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24 April 2026

Dear Sir/Madam

Certificate of Lawfulness for Proposed Cladding Remediation and Balcony Finishes Replacement Works at Great Northern Tower, Watson St, Manchester M3 4EE

This Covering Letter has been prepared by PRP Architects on behalf of Taylor Wimpey to support an application for a Certificate of Lawfulness for proposed works at Great Northern Tower in accordance with Section 192 (1) of the Town and Country Planning Act 1990 (as amended).

The purpose of this application for a Certificate of Lawfulness is to confirm that the proposed replacement cladding remediation works, and balcony surface replacement works would not result in a material change to the appearance of the building and therefore planning consent is not required, as the works are lawful.

It should be noted that there is a clear importance to remediate the building as soon as possible both from a resident's safety perspective and the timescales required from the Building Safety Fund (BSF).

Planning Considerations

A previous Application for Certificate of Lawfulness for remediation works was approved on 14 February 2022 – Ref No.132929/LP/2022

Adjacent Manchester Central Convention Complex

Discussions and a site meeting have already taken place with Manchester Central Convention Complex and they are being kept fully briefed in terms of co-ordination and progress

Greater Manchester Police

Discussions and a site walk around has also occurred with Greater Manchester Police to discuss security, safety and access

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The Building

The building's facades are composed of several different finishes:

Wall Systems:

- Wall System A Glazed Curtain Wall with Aluminium Cruciform Panels
- Wall System B Aluminium Rainscreen (Fins)
- Wall System C Aluminium Rainscreen Panels
- Wall System D Aluminium Rainscreen panels at soffits
- Wall System E Terracotta Rainscreen Façade
- Wall System F Glazed curtain Walling to upper floors

Other Wall Systems:

a. Red masonry system to the North
b. Masonry with rizban joints
c. Terrace external walls at roof

Balconies:

a. Inset balconies
b. Corner balconies
c. Cantilever balconies

The initial investigation has found:

- In relation to External Wall System A, it is considered that this system poses a tolerable risk in isolation and as such remedial works are not required to the system (with exception of balconies)
- In relation to External Wall System B, it is considered that this system poses an unacceptable risk and could potentially result in unseen fire spread. It is recommended that adequate cavity barriers are installed horizontally at compartment floor/walls within the primary cavity
- In relation to External Wall System C, it is considered that this system poses an unacceptable risk and could potentially result in unseen fire spread. It is recommended that adequate cavity barriers are installed horizontally at compartment floor/walls within the primary cavity
- In relation to External Wall System E, it is considered that this system poses an unacceptable risk and could potentially result in unseen fire spread. It is recommended that adequate cavity barriers are installed horizontally at compartment floor/walls within the primary cavity
- Due to the risk posed by the timber decking within the vertically stacked timber balconies the removal of the timber from the balconies is recommended in all locations to reduce the likelihood of significant fire spread over the external wall. Therefore, it is recommended that the timber decking on the balconies is replaced with products that have a BS EN 13501-1 Classification of A2-s1, dO or better

Summary of The Works:

The following works are proposed to improve the fire safety performance of Great Northern Tower;

- Existing cladding materials to be removed, new cavity barriers to be installed and existing cladding then re-instated
- The timber decked balconies are proposed to be replaced with an AluDeck decking board or similar

Conclusion

This letter sets out that a Certificate of Lawfulness is sought for the proposed recladding remediation works at Great Northern Tower whereby the existing cladding will be removed, fire barriers introduced and the existing wall finish reinstated in order to comply with safety standards.

A previous Application for Certificate of Lawfulness was approved on 14 February 2022 - No.132929/LP/2022

Discussion have already taken place with Manchester Central Convention Complex and Greater Manchester Police regarding security, safety and access

We believe that this project is suitable for Lawful Development Certificate planning approval Submission – the reasons being:

- The façade remediation works will not change buildings current use
- The works will not change buildings footprint
- The works will not change windows or doors locations.
- The works will not change buildings' appearance

As the work will be funded by the Building Safety Fund provided by the Ministry of Housing, Communities and Local Government (MHCLG), there is a need obtain the Certificate of Lawfulness as soon as possible to comply with the timescales.

I trust that the enclosed information is adequate for prompt validation of this application. However, if you require any clarification or any other information, please contact me via the email provided above.

Yours faithfully



Yousaf Qazi
Senior Architect