There were many watermills in and near the city. With the introduction of steam power these mills did not become obsolete but continued in use up to 1920. A notable watermill in its day was one on the Maunsell estate at Mungret which produced blankets and serges. The Yorkshire family of Maunsell followed Cromwell into Ireland and settled at Tervoe. Members of the family entered parliament. the first Baron Maunsell, Lord Emly, became Postmaster General. Through the efforts of a French Jesuit refugee from the Paris Commune, Emly was converted to the Roman Catholic belief. This change of belief marked the decline of the family fortunes. Through Emly's influence, the Jesuits acquired the Model Farm at Mungret and founded Mungret College in 1882.

Emly's property was mortaged and sold. His mansion was gutted by scrap metal dealers. The woods he loved were cut down and the estate again became a wilderness. The vacent windows of Tervoe House looked out on two hundred tons of cow dung piled high to mature on the front lawn of the mansion where formerly a pair of mastiffs, linked by a six foot chain, mowed down and savaged anyone who dared to walk on the sacred ground. The pillared portico from Tervoe House now adorns the front entrance of the Jesuit College at Mungret and gives the place an air of modest affluence.

With the introduction of steam powered mills, Limerick became the centre of the flour milling industry in the south of Ireland. Working conditions in those mills were near akin to slavery. The workers worked twelve hours each day for six days each week. Food was brought to them by their relatives. The workers had to eat while working; they were not permitted to rest. Domesticated animals are allowed to rest while eating; the workers were denied this privilege. Michael Hogan, the Bard of Thomond, has this to say: "I worked for three years in one of those mills; it was like three years penal servitude".

In order to keep those mills in continuous operation, many six-storied grain stores were built in various parts of the city. In these stores the provincial harvest of grain and imported wheat was stored. As the grain had to be continuously turned, working conditions in dust and near darkness were appalling. The men kept the same working hours and working conditions as the mills. In 1913 there were five flour mills in the city. The employees earned their living and raised large families on the rotting of the lungs and premature death. They thanked the Lord for the waking of the dead, before a funeral. Pipes of special design were made for newly built houses and were embedded in the walls when the house was being built. Due to the fragile nature of the pipes there was constant employment in their manufacture. The family imported two cargoes of 50 tons of pipe clay every year from Liverpool. The mineral water industry in Limerick was carried on by several families in the Sexton Street area. They obtained the natural mineral spring water from wells sunk over fifty feet deep.

The secret success of the Limerick bacon factories and their world wide reputation for quality lay in the mineral springs from which they obtained their supplies of bacteria-free water. There was some preservative quality in the water which gave the bacon good keeping qualities and made it tender, succulent and world famous.

The quality of these mineral springs was well known in the city. In the newer part of the city, Newtown Pery, many of the houses had wooden pumps in their basements some of which were in use until recently.

During excavations at Watergate, within the boundary of the city walls, a twelve-foot wooden pipe or cunduit was found ten feet below the surface and nearby also at ten feet was found a large stone wheel with toothed edge which was part of an apparatus for drawing up barrels of water from deep within the walled city. As the Shannon and Abbey rivers are tidal, with tides of over fourteen feet, it is obvious that a dependable water supply within the bounds of the city wall was essential.

Cannon balls and other weapons found on the site would indicate that the well was in use around the time of the third siege of Limerick in 1691. In time the well would have become polluted by seepage from the St. Michael's graveyard less than one hundred feet distant. The well would then have been filled in and abandoned.

It is clear then that a dependable water supply within the city walls, under the control of the garrison was vital to the defence of Limerick city.