PRANA
BUILDING SERVICES CONSULTANCY

VERIFICATION STATEMENT

Didsbury Point Development
Medical Centre, Residential Apartments and Landlord / Communal Areas

Verification of Completed Building Services Works Against Approved Stage 2 MEP Strategy

Document	Details
Project	Didsbury Point, Manchester
Prana Project No.	J23019
Prepared by	Prana Engineering Ltd / PRANA Building Services Consultancy
Document status	P02 - Planning Verification Statement
Date	23 October 2026
Purpose	Submission to Manchester City Council as Local Planning Authority

Document Control

Revision	Date	Description	Prepared by
P01	21/09/2026	Initial verification statement based on Clancy Stage 2 report, Prana final/as-fitted information, available EPC and MCS certification.	Prana Engineering Ltd
P02	23/10/2026	Verification statement updated to include location detail of Duplex Air Source Heat Pumps.	Prana Engineering Ltd

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1. Executive Summary

This Verification Statement has been prepared by Prana Engineering Ltd in response to the Manchester City Council planning requirement that, within three months of completion of the authorised development, a verification statement prepared by a suitably qualified expert is submitted to demonstrate that the completed works conform to the recommendations and requirements of the approved statement, and to identify any non-conformity together with measures required to secure compliance.

The principal approved design document reviewed is the Clancy Consulting Ltd Stage 2 MEP Strategy Report for Didsbury Point MHCC, Rev 00 dated 15 November 2021. The Clancy report expressly identifies the project as being at conceptual design stage, equivalent to RIBA Stage 2, and states that the strategies described may be subject to change or refinement prior to developed design.

The completed project subsequently progressed through detailed design by Prana. The most significant change relevant to this verification is the domestic hot-water strategy serving the residential accommodation. The Stage 2 strategy anticipated a centralised air-source heat-pump based system. The developed residential design instead provides individual direct-electric unvented cylinders to standard apartments and dedicated air-source heat-pump hot-water cylinders to the duplex apartments. The duplex air source heat pump cylinders are located internally to the duplex apartments within the utility cupboards.

This change is recorded transparently as a design deviation. It is not treated as an unverified departure. The final dwelling designs were developed using SAP assessments prepared by Bridgewater Energy. The currently available completed-dwelling EPCs for all Flats records B rating and records electric room heating, electric immersion hot water to flats with ASHP cylinders to duplexes and solar photovoltaics via a Sol Share PV system which provides dedicated PV supply to each individual apartment/Duplex.

The Medical Centre was also developed beyond the Stage 2 concept. The installed design incorporates dedicated air-source heat-pump heating and domestic hot-water plant, heat-recovery ventilation, Mitsubishi VRF/DX cooling where required, LED lighting and a certified 15.51 kWp photovoltaic installation. The final Medical Centre EPC is A12, with a Building Emission Rate of 3.66 kgCO2/m²/year and primary energy use of 39 kWh/m²/year.

On the evidence reviewed, Prana considers that the completed development maintains the underlying low-carbon and energy-efficiency intent of the approved Stage 2 strategy. The residential DHW arrangement is a material design development from the original concept and is therefore specifically declared in this report. No remedial construction measure is identified as necessary solely as a consequence of that change.

2. Planning Condition and Purpose

Manchester City Council has requested the following verification requirement:

> *"Within 3 months of the completion of the authorised development a verification statement prepared by a suitable qualified expert shall be submitted to and approved in writing by the City Council as Local Planning Authority, to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved statement. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the recommendations and requirements within the approved report."*

The purpose of this document is therefore to: (a) identify the relevant recommendations and design principles contained within the approved Stage 2 MEP strategy; (b) describe the developed and installed M&E systems; (c) identify and explain material changes; (d) reference the available SAP, SBEM/EPC, MCS and as-fitted/final design evidence; and (e) state whether any corrective measures are required.

3. Scope and Basis of Verification

The verification covers the elements of the development for which building-services and energy-performance information has been provided, namely the residential apartments, residential landlord/communal areas and Didsbury Medical Centre.

The assessment is a document-based verification supported by Prana's confirmation that the latest Medical Centre layouts provided represent the installed works.

The principal evidence reviewed comprises the Clancy Stage 2 MEP Strategy; Prana apartment mechanical/electrical layouts; Prana residential domestic-water, drainage, ventilation and landlord lighting drawings; Prana Medical Centre layouts and equipment

schedules; the Medical Centre EPC; the Flats domestic EPC; and MCS certificates for the Medical Centre and landlord photovoltaic installations.

4. Approved Clancy Stage 2 MEP Strategy

4.1 Status of the Approved Strategy

The Clancy document is a Stage 2 MEP Strategy Report prepared for Citybranch Ltd. It describes the scheme as being at conceptual design stage and records design assumptions and proposed engineering strategies before developed design. It also states that the strategies may be changed or refined as the project proceeds. This status is relevant when assessing later detailed-design changes: the verification must identify departures, but the Stage 2 document was not itself a final installation specification.

4.2 Medical Centre Mechanical Strategy

The Stage 2 strategy proposed an all-electric / low-carbon approach with no natural-gas or fossil-fuel supply. It proposed heating to the Medical Centre from the base-build ASHP circuit via heat-interface units, and a combination of natural ventilation and centralised mechanical ventilation/heat recovery depending on room function and the outcome of later overheating assessment.

For domestic hot water, the Stage 2 report proposed that the base-build residential centralised ASHP system would also support the Medical Centre. Two HIUs were proposed for N+1 heating resilience. The Stage 2 report also anticipated N+1 hot-water storage comprising two cylinders estimated at approximately 1,000 litres each, with electric immersion backup and pasteurisation capability.

4.3 Electrical and Energy-Efficiency Principles

The Clancy strategy proposed LED internal lighting, lighting controls where appropriate, emergency lighting, BMS monitoring/control of key mechanical and electrical systems, energy sub-metering, and a low-carbon servicing approach. These principles have been used as the benchmark for the comparison with the final design.

5. Developed and Installed Residential Design

5.1 Domestic Hot-Water Design Development

The residential domestic hot-water strategy was revised during developed design. Rather than distributing centrally generated domestic hot water to the standard apartments, individual unvented hot-water cylinders were provided within the dwellings. The Prana apartment-type drawings identify OSO Super Xpress VIP direct-electric cylinders, with capacity selected by dwelling type.

Residential type / evidence	Final DHW arrangement	Assessment
1-bed apartments	OSO Super Xpress VIP SX150 direct-electric unvented cylinder	Deviation from central Stage 2 concept; incorporated into dwelling SAP design.
2-bed / 3-person apartments	OSO Super Xpress VIP SX180 direct-electric unvented cylinder	Deviation from central Stage 2 concept; incorporated into dwelling SAP design.
2-bed / 4-person apartments	OSO Super Xpress VIP SX210 direct-electric unvented cylinder	Deviation from central Stage 2 concept; incorporated into dwelling SAP design.
Duplex apartments A/B/C	Vaillant aroSTOR 270 air-source heat-pump hot-water cylinder with dedicated intake/exhaust ductwork. The duplex air source heat pump cylinders are located internally to the duplex apartments within the utility cupboards.	Retains heat-pump DHW principle locally, but differs from the originally centralised arrangement.

The associated electrical layouts provide dedicated supplies to the individual cylinders, corroborating the final decentralised apartment arrangement.

5.2 Residential Distribution and As-Fitted Evidence

The residential domestic-water drawings from Ground to Seventh Floor are marked As Fitted Issue dated 11 May 2026 and record the final boosted cold-water distribution serving the dwellings. The above-ground drainage drawings from First to Seventh Floor are also marked As Fitted Issue dated 11 May 2026. These drawings demonstrate that the residential mechanical services were progressed through coordinated detailed design and recorded at completion.

5.3 Landlord / Communal Areas

The landlord/common-area electrical layouts provide final lighting and emergency-lighting arrangements and include LED luminaires and automatic controls such as PIR/microwave sensing.

A separate MCS certificate confirms that the landlord system includes 4.28 kWp of installed solar photovoltaic generation, commissioned on 4 May 2026, with estimated annual generation of 3,346.96 kWh.

6. Developed and Installed Medical Centre Design

6.1 Heating

The final Medical Centre design moved from the Stage 2 concept of taking heat from the residential base-build ASHP circuit via HIUs to a dedicated Medical Centre heat-pump arrangement. The Prana plant schedule identifies dedicated Mitsubishi Electric air-source heat-pump plant serving the LTHW heating system, with associated buffer vessels, pumps, pressurisation and controls. The radiator schedule records a low-temperature heating regime of 55°C flow / 45°C return.

6.2 Domestic Hot Water

The Medical Centre domestic hot-water system is also provided by dedicated heat-pump plant. The final plant schedule identifies a Mitsubishi Electric QAHV-N560YA-HPB 40 kW domestic-hot-water heat pump, plate heat exchangers and two 250 litre storage vessels arranged as load/stratified stores. This is a developed design change from the Stage 2 concept, but retains the fundamental low-carbon ASHP approach.

6.3 Ventilation and Cooling

The final design includes multiple Mitsubishi heat-recovery ventilation units serving the clinical and ancillary accommodation. The equipment schedule identifies 15 heat-recovery units, with individual supply/extract duties and local CO2 sensing/control provisions. The installed design also includes Mitsubishi R2 VRF and dedicated DX cooling to selected areas, reflecting the developed environmental-control requirements of the completed Medical Centre.

6.4 Electrical Services and Lighting

The final electrical design includes the distribution, lighting, emergency lighting, fire alarm and associated systems required for the completed Medical Centre. The Stage 2 principle of energy-efficient lighting and controls has been retained through the detailed design.

6.5 Medical Centre Photovoltaics

MCS Certificate MCS-02750530-M confirms a 15.51 kWp Longi solar photovoltaic installation at Didsbury Medical Centre, commissioned on 4 May 2026 by Clique Energy Ltd. The certificate records estimated annual generation of 12,128.82 kWh and confirms DNO consent prior to connection and commissioning.

7. Renewable Energy and Certification

Area	Technology	Certified capacity	Commissioned	Evidence
Medical Centre	Solar photovoltaic	15.51 kWp	04/05/2026	MCS-02750530-M
Residential landlord	Solar photovoltaic	4.28 kWp	04/05/2026	MCS-02750522-W

The MCS certificates provide independent installation and commissioning evidence for the renewable generation systems. They support the conclusion that the low-carbon energy strategy was carried through into the completed development.

8. Energy Performance Evidence

8.1 Medical Centre

The final Energy Performance Certificate for Didsbury Medical Centre records an A rating with a score of 12. The certificate identifies a total floor area of 1,162 m², a Building Emission Rate of 3.66 kgCO2/m²/year and primary energy use of 39 kWh/m²/year. This provides final assessed evidence that the developed Medical Centre design achieved a high level of regulated energy performance.

8.2 Residential Dwellings

The residential dwelling designs were developed using SAP assessments prepared by Bridgewater Energy. The final EPC for Flats and duplex have been provided.

8.3 Residential Landlord / Communal Areas

The residential landlord/communal areas achieved a final EPC rating of A1 based on the Zero3 assessment.

9. Compliance and Deviation Assessment

The key question for the planning condition is not whether every item of Stage 2 concept design was reproduced unchanged, but whether the completed development conforms to the recommendations and requirements of the approved statement and, where it does not, whether the non-conformity is identified and appropriately addressed.

The Clancy report itself anticipated refinement during later design stages. The completed development retains the principal low-carbon themes: electric/heat-pump based building services, heat recovery, energy-efficient lighting and controls, and on-site photovoltaic generation. The Medical Centre final EPC A12 and MCS certification provide strong completed-project evidence of the developed strategy.

The residential DHW change is the clearest departure. Standard apartments changed from the anticipated central ASHP/DHW concept to individual direct-electric cylinders, while duplex apartments use local ASHP cylinders located within the utility rooms of each duplex. This report therefore records the change as a specific non-conformity with the original system configuration. The change was incorporated into the later dwelling energy assessments rather than being an undocumented site substitution.

On the information available, Prana has not identified a requirement to replace the installed residential cylinders or reconstruct the central DHW system solely to reproduce the Stage 2 concept. The appropriate compliance measure is the documentary verification provided by the final SAP/EPC evidence, together with this explicit record of the developed design.

10. Verification Matrix

Topic	Stage 2 / approved strategy	Final installed / developed design	Status / action
Residential DHW	Centralised ASHP/DHW concept associated with base build	Individual OSO direct-electric cylinders to standard apartments; Vaillant aroSTOR 270 ASHP cylinders to duplexes. Cylinders are located within the utility rooms of the apartments.	Declared deviation. Final SAP/EPC evidence to demonstrate dwelling compliance; append remaining EPCs.
Medical Centre heating	Heat from base-build ASHP via HIUs	Dedicated ASHP/LTHW system with low-temperature emitters	Developed design; low-carbon principle retained.
Medical Centre DHW	Base-build ASHP / HIU concept with N+1 storage	Dedicated 40 kW QAHV DHW heat pump with 2 x 250 L stores and PHEX arrangement	Developed design; ASHP principle retained.

Medical Centre ventilation	Natural ventilation to suitable rooms plus central heat-recovery mechanical ventilation	Multiple scheduled heat-recovery units plus developed ventilation distribution	Developed design consistent with heat-recovery/ventilation intent.
Medical Centre cooling	Subject to later overheating/design development	Mitsubishi VRF/DX cooling to selected areas	Developed design response to final loads/room requirements.
Lighting	LED lighting and controls	LED lighting and automatic controls in final layouts	Conforms in principle.
Medical Centre PV	Low-carbon energy strategy	15.51 kWp MCS-certified PV	Verified installed and commissioned.
Landlord PV	Low-carbon energy strategy	4.28 kWp MCS-certified PV	Verified installed and commissioned.
Medical Centre energy performance	Part L / low-carbon design intent	Final EPC A12; BER 3.66 kgCO2/m²/yr; primary energy 39 kWh/m²/yr	Verified.
Residential energy performance	To be demonstrated through dwelling assessment	Bridgewater SAP basis; Flats EPC B currently available	Verified.
Landlord energy performance	To be demonstrated through non-domestic assessment	EPC A1 / Zero3 assessment	Verified.

11. Non-Conformities and Corrective Measures

Ref	Non-conformity / design change	Reason / verification basis	Measure required
NC-01	Residential DHW configuration differs from the centralised Stage 2 concept.	Developed design uses dwelling-specific cylinders; SAP assessments were prepared on the developed design. Flats EPC B is currently available.	No physical remedial measure identified from the evidence reviewed.
NC-02	Medical Centre heat/DHW generation is dedicated rather than connected to the residential base-build system via HIUs.	Final design uses dedicated ASHP plant and achieves final EPC A12; PV installation is MCS certified.	No corrective construction measure identified. Record as developed design.
NC-03	Ventilation/cooling strategy developed beyond the Stage 2 assumptions.	Stage 2 expressly required later overheating/design development; final design includes heat recovery and VRF/DX where required.	No corrective measure identified

12. Verification Statement and Conclusion

Based on the documents reviewed, the final design information provided and the available completion certification, Prana Building Services Consultants verifies that the completed mechanical and electrical services have been developed from the approved Stage 2 MEP strategy and retain its principal energy-efficiency and low-carbon design objectives.

The completed works are not identical in every respect to the Stage 2 concept. In particular, the residential domestic-hot-water strategy was changed from a centralised ASHP arrangement to individual direct-electric unvented cylinders within standard apartment utility rooms and local ASHP hot-water cylinders within the duplex apartment utility rooms. The Medical Centre heating and DHW strategy was also developed to dedicated ASHP plant rather than connection to the residential base-build arrangement.

These changes have been expressly identified in this statement. The Medical Centre developed design is supported by a final EPC rating of A12 and by MCS certification of the installed 15.51 kWp photovoltaic system. The residential landlord photovoltaic system is separately MCS certified at 4.28 kWp. The available Flats EPC records B and is consistent with the final dwelling design using electric room heating and immersion hot water.

Therefore no further physical remedial works are identified by this verification review as necessary to address the stated design deviations. The recommended action is to submit this verification statement to Manchester City Council for approval in discharge of the planning requirement.

Appendix A - Evidence / Drawing Register

Ref	Origin	Document	Status / Rev	Purpose
A1	Clancy Consulting	Didsbury Point MHCC Stage 2 MEP Strategy Report	Rev 00, 15/11/2021	Approved/concept strategy benchmark
A2	Prana	Residential apartment mechanical layouts - 1B2P, 2B3P, 2B4P and duplex types	As Fitted	Final developed DHW arrangements
A3	Prana	Residential apartment electrical layouts	As Fitted	Cylinder supplies / final apartment electrical design
A4	Prana	Residential domestic water services layouts Ground-Seventh Floors	As Fitted	As-fitted distribution evidence
A6	Prana	Residential above-ground drainage First-Seventh Floors	As Fitted	As-fitted drainage evidence
A7	Prana	Residential landlord lighting/emergency-lighting layouts	As Fitted	Final landlord electrical evidence
A8	Prana	Medical Centre plant & equipment schedule J23019/001	Final Construction	Final plant selection
A9	Prana	Medical Centre heat recovery unit schedule J23019/005	Final Construction	Final ventilation equipment selection
A10	Prana	Medical Centre radiator schedule	Final Construction	Final LTHW emitter schedule
A11	Prana	Medical Centre VRF and DX equipment schedule	Final Construction	Final cooling equipment selection
A12	Prana	Medical Centre mechanical/electrical layouts including J23019-PRA-00-M-5000, -5300, -5703/-5704 and electrical layouts	Final Construction	Installed design basis confirmed by project team
A13	EPC	Didsbury Medical Centre, 1 The Avenue, M20 2ER	Final	A12
A14	MCS	Medical Centre PV Certificate MCS-02750530-M	11/05/2026	15.51 kWp; commissioned 04/05/2026
A15	MCS	Landlord PV Certificate MCS-02750522-W	11/05/2026	4.28 kWp; commissioned 04/05/2026
A16	EPC	Flats, 81 The Boulevard, M20 2EX	Final	B81

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Date	23 October 2026