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Datum Datacentre - Wythenshawe

Planning Verification Statement

Issue One - FINAL - October 2026

issue information and contents…

…sustainable building services solutions

issue information…

CURRENT ISSUE			
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PREVIOUS ISSUES

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contents…

executive summary…

1.0 site and planning background…

2.0 verification of sustainability measures…

3.0 conclusion…

appendices

a photographic evidence…

b additional references…

issue information and contents…

executive summary…

…sustainable building services solutions

OVERVIEW

This Verification Statement has been prepared by MTT Limited on behalf of Datum Datacentres in support of the discharge of Planning Condition 19 relating to the development of the data centre known as MCR2, located on Wavell Road, Manchester M22 5RA, in the Wythenshawe district of Manchester.

Planning permission was granted on 2nd October 2023 under application reference 137424/FO/2023 for 'Erection of a two-storey data centre (4,153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House'.

This statement reviews the sustainability measures incorporated into the completed development and verifies their implementation through as-built information, operation and maintenance documentation, commissioning records and other information provided by the developer, operator and contractor team. The assessment has been informed by a site inspection undertaken by MTT Limited, including the collection of dated photographic evidence demonstrating the implementation and completion of the installed sustainability measures.



Completed Building Photograph, from Brownley Road

CONDITION 19

Condition 19 requires the development to be implemented in accordance with the sustainability measures identified within Section 7 (Sustainability) of the approved Design and Access Statement (TTSP, June 2023), and requires the submission of a verification statement confirming the incorporation of those measures following completion of the development. The condition specifically requires documentary and photographic evidence demonstrating the implementation and completion of the approved sustainability measures.

KEY FINDINGS

Eight principal sustainability commitments have been reviewed against the available project documentation, commissioning information and site inspection evidence.

A site inspection was undertaken on 22nd June 2026, during which the principal sustainability measures described within this report were observed, photographed and cross-referenced against the reviewed project documentation.

Design Issue	Assessment
PUE Target of 1.2	✅ Demonstrated
Renewable Electricity via Green Certificates	✅ Demonstrated
Rooftop Solar PV	✅ Demonstrated
Efficient Chilled Water Cooling with Free Cooling Technology	✅ Demonstrated
HVO Biofuel Generators	✅ Demonstrated
EV Charging	✅ Demonstrated
Heat Recovery to Local Homes	✅ Demonstrated (Future Connection Enabled)
40°C Heatwave Resilience	✅ Demonstrated

The review confirms that the principal sustainability measures physically incorporated within the completed development have been implemented and are supported by as-built documentation, commissioning information and site inspection evidence. Achieved annual operational PUE has not been independently verified, and heat export remains dependent upon receiving network infrastructure.

Certain operational or future-facing measures, including renewable electricity procurement and heat recovery to adjacent residential development, are dependent upon ongoing operational arrangements and/or third-party infrastructure beyond the scope of the completed construction works.

CONCLUSION

Based on a review of the as-built documentation, operation and maintenance information, commissioning records, supporting evidence and site inspection undertaken by MTT Limited, it is concluded that the sustainability measures identified within Section 7 of the approved Design and Access Statement have been substantially incorporated into the completed development. Dated photographic evidence and supporting documentation demonstrating the implementation of the approved measures are included within the appendices to this report.

Accordingly, it is considered that the requirements of Planning Condition 19 have been satisfied. The review demonstrates that the approved sustainability measures have either been implemented within the completed development, verified through supporting documentation and site inspection, or, where dependent upon future operational arrangements or third-party infrastructure, have been appropriately safeguarded in accordance with the approved sustainability strategy.

executive summary…

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STRUCTURE OF THIS DOCUMENT

This Verification Statement has been prepared to demonstrate compliance with Planning Condition 19 and to verify the implementation of the sustainability measures identified within Section 7 (Sustainability) of the approved Design and Access Statement (TTSP, June 2023).

Section 1.0 provides background information relating to the development and reproduces the relevant planning condition and sustainability commitments against which the completed development has been assessed.

Section 2.0 presents a detailed review of each sustainability commitment identified within the approved Design and Access Statement. For each measure, the report identifies the original sustainability commitment, summarises the evidence reviewed and provides a Verification Assessment based upon the available as-built information, operation and maintenance documentation, commissioning records and site inspection observations.

Section 3.0 provides the overall conclusions of the verification exercise and sets out whether the reviewed sustainability measures have been incorporated into the completed development.

The report is supported by two appendices. **Appendix a** contains dated photographic evidence obtained during the site inspection. **Appendix b** contains additional supporting information and technical references where relevant.

The assessment methodology adopted throughout this report is based upon a review of available project documentation, information provided by the developer, operator and contractor team, together with observations made during a site inspection undertaken by MTT Limited. Conclusions have been reached based upon the evidence available at the time of writing.

The photographs and documentary evidence referenced throughout the report are also provided as separate electronic files within an accompanying evidence archive. These files are organised by measure and identified using the evidence references and original filenames included within this report, allowing the supporting information to be reviewed.

AUTHOR/CHECKER DECLARATION

Martin Lawless of MTT Limited is identified as the author of this statement. Martin holds a BEng (Hons) in Mechanical Engineering, an MSc in Building Services Engineering and a PGCert in Climate Change Adaptation and Planning in the Built Environment. Martin is an Associate Member of the Chartered Institution of Building Services Engineer (ACIBSE).

Tom Ward of MTT Limited is identified as the checker of this statement. Tom holds a BEng (Hons) in Mechanical Engineering and is a Chartered Engineer and Member of the Chartered Institution of Building Services Engineers (MCIBSE).

executive summary…

1.0 site and planning background…

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OBJECTIVE

The purpose of this section is to set out the requirements of Planning Condition 19 and identify the sustainability measures that are the subject of this verification review.

THE SITE AND THE DEVELOPMENT

Planning permission was granted on 2nd October 2023 under application reference 137424/FO/2023 for 'Erection of a two-storey data centre (4153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House'

The completed data centre development, known as MCR2, consists of a two-storey data centre building accommodating data halls, electrical and mechanical plant rooms, network and communications infrastructure, operational support accommodation and ancillary facilities, including welfare facilities, security accommodation, goods receiving areas and meeting rooms. Externally, the development includes associated access roads, car parking, service yards, landscaping and plant compounds accommodating cooling plant, standby generators, fuel storage infrastructure and electrical equipment. New utility connections and site-wide infrastructure have also been installed to support the operation of the completed facility.



Completed Building Photograph, from Wavell Road

CONDITION 19

Condition 19 requires that:

> 19) The development hereby approved shall be implemented in accordance with the measures as set out within Section 7 (Sustainability) of the Design and Access Statement (TTSP June 2023), received on 28 June 2023, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.
>
> Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Section 7 (Sustainability) of the Design and Access Statement is as follows:

7.1 Sustainability

The client's environmental, social, and governance principles and sustainabilty standards have been intergrated in the design process for a more sustainable data centre.

The client's aspiration and brief is for the proposed building to be approached and designed to a BREEAM V.Good standard.

BREEAM is an international scheme that provides independent third-party certification of the assessment of the sustainability performance of individual buildings, communities and infrastructure projects.

The team have taken into consideration the use of sustainable materials and practices during the design development.

The scheme has been designed to achieve a high standard of energy efficiency, through application of the energy hierarchy, both in terms of the occupied spaces as considered under Part L of the Building Regulations and in terms of minimising Power Usage Effectiveness (PUE) through modern design and technology.

7.2 USB Sustainaility/ESG

Key ESG opportunities and risks

Energy efficiency solutions	▪ Modern design and technology would allow to achieve **energy efficiency**, targeting PUE of 1.2 ▪ Securing supply of **clean energy** from renewables sources using green certificates ▪ Including **solar PV** panels in the new building rooftop ▪ Efficient chilled water-cooling system adopted with **free cooling technology** ▪ Adoption of **renewable HVO biofuels** to fuel emergency generators ▪ Installation of **EV charging** for employees and clients ▪ Potential of **heating recovery** to supply local homes ▪ Specific design to handle external temperature of 40°C, to mitigate **risk of heatwaves**
Construction works	▪ Considering a **Carbon Impact Assessment** of carbon embodied in the construction of the plant ▪ Minimizing **impact of construction works**, avoiding night-time hours and high traffic ▪ Developing a program to efficiently **manage waste** from the demolished plant ▪ Construction materials sourced from **local suppliers**
Social engagement	▪ Active **engagement with local community** to manage externalities and promote digital skills ▪ Expected **job creation** of 15 FTEs plus suppliers

Section 7 (Sustainability) of the Design and Access Statement (TTSP June 2023)

Energy Efficiency Solutions

- Modern design and technology would allow the development to achieve energy efficiency, targeting PUE of 1.2
- Securing supply of clean energy from renewable sources using green certificates
- Including solar PV panels in the new building rooftop
- Efficient chilled water-cooling system adopted with free cooling technology
- Adoption of renewable HVO biofuels to fuel emergency generators
- Installation of EV charging for employees and clients
- Potential of heating recovery to supply local homes
- Specific design to handle external temperature of 40°C, to mitigate risk of heatwaves

2.0 verification of sustainability measures…

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1.0 PUE TARGET OF 1.2

Requirement

Modern design and technology would allow achievement of energy efficiency targeting PUE = 1.2

Background

Power Usage Effectiveness (PUE) is a measure of data centre energy efficiency, calculated by dividing the total energy consumed by the facility by the energy consumed by the IT equipment. A PUE of 1.0 would represent ideal performance, where all energy entering the facility is used directly by the IT equipment with no overheads. In practice, PUE is used to assess the efficiency of supporting infrastructure such as cooling systems, power distribution and lighting, with lower values indicating a more energy-efficient data centre.

To determine the operational PUE, the following ratio is used:

$$PUE = \frac{\text{Total Facility Energy}}{\text{IT Equipment Energy}}$$

where:

- Total Facility Energy = all electricity entering the data centre.
- IT Equipment Energy = electricity consumed by servers, storage and network equipment only.

Verification Assessment

Salute, the organisation responsible for the data centre's technical delivery, has confirmed that the annualised design Power Usage Effectiveness (PUE) of the development is 1.2 at full IT load. This represents total annual facility energy consumption of 1.2 units for each unit of energy consumed by the IT equipment, with the remaining 0.2 units attributable to supporting infrastructure, including cooling and electrical distribution losses.

Instantaneous PUE varies with external conditions and IT loading. Cooling energy demand increases during warmer weather, while fixed infrastructure losses represent a greater proportion of total consumption at low IT loads.

A live 'snapshot' PUE reading above 1.2 during these conditions does not therefore, in isolation, demonstrate a departure from the annualised full-load design target. At the time of the verification inspection, the external temperature exceeded 26°C and the facility was operating with a limited number of customers and consequently a low IT load. These conditions explain the higher instantaneous PUE observed. Salute also reports that an instantaneous PUE below 1.2 was observed during full-load testing undertaken as part of final commissioning.

Photographic Evidence



Photo No. IMG_8996.JPG, taken 22/06/26 - BMS / monitoring display screen showing MCR2 data centre plant and system status overview, with PUE figure on top right of screen

Documentary Evidence

Document Ref.	Organisation / Author	Notes
1.1	**1.1 170188-KSL-XX-XX-SP-BMS-07001 - BMS & PMS Specification CO3.pdf** Specification entitled 'BMS & PMS Scope Of Works' from Keysource, reference 170188-KSL-XX-XX-SP-BMS-07001, revision C03, dated 24/01/25, 14 pages.	MAIN
1.2	**1.2 Email from Tom Blundy (Salute) 020926.pdf** Email entitled 'RE: Condition 17 - Sustainability credentials', for Tom Blundy of Salute to the project team, dated 02/09/26.	MAIN

Conclusion

Salute has confirmed an annualised design PUE of 1.2 at full IT load, consistent with the target identified in the approved Design and Access Statement. The higher instantaneous PUE observed during the site inspection has been explained by the prevailing ambient temperature and low IT loading.

The design target is therefore supported by Salute's technical confirmation.

2.0 RENEWABLE ELECTRICITY VIA GREEN CERTIFICATES

Requirement

Securing supply of clean energy from renewable sources using green certificates.

Background

In the UK, demonstration that the electricity consumed by a building has been sourced from renewable generation is typically achieved through the use of Renewable Energy Guarantees of Origin (REGOs), issued under the UK's Renewable Energy Guarantees of Origin scheme.

This can be evidenced by an electricity supply contract and/or confirmation from the electricity supplier that the building's electricity consumption has been matched by an equivalent quantity of REGOs for the relevant reporting period.

Verification Assessment

A review has been undertaken of the operational energy procurement information provided by the operator, together with supporting documentary evidence relating to the electricity supply arrangements for the completed development.

The approved Design and Access Statement identifies the procurement of electricity from renewable sources using green certificates as a sustainability commitment.

Datum Datacentres Limited, the operator, has provided a renewable electricity supply certificate issued by Bryt Energy (Ref. 2.1). The certificate confirms that the electricity supplied under the relevant electricity supply contract is sourced from 100% renewable generation comprising solar, wind and hydro.

Page 2 of the certificate explains that Bryt Energy purchases and manages Renewable Energy Guarantees of Origin (REGOs) to match the contracted electricity supply volumes with an equivalent quantity of renewable electricity generation in Great Britain. It also confirms that these renewable electricity supply arrangements have been independently audited and verified by SE Advisory Services (formerly EcoAct).

A corresponding electricity supply contract note has also been provided by Bryt Energy, dated 27 May 2025 (Ref. 2.2).

Page 3 of the contract note identifies Datum Datacentres Limited as the customer and specifies the 'Pure Flex – HH – Cash Out' electricity product, which incorporates a 100% renewable electricity fuel mix derived from hydro, wind and solar generation.

Page 4 identifies Wavell Road as the electricity supply location, confirming that the contractual arrangements relate specifically to the MCR2 development. The contract identifies a requested electricity supply commencement date of 1st November 2025 and a fixed-price period ending on 31st March 2026.

The two documents therefore provide complementary evidence of the site-specific procurement arrangements and the renewable electricity certification supporting the electricity supply.

Photographic Evidence

Photographic evidence is not relevant for this item.

Documentary Evidence

KEY DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
2.1	**2.1 Bryt_Renewable Certificate_DATUM DATACENTRES LIMITED (1).pdf** Bryt Renewable Certificate – DATUM DATACENTRES LIMITED.pdf — Renewable electricity supply certificate issued by Bryt Energy to Datum Datacentres Limited, confirming electricity supplied from 100% renewable generation backed by REGOs. *Page 2 describes the certificate matching and independent verification arrangements.*	MAIN
2.2	**2.2 DATUM DATACENTRES LIMITED - HH - 5m - Contract.pdf** Bryt Energy Customer Contract Note, dated 27/05/2025. Page 3 confirms the 100% renewable electricity product. *Page 4 identifies Wavell Road as the electricity supply location.*	MAIN

Conclusion

The documentation provided by Bryt Energy confirms that Datum Datacentres Limited has established site-specific arrangements for the procurement of electricity from 100% renewable sources at MCR2, Wavell Road.

The electricity supply contract note identifies the development as the supply location and specifies a 100% renewable electricity product. The accompanying renewable electricity certificate confirms that Bryt Energy's supply arrangements are supported by Renewable Energy Guarantees of Origin (REGOs), with independent third-party verification.

It is considered that suitable arrangements have been demonstrated that the supply of electricity is from renewable energy sources supported by recognised green certificates. Accordingly, it is considered that the commitment relating to the procurement of clean electricity from renewable sources using green certificates has been implemented through the documented procurement arrangements and the requirement is therefore satisfied.

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3.0 ROOFTOP SOLAR PV

Requirement

Including solar PV panels on the rooftop.

Verification Assessment

A review has been undertaken of the as-built project documentation, operation and maintenance manuals and observations made during a site inspection to verify the implementation of the committed rooftop solar photovoltaic (PV) installation.

The reviewed electrical Operation and Maintenance Manual contains a dedicated section entitled '6.12 Photovoltaic System', confirming the inclusion of a photovoltaic installation within the completed development. The O&M documentation includes maintenance procedures and operational guidance relating to PV modules, PV inverters, solar panel cleaning and annual maintenance requirements, demonstrating that the solar PV system forms part of the installed building services infrastructure.

The reviewed documentation further includes manufacturers' literature and technical information relating to key components of the installed PV system, including Jinko Solar photovoltaic modules, Solis PV inverters and Sunfixings mounting systems. The inclusion of these documents within the project O&M information provides evidence of the installed rooftop solar PV installation and its associated equipment.

A site inspection was undertaken to verify the implementation of the approved measures. During the inspection, the rooftop solar PV array was observed and photographed. The inspection confirmed the presence of installed photovoltaic panels on the roof of the development, consistent with the reviewed project documentation.

The combination of as-built documentation, O&M information, manufacturers' literature and site inspection evidence demonstrates that a rooftop solar photovoltaic installation has been incorporated into the completed development. The installed PV system contributes to the generation of renewable electricity on site and supports the reduction of operational carbon emissions associated with the development.

Photographic Evidence



Photo No. IMG_8984.JPG, taken 22/06/26 - Installed PV Panels



Photo No. IMG_8999.JPG, taken 22/06/26 - Installed PV Inverters

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Documentary Evidence

KEY DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
3.1	**3.1 O&M Manual Vol 4 Electrical.pdf** Building Operation and Maintenance Manual entitled 'O & M Maintenance Manual Volume 4 - Electrical' from Keysource Ltd, dated 01/03/26, 186 pages, Section 6.12 'Photovoltaic System', including operation and maintenance requirements for installed PV system.	MAIN
3.2	**3.2 EN-ST-138-02 PV Array Location.pdf** Drawing entitled 'PV Array Location' from Stella Group, reference EN-ST-138-02, dated 25/09/24.	MAIN
3.3	**3.3 MCR2 Line Diagram.pdf** Drawing entitled 'Line Diagram' from Stella Group, reference EN-ST-138-06-A, dated 19/01/25.	MAIN

OTHER DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
3.4	**3.4 EN-ST-138-03 String Layout.pdf** Drawing entitled 'String Layout' from Stella Group, reference EN-ST-138-03, dated 25/09/24.	SUPPORTING
3.5	**3.5 EN-ST-138-04-A Inverter Space Requirements - Plan View.pdf** Drawing entitled 'Inverter Space Requirements - Plan View' from Stella Group, reference EN-ST-138-02, dated 08/10/24.	SUPPORTING
3.6	**3.6 EN-ST-138-05-A Inverter Space Requirements - Side View.pdf** Drawing entitled 'Inverter Space Requirements - Side View' from Stella Group, reference EN-ST-138-03, dated 08/10/24.	SUPPORTING
3.7	**3.7 G99 Panel Drawing.pdf** G99 Panel Drawing from 'Stella Group' by Matt K at HOWPOW, revision A, undated.	SUPPORTING
3.8	**3.8 EN-ST-138-01-C Inverter Space Requirements - Front View.pdf** Drawing entitled 'Inverter Space Requirements - Front View' from Stella Group, reference EN-ST-138-01-C, dated 08/10/24.	SUPPORTING

Conclusion

Based on the review of the operation and maintenance documentation, manufacturers' information and site inspection observations, it is considered that the development has successfully implemented the commitment to provide rooftop solar photovoltaic panels.

The reviewed documentation confirms the presence of a dedicated photovoltaic system within the completed development, while the site inspection verified the installation of the rooftop PV array. Accordingly, it is considered that the commitment to include solar PV panels on the rooftop has been implemented and the requirement is therefore satisfied.

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4.0 EFFICIENT CHILLED WATER COOLING WITH FREE COOLING TECHNOLOGY

Requirement

Efficient Chilled Water Cooling System with Free Cooling Technology.

Verification Assessment

A review has been undertaken of the as-built mechanical services documentation, manufacturers' technical literature, commissioning records and observations made during a site inspection.

The documentation reviewed confirms that the completed development incorporates an energy-efficient chilled water cooling system utilising free cooling technology through the installation of Airedale DeltaChill free cooling chillers and associated fresh-air cooling equipment.

The manufacturers' technical data for the installed DeltaChill units confirms that the equipment incorporates dedicated FreeCool coils, described as an 'E-Coated MicroChannel Condenser & Standard 3 Row Aluminium FreeCool Coil'. The technical data identifies a nominal free cooling capacity of 989.7kW, demonstrating that the equipment is capable of taking advantage of favourable external ambient conditions to provide cooling without reliance on mechanical refrigeration for significant periods of operation.

The reviewed as-built documentation and general arrangement drawings confirm the installation of the specified free cooling chiller plant. The installed equipment incorporates air-cooled heat rejection coils and fan arrays consistent with an integrated free cooling arrangement, enabling heat rejection directly to ambient air when external conditions permit.

The documentation also confirms the provision of Airedale AireWall fresh-air cooling units serving the facility. These units comprise fresh-air intake sections, filtration stages, cooling coils and fan arrays and form part of the overall cooling strategy intended to maximise the utilisation of external ambient conditions and minimise cooling energy demand.

A site inspection was undertaken to verify the installation of the cooling infrastructure. The inspection confirmed the presence of the installed DeltaChill free cooling chiller plant and associated cooling equipment in accordance with the reviewed design and manufacturers' documentation.

Photographic Evidence



Photo No. IMG_9005, taken 22/06/26 - Installed Airedale DeltaChill Free Cooling Chillers (Electrical Control Panel)



Photo No. IMG_9016, taken 22/06/26 - Installed Airedale DeltaChill Free cooling Chiller (Condenser Coil Arrangement

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Documentary Evidence

KEY DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
4.1	**4.1 QT338473 - Chiller Technical data_.pdf** Specification entitled 'DeltaChill' from Airedale International Air Conditioning Ltd, reference QT338473, dated 05/09/23. Airedale DeltaChill Technical Selection Data identifying Design Ambient Temperature = 40°C and Nominal Free Cooling Capacity = 989.7 kW. *Explicitly states 'Standard 3 Row Aluminium FreeCool Coil' and provides Nominal Output - Free Cooling = 989.7 kW.*	**MAIN**

OTHER DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
4.2	**4.2 63532451 - DeltaChill GA.pdf** Mechanical Services General Arrangement Drawings entitled '63532451 - DCF067TX-14RNXX General Arrangement' by AJT at Airedale International Air Conditioning Ltd, reference 7K-00-1329-D, revision D, dated 07/10/24 showing installed DeltaChill free cooling chillers.	**SUPPORTING**
4.3	**4.3 QT337267 - AireWall units - Technical data R2 (2).pdf** Airedale AireWall Technical Literature. entitled 'Air Handling Unit Technical Specification' from Airedale International Air Conditioning Ltd, reference QT337267, revision 1/A, dated 05/09/23.	**SUPPORTING**
4.4	**4.4 O&M Manual Vol 3 Mechanical.pdf** Building Operation and Maintenance Manual entitled 'O & M Maintenance Manual Volume 3 – Mechanical' from Keysource Ltd, dated 01/03/26, 186 pages	**SUPPORTING**
4.5	**4.5 OM_Deltachill_7452725_v2.0_07_2023.pdf** System Operation and Maintenance Manual entitled 'Operation and Maintenance Manual – DeltaChill Air Cooled and FreeCool Chiller' from Airedale International Air Conditioning Ltd, reference 7452725, revision V2.0.0_07_2023.	**SUPPORTING**
4.6	**4.6 TM_DeltaChill R32_9758541_V3.5_05_2024.pdf** Manual entitled 'Technical Manual – Original Instructions – DeltaChill Air Cooled and FreeCooling Chiller 105–1110kW R32' from Airedale International Air Conditioning Ltd, reference 9758541, revision V3.5_05_2024.	**SUPPORTING**

Conclusion

Based on the review of the as-built design information, manufacturers' technical documentation, commissioning records and site inspection observations, it is considered that the development has successfully implemented an efficient chilled water cooling system incorporating free cooling technology.

The installed Airedale DeltaChill plant incorporates dedicated free cooling coils capable of providing substantial cooling through the use of external ambient air conditions, thereby reducing the demand for mechanical refrigeration and improving operational energy efficiency.

Accordingly, it is considered that the commitment to provide an efficient chilled water cooling system with free cooling technology has been implemented and the requirement is therefore satisfied.

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5.0 HVO BIOFUEL GENERATORS

Requirement

Adoption of renewable HVO biofuels for emergency generators.

Background

HVO is a renewable diesel substitute manufactured from sustainable waste-derived feedstocks. It can be used as a lower-carbon alternative to conventional diesel for emergency generators, subject to confirmation that the installed generator equipment and fuel storage systems are compatible with HVO operation.

This can be evidenced through generator manufacturer confirmation, fuel supplier documentation, and/or site evidence confirming that HVO is specified and used for generator testing, maintenance runs and emergency operation.

Verification Assessment

An assessment has been undertaken of the as-built project documentation, manufacturers' technical literature, fuel supply records and observations made during the site inspection to verify the implementation of the committed low-carbon emergency power generation strategy.

The documentation reviewed confirms the installation of Cummins emergency standby generators and associated fuel storage and distribution infrastructure as part of the completed development. Manufacturers' technical literature for the installed Cummins KTA38-G14 generator sets confirms that the equipment is approved for operation using Hydrotreated Vegetable Oil (HVO) renewable diesel fuel complying with EN15940. The documentation further confirms that HVO may be used in standby G-Drive generator applications without modification to the fundamental design intent of the emergency power system.

The reviewed as-built documentation confirms the installation of the specified emergency power generation equipment and associated fuel infrastructure. The system comprises the standby generators, bulk fuel storage tanks, fuel transfer pipework and associated distribution equipment necessary to support operation of the emergency power system using HVO fuel.

The site inspection allowed the emergency power generation systems to be verified and confirmed the presence of the installed Cummins standby generators, associated fuel storage tanks and fuel distribution system in accordance with the reviewed design and manufacturers' documentation. The generator plant, fuel tanks, fuel pipework and associated ancillary equipment were visually inspected and found to be installed as part of the completed development.

Documentary evidence relating to HVO fuel procurement was also reviewed. This included HVO supply records for the development. The fuel delivery documentation confirms that the installed fuel storage infrastructure has been supplied with HVO fuel, providing evidence that the renewable fuel strategy has been implemented in practice.

Photographic Evidence



Photo No. IMG_9033, taken 22/06/26 - Generator enclosure (grey) and fuel tank beneath (black), fuel pipework and associated fuel system components

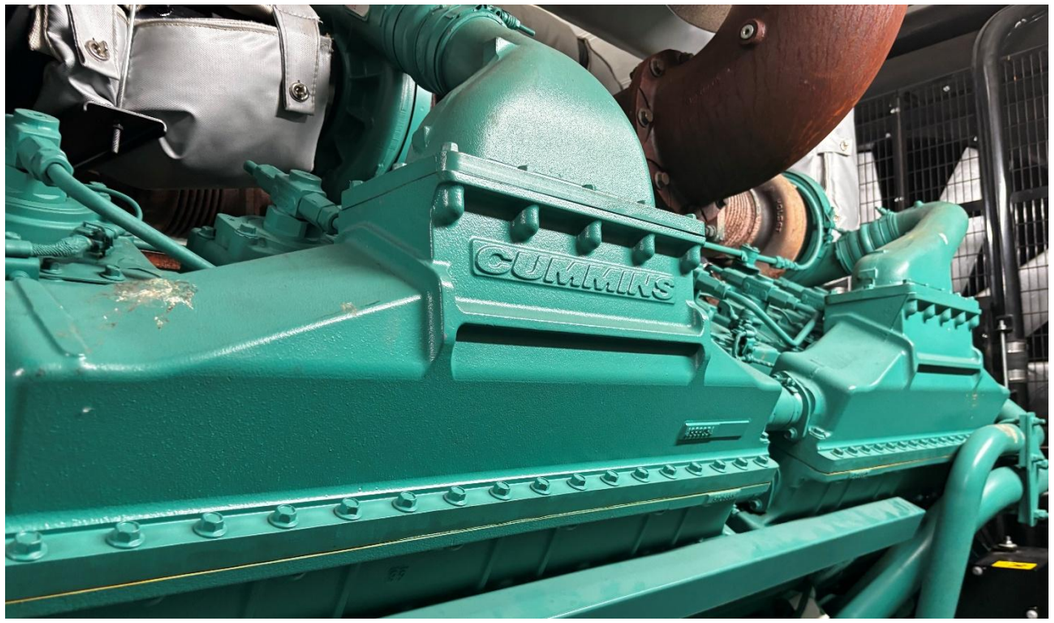


Photo No. IMG_9044, taken 22/06/26 - Cummins Generator Engine (Within Generator Acoustic Enclosure)

Documentary Evidence

KEY DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
5.1	**5.1 Generator Data Sheet.pdf** Data sheet entitled 'Generator set data sheet' from Cummins Inc., Model C1100 D5B, Spec sheet SS15-CPGK, dated 08/22.	**MAIN**
5.2	**5.2 KTA38-G14 - Data Sheet.pdf** Data sheet entitled 'Engine Performance Datasheet' from Cummins Inc., Basic Engine Model KTA38-G14, data sheet FR60206, dated 15/01/16.	**MAIN**

OTHER DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
5.3	**5.3 E16798-01-A Site Layout and Flues.pdf** Drawing entitled 'Site Layout/Flue GA' by/from KH at DT GEN, drawing no. 01, revision A, dated 01/09/23. *Generator Fuel Storage Tank Arrangement Drawings.*	**SUPPORTING**
5.4	**5.4 E16798-100 Fuel System Schematic.pdf** Drawing entitled 'Fuel System Schematic' by/from KH at DT GEN, drawing no. 100, dated 17/10/23. *Fuel Pipework Schematic.*	**SUPPORTING**
5.5	**5.5 hvo-fuel-faq-2023.pdf** Report entitled 'Frequently Asked Questions on HVO Fuel' from Cummins Inc., Bulletin 6408485, revision Rev. 10/23, dated 10/23 *Confirming approval for EN15940 HVO renewable diesel fuel use for Cummins KTA38-G14 Generator*	**SUPPORTING**

Conclusion

The installed Cummins standby generator plant has been demonstrated to be compatible with EN15940-compliant HVO fuel, with the associated fuel storage and distribution infrastructure installed as part of the completed development.

Documentary evidence (including HVO fuel delivery records, viewed during the site inspection) confirms the installation of the generators, fuel tanks and associated fuel supply system, and demonstrates that the emergency power generation system has been implemented to operate using renewable biofuel in accordance with the approved design strategy.

Accordingly, it is considered that the commitment relating to the adoption of renewable HVO biofuels for emergency standby generation has been implemented and the requirement is satisfied.

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6.0 EV CHARGING

Requirement

Installation of EV charging for employees and clients.

Verification Assessment

A review has been undertaken of the as-built documentation and observations made during a site inspection to verify the provision of electric vehicle (EV) charging infrastructure as part of the completed development.

The site inspection verified the installation of the charging infrastructure. During the inspection a Project EV EVA-22D-SEW charging unit providing two EV charging points was verified to be installed, operational and available for use.

The EV charging equipment installed differs from the Project EVA-22D-SE-RFID model originally referenced within the planning condition 15 discharge documentation. However, the installed equipment provides the same charging capability, connector configuration, protection features, and user functionality. The principal difference is the physical form factor with the installed unit being designed for wall mounting or with an optional floor stand whereas the originally proposed unit had a free-standing pedestal.

The Project EV EVA-22D-SEW is a dual-outlet AC electric vehicle charging unit capable of providing up to 22 kW charging capacity (subject to vehicle acceptance rate and electrical infrastructure constraints) and is suitable for the intended application.

Photographic Evidence

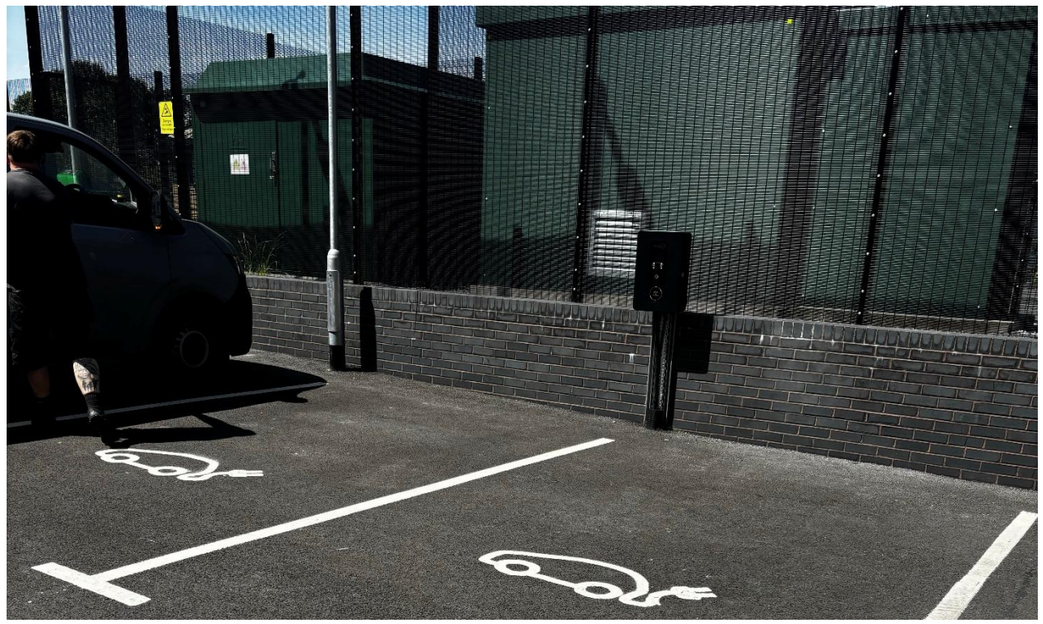


Photo No. IMG_8987, taken 22/06/26 - EV Charging Point (Dual Output)

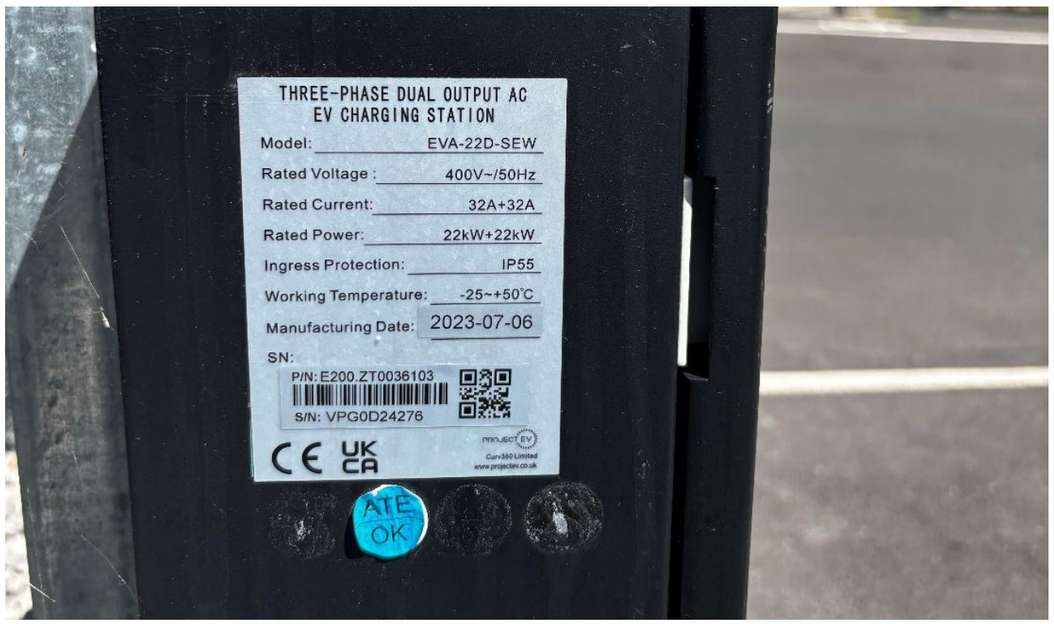


Photo No. IMG_8993, taken 22/06/26 - Project EV EVA-22D-SEW Charging Unit showing Dual Output Functionality

2.0 verification of sustainability measures…

Documentary Evidence

KEY DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
6.1	**6.1 EVA-22D-SE-W.pdf** Specification entitled 'EVA-22D-SE-W 22kW Pro Earth Wall AC Charger Dual Gun RFID [63a Three Phase]' from Project EV, dated 01/10/21. *Project EV EVA-22D-SEW Manufacturers' Technical Data Sheet*	MAIN

Conclusion

Based on the review of the as-installed drawings and site inspection observations, it is considered that the development has successfully implemented the committed electric vehicle charging infrastructure.

Whilst the installed charging equipment differs from the specific model originally identified within the planning condition discharge submission, the installed Project EV EVA-22D-SEW charging units provide equivalent operational functionality and charging performance. The substitution does not materially alter the performance or intent of the approved proposal.

Accordingly, it is considered that the commitment to provide electric vehicle charging facilities has been implemented and the requirement is therefore satisfied.

…sustainable building services solutions

7.0 HEAT RECOVERY TO LOCAL HOMES

Requirement

Potential for heat recovery to supply local homes.

Verification Assessment

The approved Design and Access Statement identifies the potential for heat recovery from the data centre to supply local homes.

In his email dated 2nd September 2026, Tom Blundy, Senior Technical Director at Salute, confirmed that the as-built mechanical schematic identifies a connection point for a future heat recovery scheme. Salute further confirms that the ability to connect to a heat network is inherent within the system design and will remain available when a suitable network is provided.

Salute advises that no heat network is currently provisioned to enable an agreement, physical connection and commencement of heat reuse. The absence of an operational heat export arrangement therefore reflects the current lack of receiving network infrastructure.

The technical confirmation supports the retention of provision for future heat recovery within the completed development. It does not demonstrate that heat is currently being supplied to local homes or establish the capacity, delivery programme or commercial arrangements for a future connection.

Photographic Evidence



Photo No. IMG_8984, taken 22/06/26 - Photograph of Adjacent Undeveloped Site

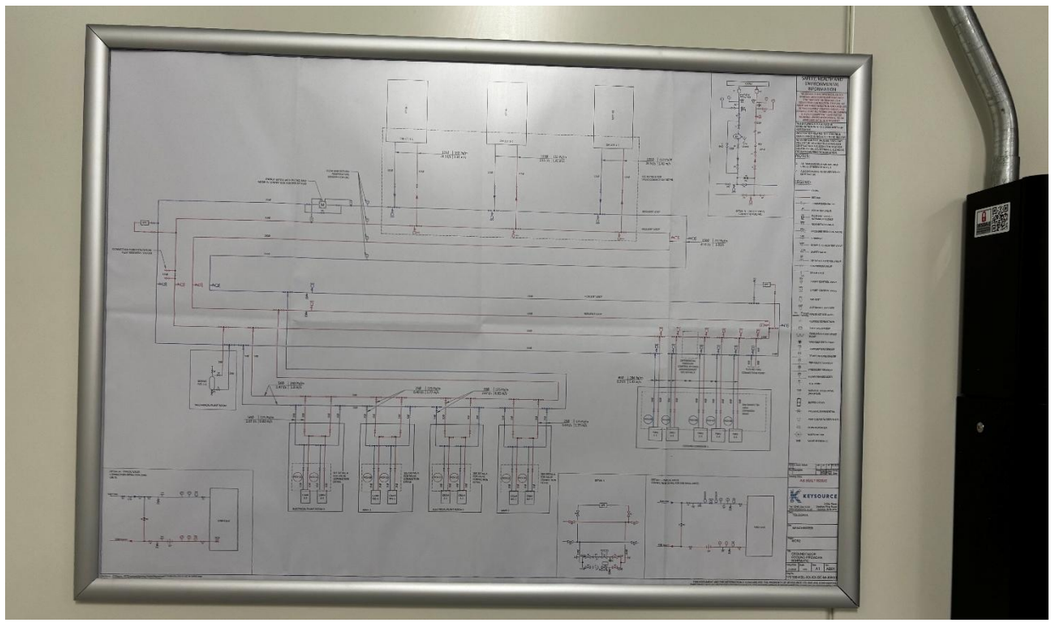


Photo No. IMG_9013, taken 22/06/26 - Photo of 'As Installed' Mechanical Services Schematic

…sustainable building services solutions

Documentary Evidence

KEY DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
7.1	**7.1 170188-KSL-XX-XX-SC-M-30900.pdf** Drawing entitled 'GROUND FLOOR COOLING PIPEWORK SCHEMATIC' by Keysource Ltd, reference 170188-KSL-XX-XX-SC-M-30900, revision AB02, dated 19/11/25. *As-installed Mechanical Services Schematic showing future heat recovery provisions.*	**MAIN**
7.2	**7.2 Email from Tom Blundy (Salute) 020926.pdf** Email entitled 'RE: Condition 17 - Sustainability credentials', for Tom Blundy of Salute to the project team, dated 02/09/26.	**MAIN**

OTHER DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
7.3	**7.3 170188-KSL-XX-00-DR-M-30000-AB01.pdf** Drawing entitled 'CHW COOLING SYSTEM LAYOUT - GROUND FLOOR' by Keysource Ltd, reference 170188-KSL-XX-00-DR-M-30000, revision AB01, dated 06/10/25. *Mechanical General Arrangement Drawings identifying future plant space and third chiller location.*	**SUPPORTING**

Conclusion

Salute's technical confirmation supports the provision of a connection point and the retention of the development's ability to connect to a future heat network. This is consistent with the commitment to retain the potential for heat recovery to supply local homes.

Heat export has not commenced and remains dependent upon the provision of a suitable receiving network and agreement of the associated connection arrangements.

Based on the review undertaken, it is considered that the commitment relating to heat recovery to local homes has been partially implemented at this stage through the retention of future plant capacity and the stated intention to incorporate heat recovery infrastructure as the development and adjacent residential proposals progress.

Accordingly, it is considered that the opportunity for heat recovery to local homes has been safeguarded for future implementation, but should remain subject to further verification when the second phase data hall, additional cooling plant and adjacent residential heat network proposals are progressed.

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8.0 40°C HEATWAVE RESILIENCE

Requirement

Specific design to handle external temperatures of 40°C (heatwave resilience).

Verification Assessment

A review has been undertaken of the as-built project documentation, manufacturers' technical literature, commissioning records and observations made during a site inspection to verify the implementation of the committed heatwave resilience measures.

The reviewed technical information confirms that the principal cooling plant serving the development has been selected and designed for operation at elevated external ambient temperatures. In particular, the technical selection data for the installed Airedale DeltaChill chiller plant identifies a design ambient temperature of 40.0°C, demonstrating that the equipment has been selected and performance-assessed against extreme external temperature conditions.

The adoption of a 40°C design ambient temperature significantly exceeds typical historic UK summer design conditions and demonstrates specific consideration of future climate resilience and heatwave risk within the cooling system design. The selected plant is therefore intended to maintain the required cooling performance during periods of elevated external temperatures and improve the operational resilience of the facility during extreme weather events.

Additional project documentation confirms the installation of the associated cooling systems serving the development, including Mitsubishi Electric comfort cooling equipment, controls infrastructure and associated building services systems. Together with the primary chiller plant, these systems form part of the overall cooling strategy incorporated within the completed development.

A site inspection was undertaken to verify the installation of the cooling infrastructure. The inspection confirmed the presence of the installed Airedale DeltaChill chiller plant and associated cooling equipment in accordance with the reviewed design and manufacturers' documentation. Commissioning records were also reviewed and demonstrate that the installed systems have been appropriately commissioned and brought into operation.

Photographic Evidence



Photo No. IMG_9019, taken 22/06/26 Installed Airedale DeltaChill Chillers (Electrical Control Panel)

2.0 verification of sustainability measures…

…sustainable building services solutions

Documentary Evidence

KEY DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
8.1	**8.1 QT338473 - Chiller Technical data_.pdf** Specification entitled 'DeltaChill' from Airedale International Air Conditioning Ltd, reference QT338473, dated 05/09/23. Airedale DeltaChill Technical Selection Data identifying Design Ambient Temperature = 40°C	MAIN

OTHER DOCUMENTS

Reference	File Name and Document Details	Compliance Reference (Criteria)
8.2	**8.2 O&M Manual Vol 3 Mechanical.pdf** Building Operation and Maintenance Manual entitled 'O & M Maintenance Manual Volume 3 – Mechanical' from Keysource Ltd, dated 01/03/26, 186 pages	SUPPORTING

Conclusion

Based on the review of the as-built project documentation, manufacturers' technical literature, commissioning records and site inspection observations, it is considered that the development has successfully implemented cooling infrastructure specifically selected to operate at external ambient temperatures of up to 40°C.

The reviewed technical data confirms that the principal cooling plant has been designed against a 40°C ambient design condition, and the site inspection verified that the installed cooling infrastructure has been implemented as part of the completed development. This demonstrates that specific measures have been incorporated to improve the resilience of the facility to future heatwave conditions and elevated external temperatures.

Accordingly, it is considered that the commitment relating to the provision of a design capable of handling external temperatures of 40°C has been implemented and the requirement is therefore satisfied.

appendix a - photographic evidence…

…sustainable building services solutions

OBJECTIVE

This appendix provides additional photographic evidence obtained during the site inspection undertaken by MTT Limited on 22 June 2026.

The photographs supplement those presented within Section 2.0 of this Verification Statement and provide further visual confirmation of the sustainability measures incorporated into the development.

Photographs are organised by sustainability measure and identified by their original image filenames, together with descriptions of the equipment or installation shown.

1.0 PUE TARGET OF 1.2

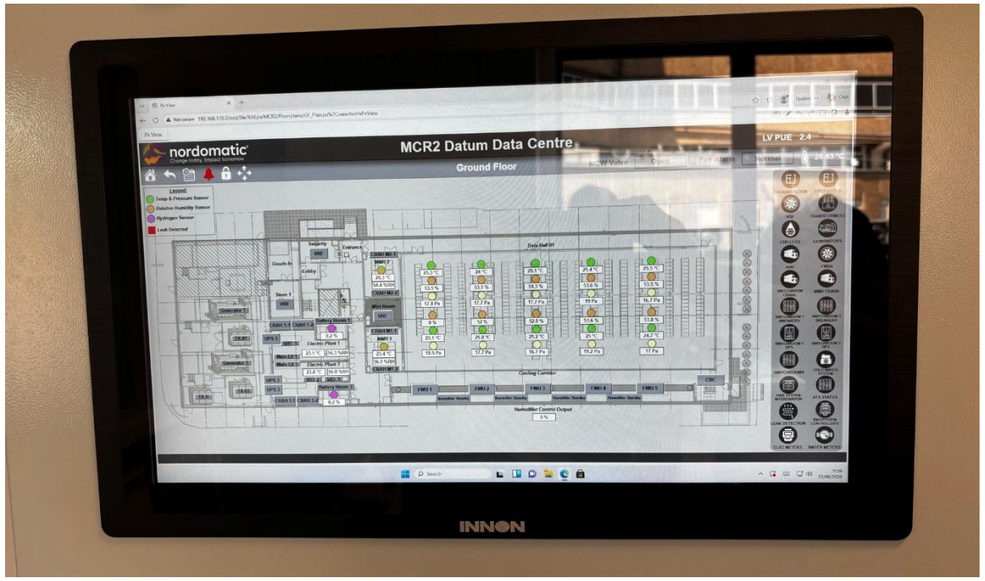


Photo No. IMG_8998.JPG, taken 22/06/26 - Showing BMS / monitoring display screen showing MCR2 data centre electrical and plant monitoring overview, with PUE figure on top right of screen

2.0 RENEWABLE ELECTRICITY VIA GREEN CERTIFICATES

Photographic evidence is not appropriate for this item.

appendix a…

appendix a - photographic evidence...

...sustainable building services solutions

3.0 ROOFTOP SOLAR PV



Photo No. IMG_8982.JPG, taken 22/06/26 - Showing rooftop solar PV array installed on the data centre roof

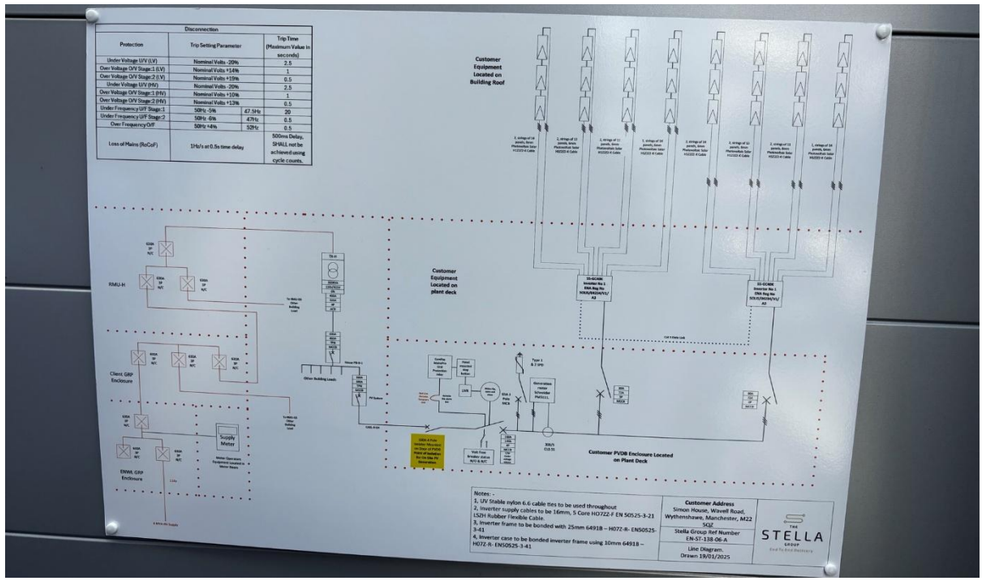


Photo No. IMG_9014.JPG, taken 22/06/26 - Showing PV system line diagram displayed on the installed PV/electrical equipment



Photo No. IMG_8986.JPG, taken 22/06/26 - Showing rooftop solar PV array installed on the data centre roof



Photo No. IMG_9004.JPG, taken 22/06/26 - Showing installed PV inverters and associated electrical equipment

appendix a...

appendix a - photographic evidence…

…sustainable building services solutions

4.0 EFFICIENT CHILLED WATER COOLING FREE COOLING



Photo No. IMG_9005.JPG, taken 22/06/26 - Showing installed Airedale DeltaChill R32 free cooling chiller plant



Photo No. IMG_9016.JPG, taken 22/06/26 - Showing external free cooling chiller/condenser coil arrangement and associated chilled water pipework



Photo No. IMG_9010.JPG, taken 22/06/26 - Showing manufacturers' data plate for installed Provides evaporator / chilled water component

appendix a…

appendix a - photographic evidence…

…sustainable building services solutions

5.0 HVO BIOFUEL GENERATORS



Photo No. IMG_9031.JPG, taken 22/06/26 - Showing generator enclosure (grey) and fuel tank beneath (black), fuel pipework and associated fuel system components



Photo No. IMG_9043.JPG, taken 22/06/26 - Showing installed Cummins engine and standby generator set within the acoustic enclosure



Photo No. IMG_9041.JPG, taken 22/06/26 - Showing installed generator 'day' fuel tank including fuel transfer / monitoring equipment within the generator enclosure

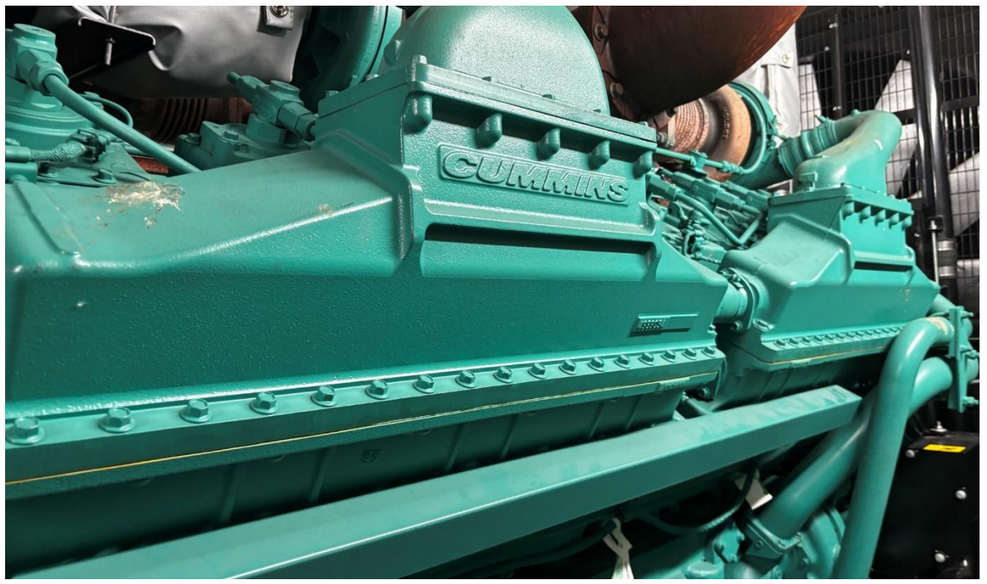


Photo No. IMG_9044.JPG, taken 22/06/26 - Showing installed Cummins generator engine within the generator acoustic enclosure

appendix a - photographic evidence...

...sustainable building services solutions

6.0 EV CHARGING



Photo No. IMG_8990.JPG, taken 22/06/26 - Showing marked electric vehicle charging bays within the external car park



Photo No. IMG_8993.JPG, taken 22/06/26 - Showing Project EV EVA-22D-SEW charger rating plate confirming it is a dual-output AC charging unit



Photo No. IMG_8992.JPG, taken 22/06/26 - Showing installed Project EV EVA-22D-SEW EV charging pedestal serving the marked EV charging bay

appendix a - photographic evidence…

…sustainable building services solutions

7.0 HEAT RECOVERY TO LOCAL HOMES

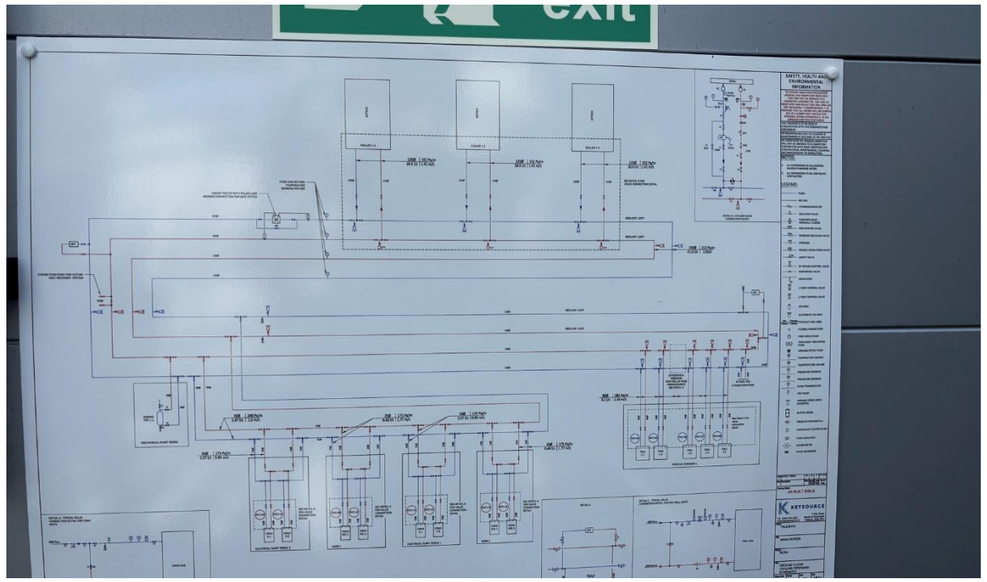


Photo No. IMG_9012.JPG, taken 22/06/26 - Showing as-installed mechanical services schematic showing chilled water and heat recovery-related system connections

appendix a…

appendix a - photographic evidence...

sustainable building services solutions

8.0 HEATWAVE RESILIENCE



Photo No. IMG_9016.JPG, taken 22/06/26 - Showing installed Airedale DeltaChill chiller plant selected for elevated ambient temperature operation



Photo No. IMG_9019.JPG, taken 22/06/26 - Showing installed Airedale DeltaChill chiller plant selected for elevated ambient temperature operation

appendix a...

appendix b - additional references…

…sustainable building services solutions

SUMMARY TABLE

Documents Referenced - Operation and Maintenance Manuals

Document Title	Organisation	Date	Pages	Comments
O&M Maintenance Manual - Volume 1 Introduction & User Guide	Keysource Ltd (Principal Contractor)	March 2026	73	Contains project scope, contract directory, as-built drawing register, statutory approvals and reports.
O&M Maintenance Manual - Volume 2 Architectural	Keysource Ltd	March 2026	210	Architectural package including roofing, cladding, external works, cycle shelter, fall arrest systems, doors, raised floors and façade systems.
O&M Maintenance Manual - Volume 3 Mechanical	Keysource Ltd	March 2026	186	Mechanical systems including cooling systems, chilled water systems, AHUs, BMS controls, commissioning and maintenance procedures.
O&M Maintenance Manual - Volume 4 Electrical	Keysource Ltd	March 2026	186	Electrical systems including UPS, generators, PV system, transformers, commissioning records and manufacturers' literature.
Health & Safety File	Keysource Ltd	March 2026	51	CDM Health & Safety File containing residual risks, commissioning certificates, plant information and references to further H&S documentation.

Documents Referenced within the Reviewed Operation and Maintenance Manuals

The Operation and Maintenance Manuals also make reference to a substantial number of supporting documents which appear to form part of the complete handover package but were not provided separately:

Referenced Document	Source
Project Design As-Built Drawings Register	Volume 1
Structural Drawings & Calculations	Volume 1
Statutory Approvals	Volume 1
Commissioning Certificates (Mechanical)	Volume 3 and H&S File
CHW Water Treatment Report	H&S File
Probalance UK Chilled Water Witnessing & Commissioning Reports	H&S File
Generator Set Certificates of Test (A24D010797 & A24D010798)	H&S File
Eaton UPS Commissioning Documentation	H&S File
Lightning Protection Testing Certificates	H&S File
HZ0787 HARM Register Summary - Manchester Data Centre New Build incl. Demolition	H&S File
Fire Strategy Drawings and Report	H&S File Contents
PV System Mounting Layout Drawings and Wind Load Calculations	Electrical O&M
Solis PV Inverter Certificates of Conformity	Electrical O&M