

## Your reference: 23/82226/DISCON - Outwood Wharf Condition 15

Observations of the Manchester Bolton & Bury Canal Society (MBBCS) on the Condition 15 Planning Statement in relation to the discharge of condition 15 of application ref 18/71512/FUL.  
Date: 20/09/2023

Proposal: **Request for confirmation of compliance of condition 15 (Heritage) attached to planning permission 18/71512/FUL**

Location: **Land Bound By Hulme Street, Gaythorn Street And Upper Wharf Street Salford M5 4PX**

Condition 15 requirement:

**Prior to the first occupation of the development hereby approved, a scheme to commemorate the heritage of the site and adjacent area within the new public realm shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and retained thereafter.**

1. The MBBCS welcomes the opportunity offered by Salford City Council to provide our observations on the planning statement provided by Zerum.co.uk and the developer's proposal to name the development Oldfield Wharf and to display a consistent logo across the site.
2. Zerum are to be commended for their historical research however virtually none of this appears to be commemorated in the proposed scheme.
3. The MBBCS notes that the Crescent Masterplan shows that Public Open Space is to be provided in front of the Oldfield Wharf development.<sup>1</sup>
4. The MBBCS proposes that one or more of the following options taken together would truly commemorate the heritage of the site:

(a) 3 heritage information boards<sup>2</sup> should be funded by the developer and placed in the proposed public open space in front of the development.

Board 1: The history of the MBB canal and its importance in respect of the development of industry in Salford. We can assist with the contents of this.

Board 2: The significance of the Oldfield Dwellings as accommodation for 60 families of the labouring classes, built by the Lancashire and Yorkshire Railway to replace dwellings demolished elsewhere as a result of the expansion of the railway.<sup>3</sup> We are sure the Lancashire and Yorkshire Railway Society would be happy to help with this. In addition the board should also reference the famous Lowry drawing.

Board 3: To reference the comments by Engels in "The condition of the working class in England (1845)" in respect of this neighbourhood.<sup>4</sup> We are sure the Working Class Movement Library<sup>5</sup> could add further context if required.

The public open space could be named "Gaythorn Green" in reference to the historic street name.

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<sup>1</sup> See Appendix 1

<sup>2</sup> See Appendix 2 for examples

<sup>3</sup> <https://lyrs.org.uk/> secretary@lyrs.org.uk

<sup>4</sup> See Appendix 3

<sup>5</sup> <https://www.wcml.org.uk/>

(b) The developer commissions a piece of public art for the public open space that is inspired by the line “Dream a dream by the old canal” from Ewan Maccoll’s song “Dirty Old Town”.<sup>6</sup>

(c) The developer sponsors a curriculum based award for art/essays/ideas etc with local schools and in partnership with local community facilities, including performing arts inclusive groups that are in the Crescent area.

(d) The developer uses the recent example of the production of new mosaics for the nearby Islington Park as a model for a similar installation in the public open space.<sup>7</sup>

(e) The developer retains the brickwork from the original canal bridge parapet wall<sup>8</sup> that is still in place on Upper Wharf Street to create an architectural feature at this location, albeit the wall might need to be lowered to the height of the adjacent railings that run in front of the neighbouring properties. The pavement in front of the wall could also be changed from tarmac to flagstones with the words “Old Basin” inset.

5. **Viability:** In the past many developers have resisted making contributions to community infrastructure via s.106 payments or other means by arguing that their scheme would not be viable if such payments were made. The MBBCS is of the view that Oldfield Wharf is a handsomely viable scheme and can afford a more substantial contribution than that proposed in recognition of the heritage of the site. The MBBCS is aware of recent research that reported that rents in Manchester have increased by 20% in the last year<sup>9</sup>. Rents in the M5 postcode of this development appear to mirror this. Our own ad hoc survey of local estate agents revealed typical rents in the private rented sector in this neighbourhood average £1,400 a month. 296 apartments (plus 380 sqm of commercial floor space) would therefore be expected to generate an income of at least £5 million a year. The build cost was reported to be £50 million<sup>10</sup> so £5 million represents a gross return on investment of 10%. We also note that there is regular Saturday working on this development which is another indication that the developer expects to reap significant income from this site.

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<sup>6</sup> <https://genius.com/Ewan-maccoll-dirty-old-town-lyrics>

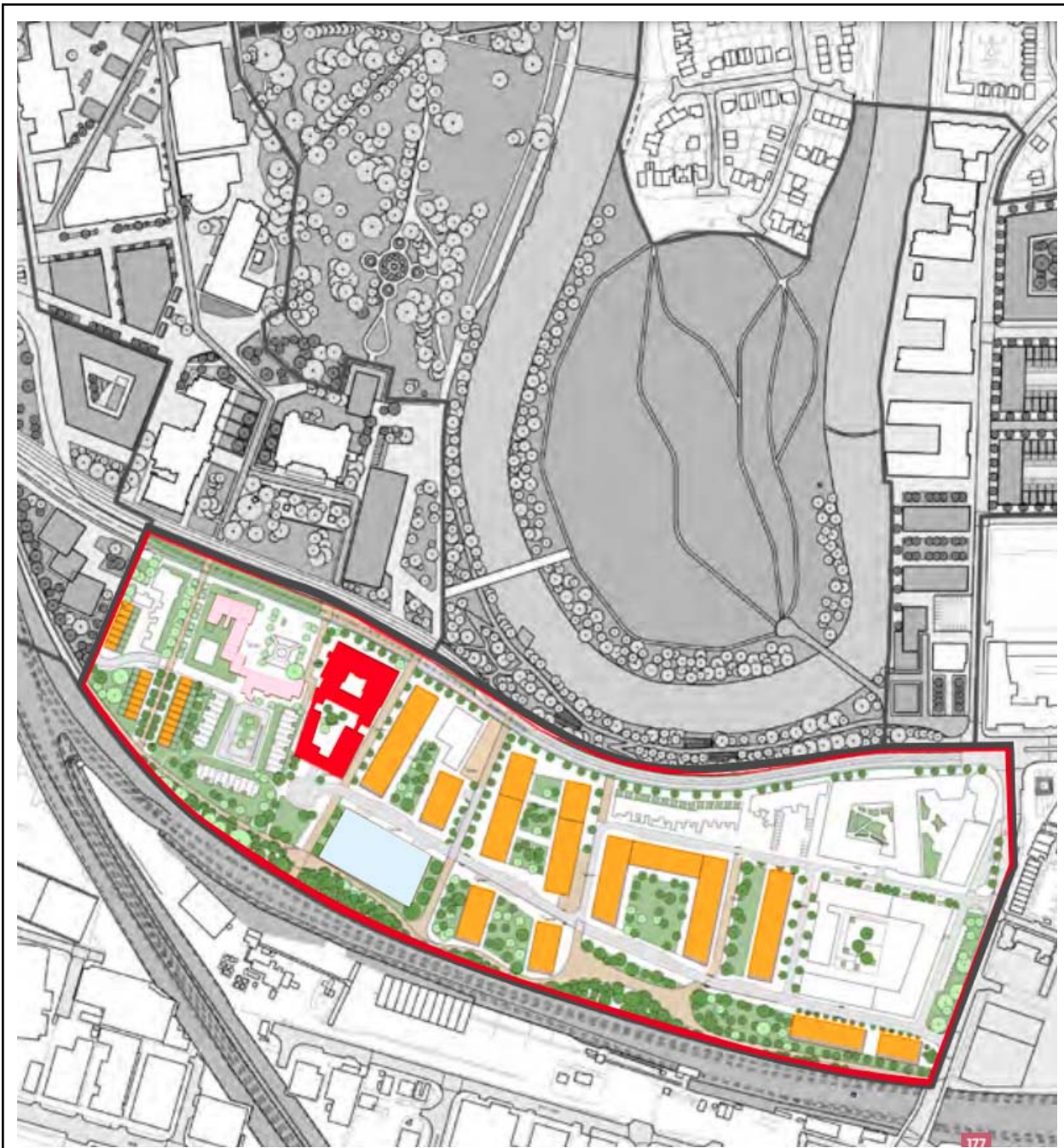
<sup>7</sup>

<https://www.salford.gov.uk/your-council/news/news-archive/news-from-may-2022/salford-s-own-secret-garden-gets-transformed/> and <https://m.youtube.com/watch?v=Q3J0U2GPJkk>

<sup>8</sup> See Appendix 4

<sup>9</sup> <https://www.placenorthwest.co.uk/manchester-rents-are-20-more-expensive-than-last-year/>

<sup>10</sup> <https://www.placenorthwest.co.uk/united-living-picked-for-50m-salford-btr/>



Extract from the Crescent Masterplan (p.176) showing Public Open Space on Oldfield Road  
[https://crescentsalford.com/wp-content/uploads/2021/03/Final-Development-Framework\\_18122020.pdf](https://crescentsalford.com/wp-content/uploads/2021/03/Final-Development-Framework_18122020.pdf)



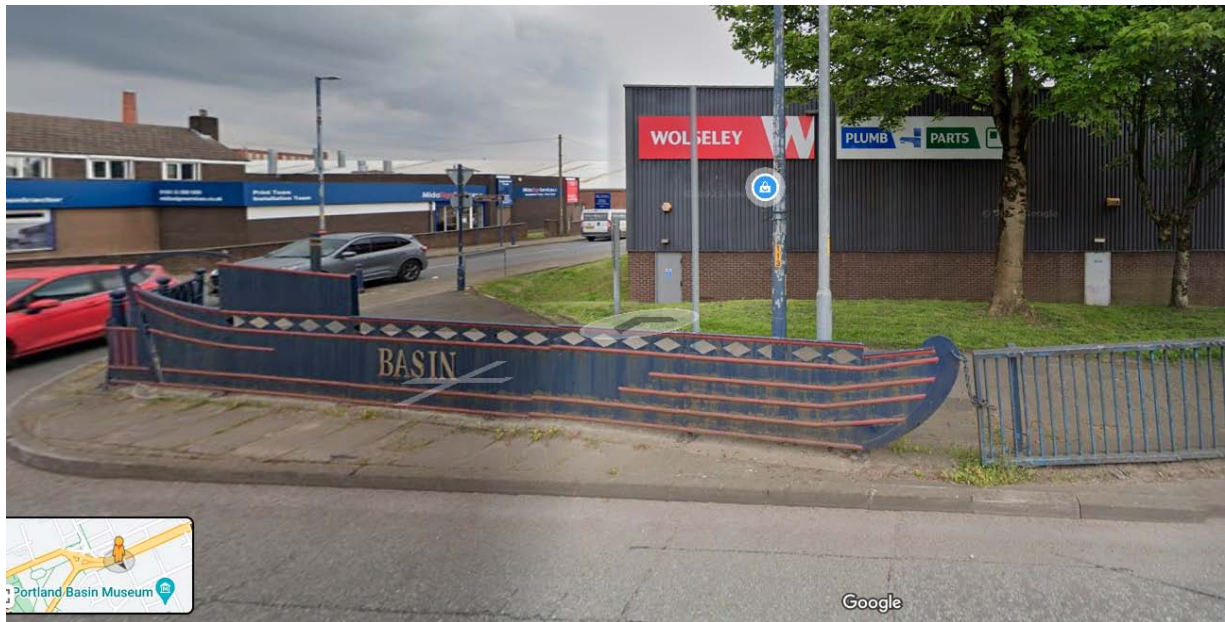




Example of heritage information board in Wilburn Basin



Close up of information board



Canal boat profile in steel on Park Parade in Ashton-under-Lyne. Signposts that this is the road to take to Portland Basin. Something similar could be installed on the public open space on Oldfield Road in front of Oldfield Wharf, along with heritage information boards.

## Appendix 3

“...the workers of Salford live in dwellings in which cleanliness and comfort are impossible. Exactly the same state of affairs is found in the more distant regions of Salford, in Islington, along Regent Road, and back of the Bolton railway. The working-men’s dwellings between Oldfield Road and Cross Lane, where a mass of courts and alleys are to be found in the worst possible state, vie with the dwellings of the Old Town in filth and overcrowding. In this district I found a man, apparently about sixty years old, living in a cow stable. He had constructed a sort of chimney for his square pen, which had neither windows, floor, nor ceiling, had obtained a bedstead and lived there, though the rain dripped through his rotten roof. This man was too old and weak for regular work, and supported himself by removing manure with a hand-cart; the dung-heaps lay next door to his palace!”

Source:

<https://genius.com/Friedrich-engels-the-condition-of-the-working-class-in-england-chap-2-annotated>





View (above) along Upper Wharf Street showing remains of the canal parapet wall



View above is a closer view of the remains of the canal parapet wall. The apartments behind this wall are nearly complete and follow the same design as Phase 1 as shown in the previous photo.

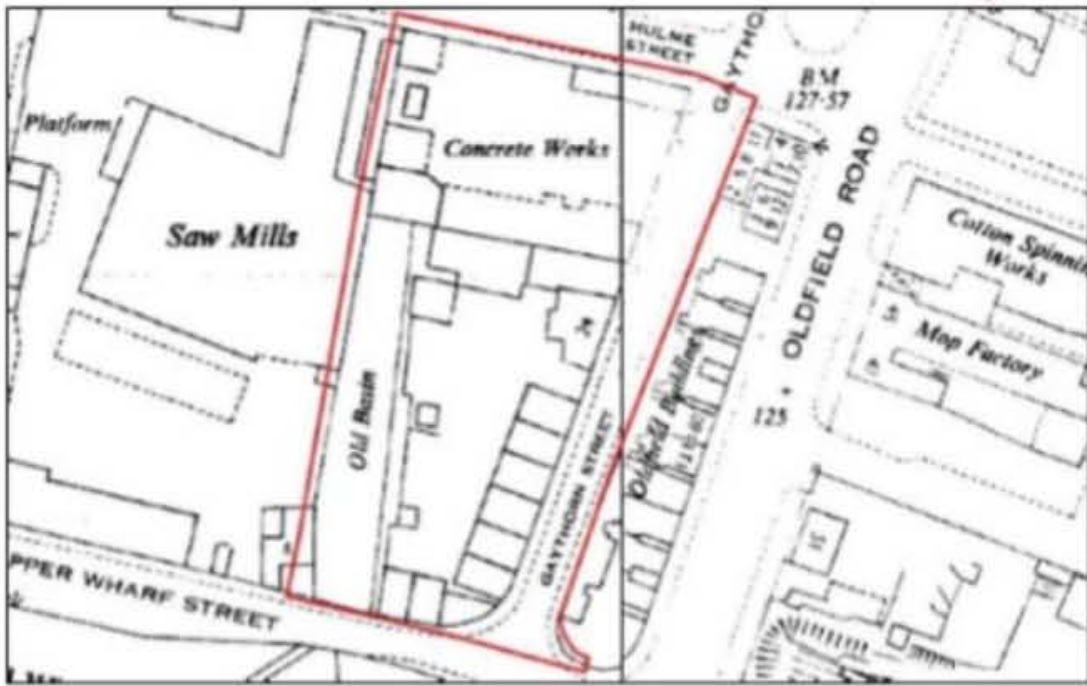


Plate 9: Extract from the Ordnance Survey map of 1956

The "Old Basin" reference from the 1956 Ordnance Survey Map



## **Society Background**

The Manchester Bolton & Bury Canal Society was founded in 1987, with the aim of restoring the canal. It has had several successes, despite often difficult economic times. In the 1990s two bridges (one in Salford) were restored to full navigable dimensions.

In 2008 the first length of the canal at Middlewood in Salford was fully restored, including construction of a new deep lock allowing access from the River Irwell. The Society built the unique Meccano Bridge in 2012 and then undertook 'Big Digs' to reveal the flight of six locks at Nob End.

The Society continues to work with Bolton, Bury and Salford Councils, as well as with the Canal & River Trust. In the past few years the towpath from Hall Lane to Radcliffe has been resurfaced.

The Canal Society is currently finalising a feasibility study with Bolton and Bury Councils and the Canal & River Trust to investigate reopening the canal to navigation from Little Lever to Bury.

The Canal Society has a clear vision and purpose to progressively restore the canal to full navigable condition with blue-green spaces for wellbeing and environmental improvement.

<https://www.mbbcs.org.uk/>