry, belonging to the Earl of Kenmare. On my inspection of the property in October last, I found that although the new public roads had been formed and rendered practicable for carriages to a considerable distance from each side of it, the tenantry were still entirely unprovided with lime; and pursuing my inquiries, I learned that, in consequence of the restrictions imposed on the occupiers of the quarries most contiguous to the estate by the respective proprietors of them, neither lime nor limestone could be procured by the tenants, on any terms which would admit of an abundant use of it on the lands with a prospect of remuneration for the cost.

As the Crown lands cannot be permanently reclaimed from their present unproductive state without an adequate provision of lime to be used as manure, I immediately represented these circumstances to the first Commissioner of this Board, Viscount Duncannon, who was then in Ireland, and who forthwith communicated on the subject with the above-named noblemen. In answer to that communication, his Lordship was promptly assured by both the Earl of Cork and the Earl of Kenmare of their readiness to facilitate, by any means in their power, the prosecution of the contemplated improvements; and accordingly they directed their agents to arrange with me the terms on which the desired accommodation might be afforded in a manner satisfactory to all parties. The result of my correspondence with those gentlemen is an agreement on the part of the Earl of Cork and the Earl of Kenmare, respectively, to grant to the Commissioners one plantation acre of the limestone at Taur, and the same quantity at Carrigdulkeen, on lease for a term of 31 years, determinable at any time after the expiration of the first 10 years, subject to a reservation in each lease, of a fixed net yearly rent of 20*l.*, and to covenants and conditions usually inserted in leases of the like nature. This arrangement will obviate, in the most satisfactory mode at present practicable, the only important natural disadvantage under which the Crown property lies; and it may be considered a liberal accommodation, as any participation in the advantages derived from the enjoyment of an accidental local convenience of this description by the tenantry of another estate is usually guarded against with great jealousy, and because, from the remoteness of the main fields of limestone in the next adjacent districts, the cost of transportation would probably, for some years to come, preclude any considerable consumption of it as manure on this property.

At the same period, Mr. Griffith represented to me that he apprehended that he should shortly experience great inconvenience from the want of one or more ploughmen and other skilful husbandry labourers, to carry on the agricultural improvements on the lands then under drainage; inasmuch as the district could not furnish any hands of that description, and strangers would be unwilling to settle themselves there, unless tempted by such extraordinary wages as would much enhance the costs of the works, and be prejudicial in other respects.

I had anticipated the occurrence of this difficulty, but I did not expect it would be felt at so early a period; conceiving that three or four years would elapse before any agricultural improvements could be undertaken. The means by which I had proposed to obviate it were to select, from among the sons of the tenants, after I should have acquired some knowledge of their personal characters, a certain number of the most intelligent, who should be willing to leave their homes, and to be placed by me in situations, in other parts of the country, where as farm labourers or servants they might in the course of two or three years acquire some of that practical knowledge and skill in husbandry business, of which the entire

population of the district is utterly ignorant; and on their return home, to employ them, for a longer or shorter period as occasion might render expedient, under the direction of the Board's farming bailiff, in the cultivation of the reclaimed lands, and in the instruction of the other labourers on them; and eventually, to prefer those who should distinguish themselves in these services, and be considered eligible, as tenants for the new farms first brought into a state fit for occupation.

By this course of proceeding, I conceive that the instruction desired to be communicated to the people will be most certainly acquired and diffused among them; that the prosperous career of a single individual so instructed will operate more powerfully and rapidly as a stimulating example to all around them than can be hoped to be effected by any other available means; and that the elder people, seeing their sons thus advanced and successful in their vocations, will neither oppose themselves to the progress of improvement, nor regard with jealous feelings the temporary postponement of their own claims to notice.

Under these impressions, I solicited Lord Duncannon's permission to offer to such persons as I should ascertain to be desirable employers of the lads, and who could be induced to undertake the charge of them, such reasonable pecuniary allowance as would compensate them for any loss they might sustain in the payment of wages, or in the maintenance of the lads during their service, by reason of their transfer from one species of labour to another, for the purposes of instruction, which would, of course, render the work performed by them of little value to the employers.

His Lordship having been pleased to approve of the suggestion, I invited candidates for the service. Many more offered themselves on the occasion than I was prepared to dispose of; but ultimately, I selected nine unmarried men and boys, whom I succeeded in placing, at Christmas, as under-mentioned; and the accounts I have since received of their conduct are highly satisfactory. I shall record their names, in order that future inquirers into the results of the measure may be able to identify them: they are as follow; viz.

1. Denis Reen, aged 25 years; hired as a farm servant by Mr. George Johnson, of Duntaher, near Fermoy, in the county of Cork.

2. John M'Auliffe, aged 21 years; hired as a husbandry labourer, by Mr. More O'Ferrall, M.P., who has placed him under the particular care of his farming steward, at Ballyna, in the county of Kildare.

3. Corney Cronin, aged 18 years. At the instance of Mr. More O'Ferrall (who most kindly and early offered his assistance in procuring places for the lads), Cronin has been hired as a husbandry labourer, by Messrs. Rait of Clonin, near Edenderry, in the King's County.

4. Pat. Leary, aged 18 years; hired by Mr. Wm. Sherrard of Marley, near Dunlea, in the county of Louth, who has placed him under the instruction of his celebrated ploughman.

5. Corney Mahoney, aged 19 years; taken into the service of Mr. Brassington, who has placed him on his farm at Irishtown, in the county of Dublin, to be instructed in the cultivation of green crops, stall feeding and kitchen gardening.

6. Corney Riordan, and 7, John Connel, respectively aged 25 years.

8. Dan Leary, aged 20 years.

9. Tim. Denahy, aged 18 years.

The four last mentioned have been placed under the care of Mr. Turner, deputy surveyor of the New Forest in Hampshire; the two former to be fully instructed in the business of planting and management of nursery and wood grounds, and, with the others, in ordinary farm work.

If I can procure eligible situations, I shall place out about six more of the young men, in the course of the next summer; but I do not propose to pursue the experiment beyond the number of 18. I should, however, much wish to be afforded the means of withdrawing a few of the female adults, and of placing them in the service of families resident in the country, where their habits might be formed, and other useful instruction obtained, towards effecting an improved domestic

domestic economy among the people, on their return home. Persons who have investigated the cottage economy of England, know well the important benefits which result from the temporary employment of labourers' daughters in the domestic service of the resident gentry ; but, unfortunately, the like opportunities are not as generally afforded in Ireland.

It will appear from Mr. Griffith's Report, that the intended school-house will be erected this year, and early in the following summer I hope that it will become available to the objects of its establishment, and that the institution will be duly appreciated by the people and their clergy.

There only remains for me to notice, that the suggestions contained in my former Report, respecting the erection of a chapel and a suitable residence for the officiating priest, at King William's Town, having received the sanction of the Board, I had a personal communication on the subject, in the autumn of 1832, with the Roman-catholic bishop of the district in which the Crown estate is situated, for the purpose of ascertaining whether he had any objection to sanction the arrangement which would become necessary for the due service of the chapel ; as, without such sanction of the proposed appropriation of the buildings, the service of the chapel could not be performed by any clergyman subject to his control, and the costs of the buildings would be uselessly incurred. On that occasion, the bishop assured me that he had, with some of his clergy, very deliberately considered the proposition I had submitted to him, but that he could not give it his sanction unless the Board would previously secure a provision sufficient for the maintenance of the officiating clergyman, so that the income of the parish priest might not be diminished, either by the charge of an additional curate, or by the severance of any portion of his benefice ;—a condition which I could not advise to be conceded, even if the Commissioners had the power to grant such a provision.

Under these circumstances, the erection of the chapel has been postponed.

I am, Sir,
Your most obedient Servant,

Alexander Milne, Esq.
Secretary to Commissioners of Woods, &c.

(signed) *James Weale.*

No. 35.

LETTER from Mr. Griffith, on the subject of reclaiming the Flat Bogs of Ireland ; annexed to Mr. Weale's Report.

Dear Sir,

Dublin, 22 February 1834.

I QUITE agree with you in thinking that no general conclusion respecting the great question of the reclamation and cultivation of the flat bogs of Ireland can be drawn from the improvements now in progress on the Crown estate in the county of Cork.

It is true that, owing to the necessity of the case, I have undertaken the draining, claying and cultivation of a small bog on the estate adjoining King William's Town ; but the bog was very favourably circumstanced, close to the valley of the River Blackwater, where a soil of suitable quality could easily be procured for claying its surface ; and had it not actually surrounded the intended village, I should never have advised the expenditure of so much money on the improvement of a bog where the greater part of the estate, which is not bog, is capable of equal improvement, at a much cheaper rate ; but the experiment is interesting, as far as it goes ; and I shall take care to keep the accounts of the expenditure and return of produce from the bog separated from the other improvements, so that, when the whole is completed, we shall be enabled to see the matter in its true light.

In respect to the improvement of the flat bogs in Ireland, there are several important experiments now in progress, which will tend to throw light on the subject.

In the neighbourhood of Killucan, in the county of Westmeath, Mr. Fetherston is now improving a large tract of bog, apparently with great success. He has imported wrought-iron rails, railroad waggons, and all the variety of draining tools that have been used at Chatmoss, near Manchester, which moss is exactly similar to our flat bogs. Mr. Murphy is also making improvements on a portion of the great bog of Allen, in the county of Kildare. Both these gentlemen have followed the system of draining adopted at Chatmoss. They plough the surface by horses, having square wooden pattens attached to their hoofs; and afterwards, by means of the railroad and waggons, cover the bog to the depth of four inches with clayey limestone gravel. In these experiments great attention is paid to arrangement and economy; and I expect, in the course of a year or two, we shall be enabled to determine with certainty as to the advantage of speculating largely in the reclamation of bogs in this country.

I am, dear Sir,
Very faithfully yours,

James Weale, Esq.
&c. &c. &c.

(signed) *Richard Griffith.*

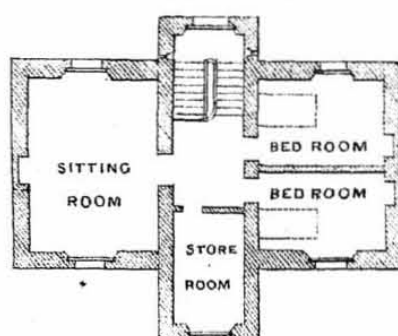
No. 36.

See MAP of part of the Counties of Cork and Kerry.

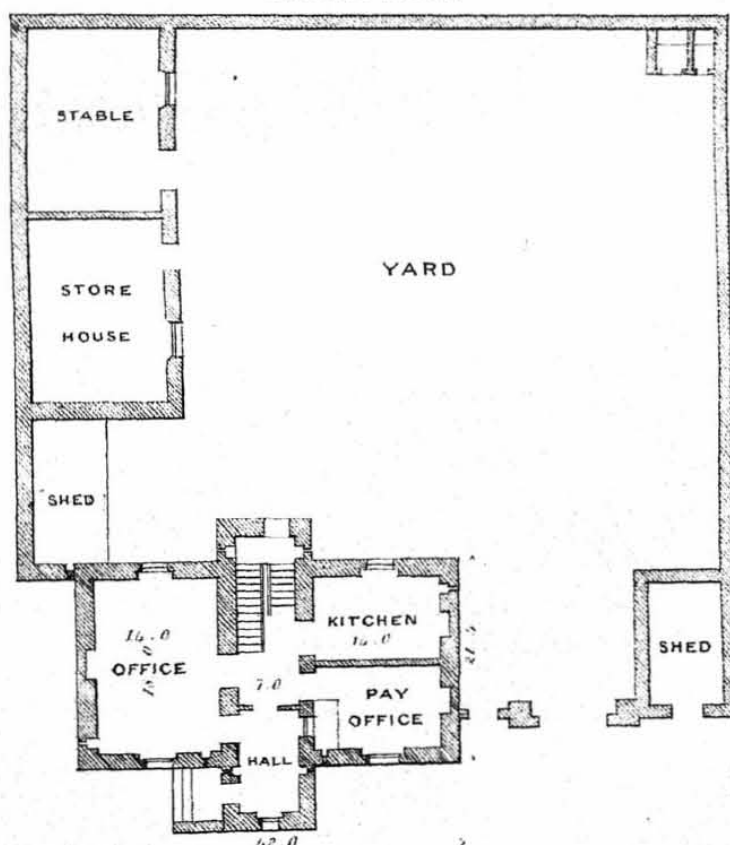
DESIGN FOR A HOUSE AND OFFICES
proposed to be built
ON THE CROWN LANDS OF KING WILLIAM'S TOWN,
IN THE
COUNTY OF CORK.



BED ROOM STORY.



GROUND PLAN.



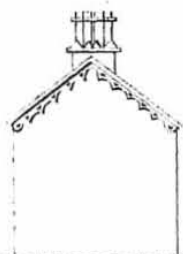
SCALE 20 FEET TO AN INCH.

Richard Griffith.

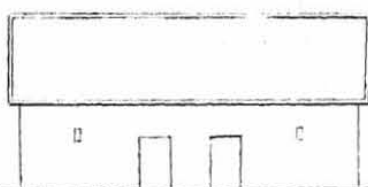
HOUSES BUILT FOR TRADESMEN. AT KING WILLIAMSTOWN,
COUNTY OF CORK.
1833.



ELEVATION.



HOUSE GABLE.



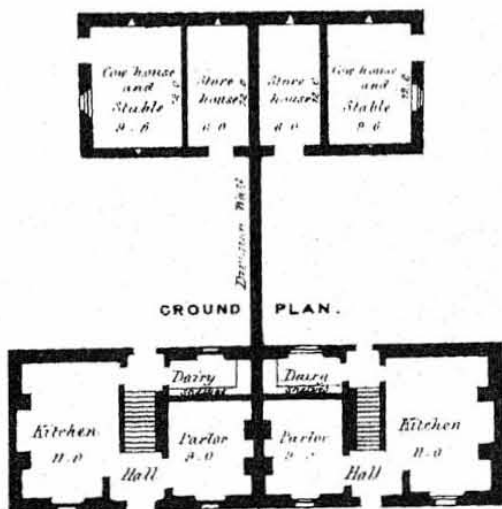
ELEVATION OF COWHOUSES &c.



OFFICE GABLE.



BED ROOM STORY.

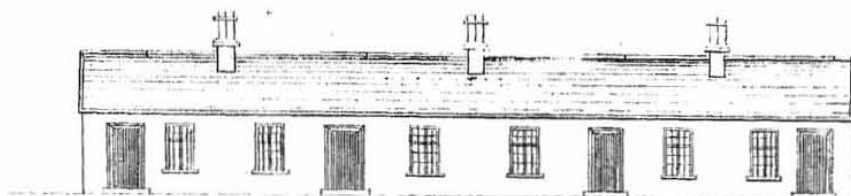


GROUND PLAN.

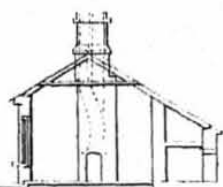
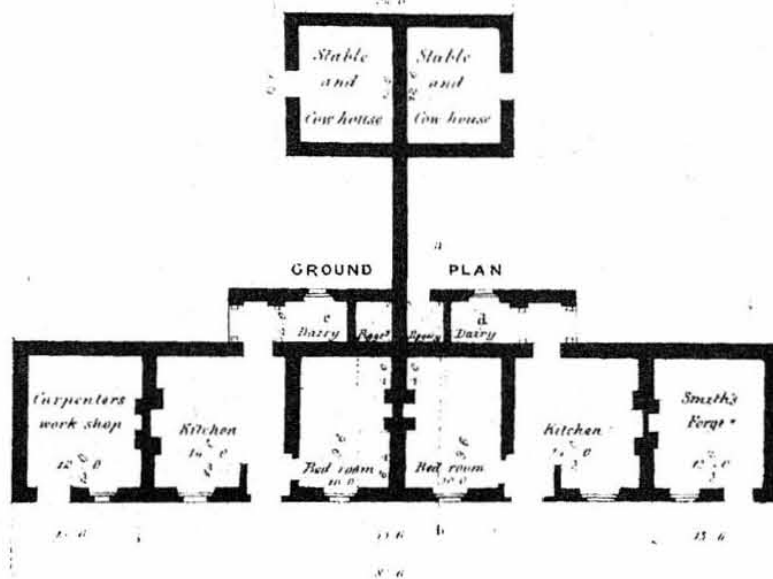
SCALE 20 FEET TO AN INCH.

Richard Griffiths.

ELEVATION OF COTTAGES FOR TRADESMEN, BUILT
AT KING WILLIAMSTOWN,
COUNTY OF CORK.
1833.



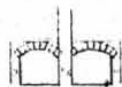
ELEVATION.



Cross Section from a Job



Section of Office Gable.

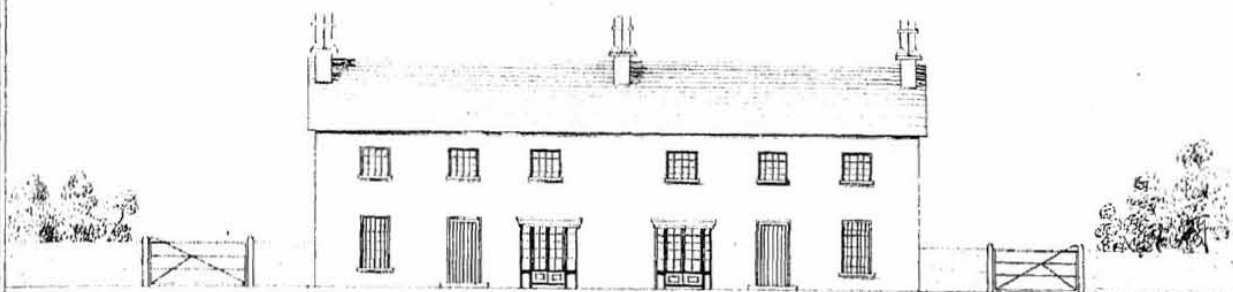


Section through c. d.

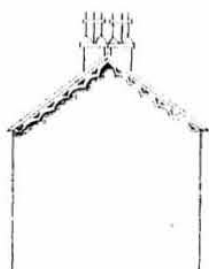
SCALE 20 FEET TO AN INCH.

Richard Griffiths

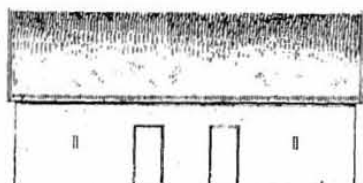
DESIGN FOR HOUSES INTENDED FOR SHOP - KEEPERS
PROPOSED TO BE BUILT IN THE NEW VILLAGE OF KING WILLIAMS TOWN
COUNTY OF CORK
1833



ELEVATION



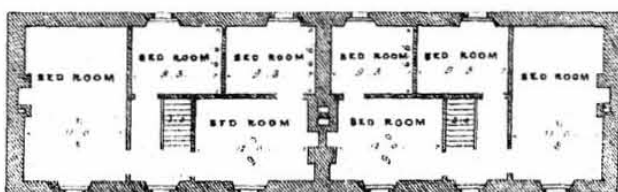
HOUSE GABLE



ELEVATION OF COW HOUSES &c



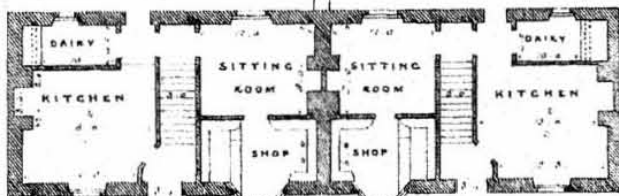
OFFICE GABLE



BED - ROOM STORY



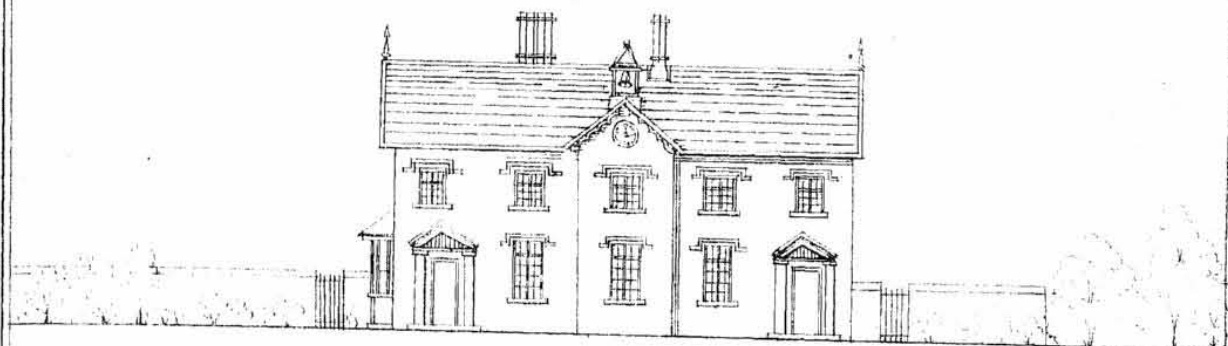
GROUND PLAN



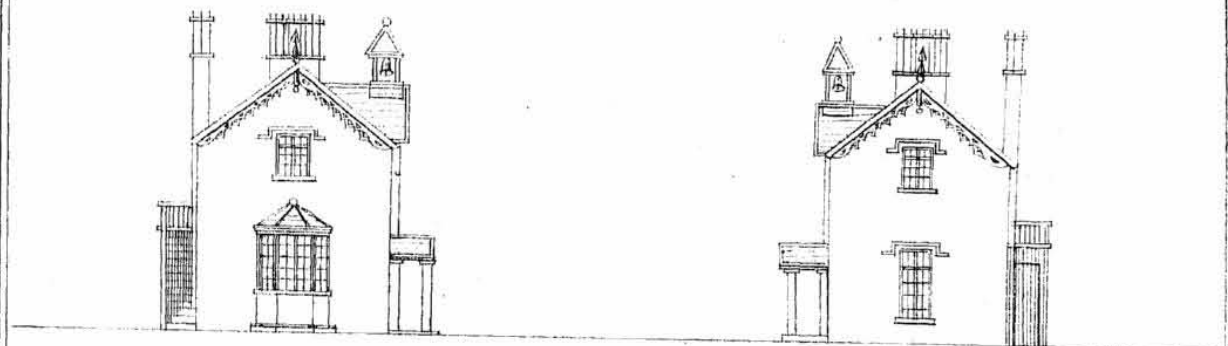
Richard Griffiths

SCALE 20 FEET TO AN INCH

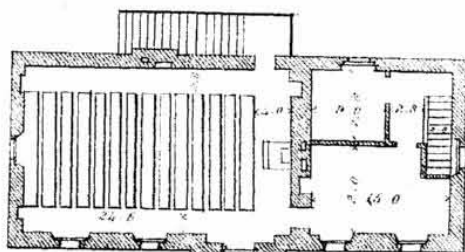
DESIGN FOR A SCHOOL HOUSE PROPOSED TO BE BUILT IN THE NEW VILLAGE OF WILLIAMSTOWN
ON THE CROWN LANDS OF POBBLE O'KEEFFE,
COUNTY OF CORK.



ELEVATION.

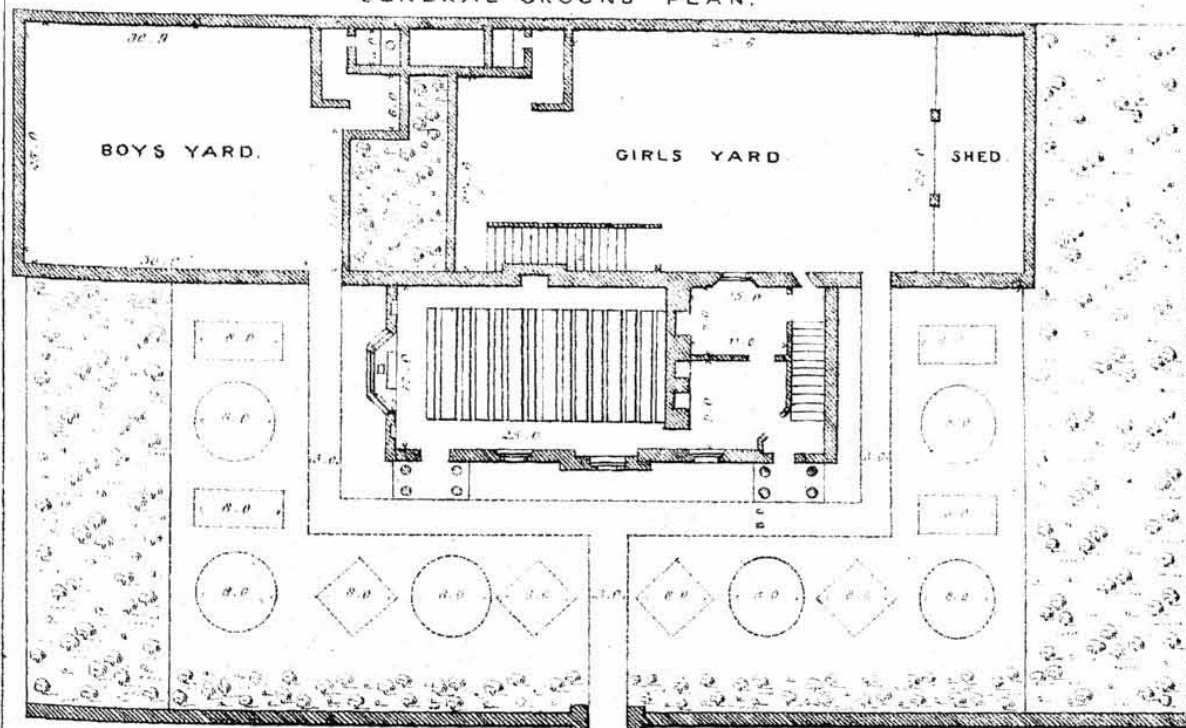


SIDE ELEVATIONS.



UPPER STORY
AND
GIRLS SCHOOL ROOM.

GENERAL GROUND PLAN.



ENTRANCE.
SCALE 20 FEET TO AN INCH.

Richard Griffiths.

DESIGN FOR A FARM HOUSE
TO BE ERECTED ON THE CROWN LANDS OF POBBLE O'KEEFFE
COUNTY OF CORK.



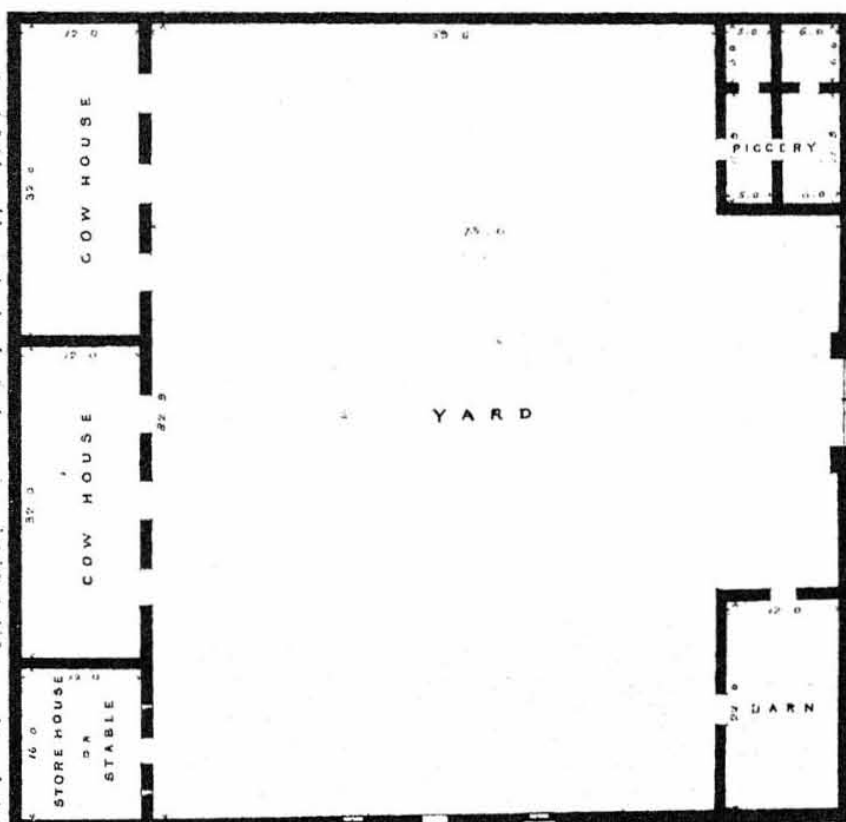
ELEVATION OF FARM HOUSE.



BARN

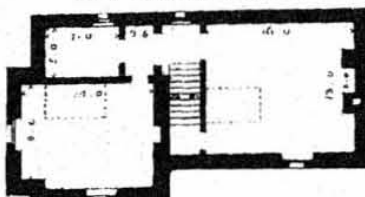


ELEVATION OF STABLE AND COW HOUSES



GROUND FLOOR

BED-ROOM STORY

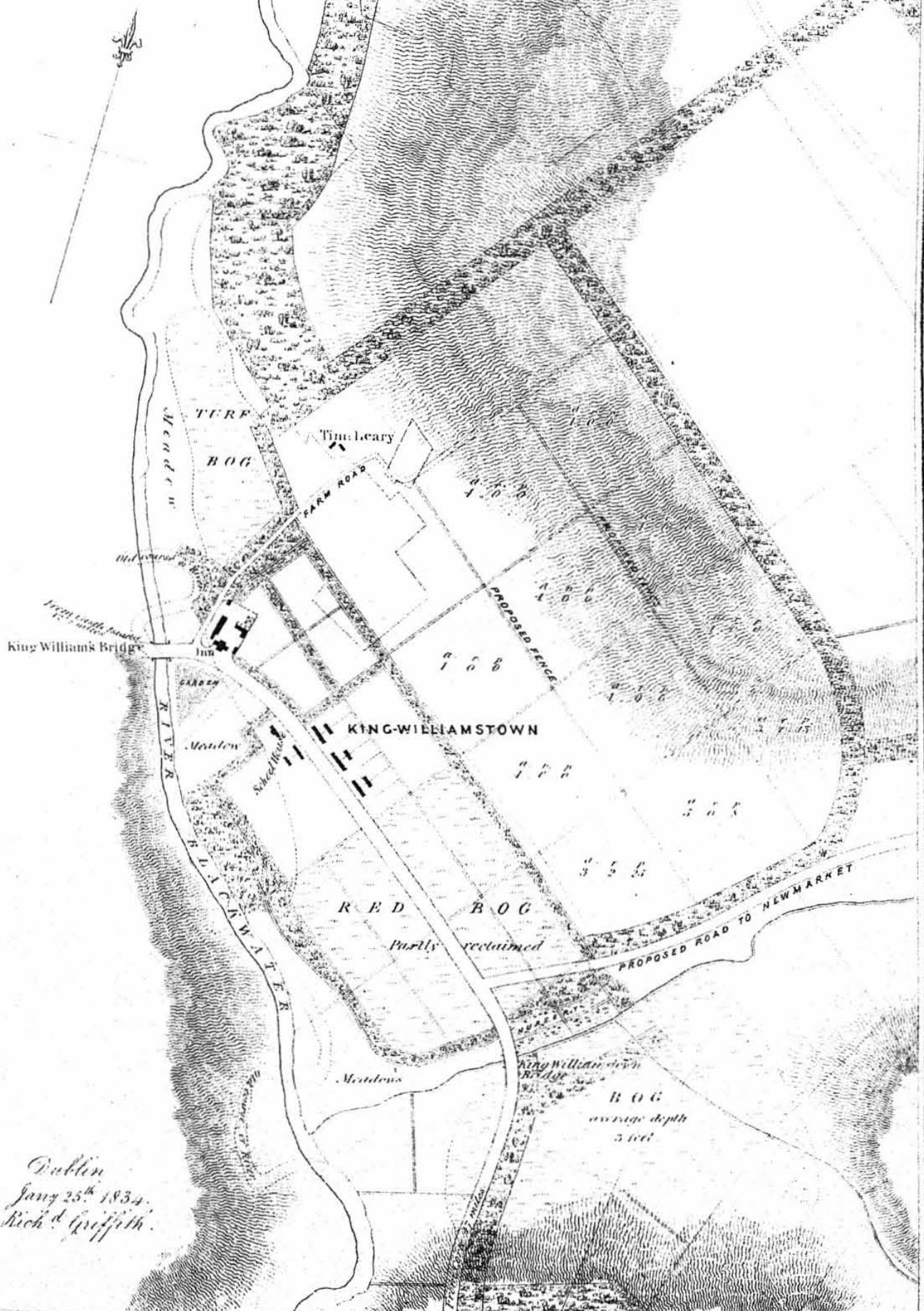


Note It is proposed to erect this Farm House near the road side, within a quarter of a mile of the village and in consequence the elevation is made more ornamental than would be desirable in remote situations.

Richard Griffith.

PLAN
of the
PROPOSED IMPROVEMENTS
at King Williamstown in the
COUNTY of CORK.

Scale 73,375 Inches to an Inch,
British Statute measure.



Dublin
Jan'y 25th 1834.
Rich'd Griffith.

STATEMENT OF THE DIFFERENCE IN LENGTH
BETWEEN THE OLD ROAD, AND THAT NOW IN PROGRESS OF EXECUTION.

FROM TRALEE TO CORK.

Distance, by Present Road, by Killarney and Millstreet, to Cork 76.4.0

By Proposed Road, viz.:

From Tralee to Castle Island, 10.0.0

Castle Island by proposed Road, to
Glennageen Bridge, over the R. Blackwater,

thence to Cork, by the New Road, through

the Boyne Mountains...

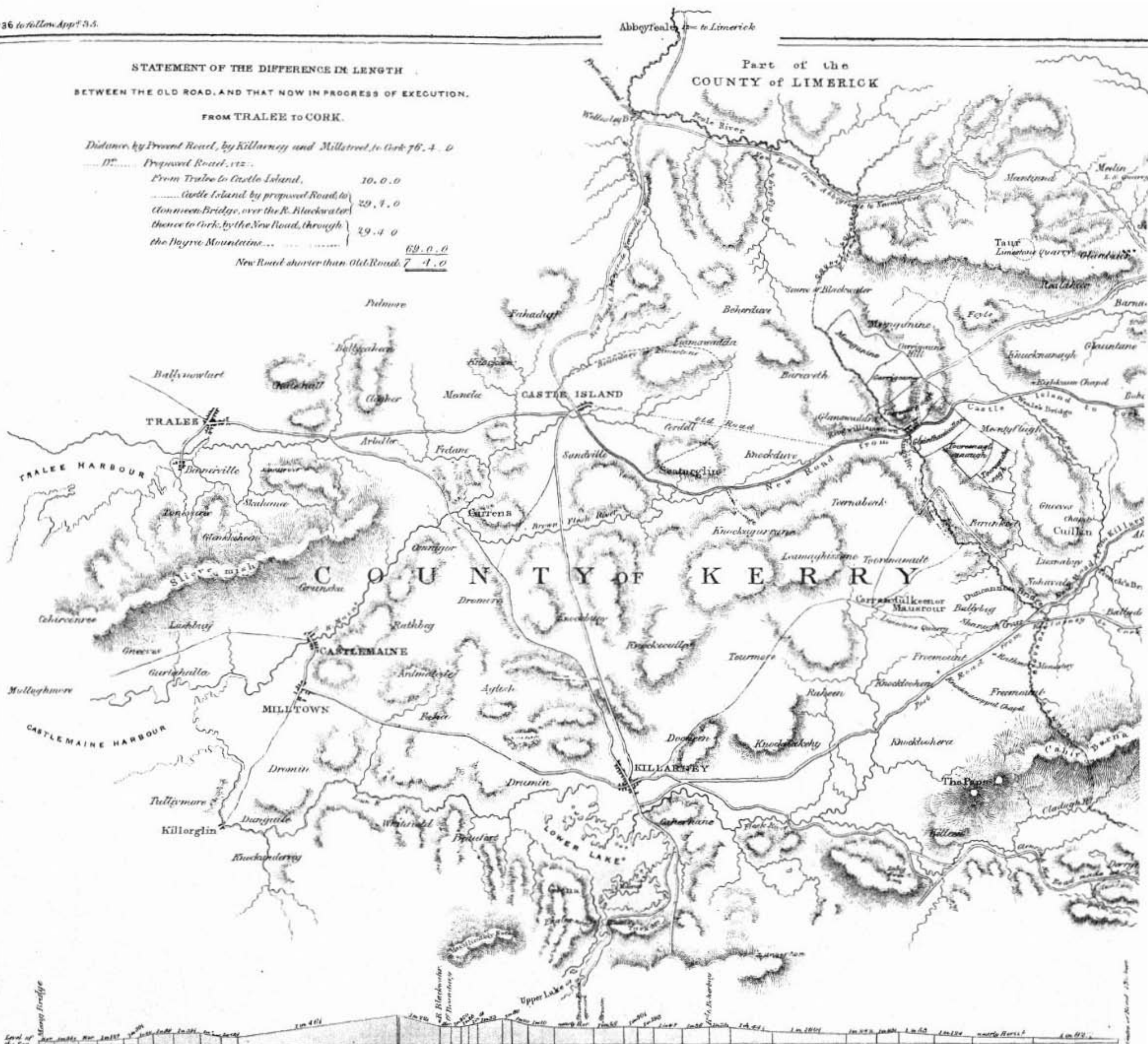
29.4.0

29.4.0

New Road shorter than Old Road, 7.4.0

69.0.0

7.4.0



SECTION OF THE NEW ROAD FROM CASTLE ISLAND TO ROSKEEN. LENGTH 34.2.0

