

Sam Elliott

From: Anisha Ahmed <[REDACTED]>
Sent: 23 January 2026 15:43
To: Sam Elliott
Cc: Nick Heard
Subject: RE: 144060/FO/2025: Atlas Chambers
Attachments: Ship Canal House - Basement Bin Stores.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Sam,

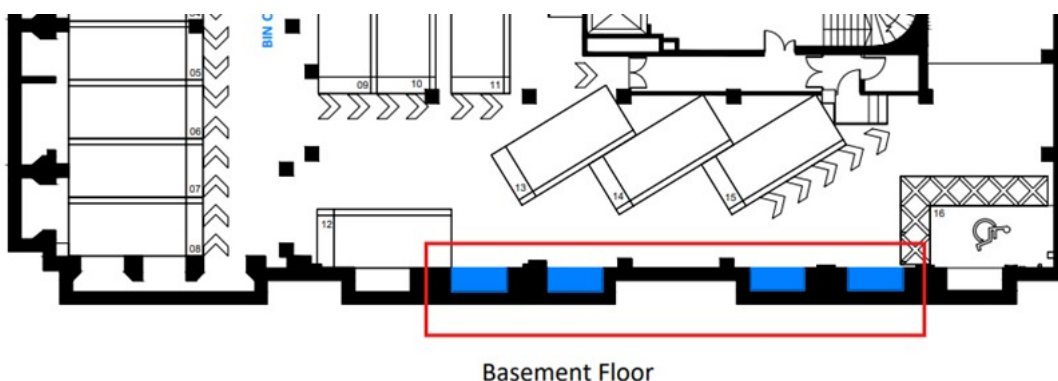
Please find our response to the ENVH's comments / outstanding matters below:

Fumes

No hot food is proposed to be cooked on site. Costa sell hot and cold drinks for consumption on and off the premises, along with sandwiches, other cold food and confectionary. No primary cooking is undertaken onsite and therefore the operation does not include any hot food production for either eat in or takeaway. There is a small element of sales which involves the heating through and toasting of paninis and toasted sandwiches. These are made off site and heated through on a Merrychef microwave oven. This generates no cooking odour or smoke and accordingly there is no requirement for specialist kitchen extraction, de-greasing, or de-odourising equipment.

Refuse

The refuse store plan indicates that the 4no. proposed waste containers are shown shaded in blue. Please see snippet below for reference:



As referenced in Appendix E – Waste Management Strategy. Costa have an existing contract with Biffa and will arrange for waste collected to occur between 2-3 times per week.

Noise - External plant/equipment/servicing /louvred plant

No additional plants are proposed to be installed. The current HVAC layout for the site consists of three external condensers located at the 3rd floor roof level, which is the location of the previous tenants existing condensers that is to be removed and replaced with three smaller units. This is a like for like replacement of the existing plants and do not constitute development requiring planning permission. Given the discreet siting of the plant and its established

presence, the replacement units would result in no material change to the appearance of the building and would not give rise to any additional impact on the amenity of neighbouring residents or occupiers.

Cycle Storage

Please find attached a plan of the underground basement area, which serves as car and cycle parking as well as a waste collection area. The area hatched on the plan is a large existing cycle cage available for staff use. Costa employees will have full access to this, and as the cycle storage is rarely full, there is sufficient space to accommodate at least four cycle parking spaces.

Level Access

We believe there is level access on site however if this needs to be confirmed during a site visit we will provide an update regarding our availability in due course.

If you have any questions on the above or would like to discuss in more detail, please let me know.

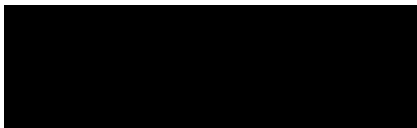
Kind regards,

Anisha

Anisha Ahmed
Graduate Planner
Planning



Savills, 2 Kingsway, Cardiff, CF10 3FD



From: Sam Elliott <[redacted]>
Sent: 23 January 2026 09:38
To: Anisha Ahmed <[redacted]>
Subject: FW: 144060/FO/2025: Atlas Chambers

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Hi Anisha,

We have received comment from ENVH, adding to the matters that will need to be resolved. See the log below.

Fumes