



City of York Council  
Licensing Section  
Hazel Court EcoDepot  
James Street  
York, YO10 3DS

Dear Licensing Team

**RE: Representation Regarding Premises Licence Application  
Mittel River Terrace, York Guildhall Restaurant, Lendal, YO1 8AA  
Leeds Tap Limited**

I am writing on behalf of York Science Park, the leaseholder and operator of the Guildhall, to formally submit our representation regarding the recent premises licence application for the vacant unit within the development.

Since April 2022, York Science Park has invested significantly in creating a premier hub for innovation and business, hosting over 23 companies and 100+ professionals. While we have always anticipated a restaurant occupant for the remaining unit, the proposed shift toward a craft beer gastro-brew pub presents a fundamental change in the building's operational dynamic.

Our representation (attached) highlights serious concerns regarding the potential for Public Nuisance, Crime and Disorder, and Public Safety. Our primary objectives are to:

- Protect the professional working environment and "quiet enjoyment" required by our tenants.
- Ensure the security of a multi-tenanted business building with shared access points.
- Mitigate the physical and acoustic impact of a high-volume alcohol-led venue in an integrated historic site.

Innovation Centre  
Innovation Way  
Heslington  
York  
YO10 5DG



York Science Park Limited,  
Company number 2939132.

Registered address: Heslington  
Hall, Heslington, York YO10 5DD.

We believe that without the specific conditions and mitigations outlined in the attached document, the grant of this licence in its current form would be detrimental to the existing business community and the reputation of the Guildhall as a professional workspace.

We would like to formally invite the Licensing Committee and applicant to a site visit. We believe that seeing the immediate proximity of the offices to the Terrace and shared external areas is essential for understanding the necessity of our requested conditions.

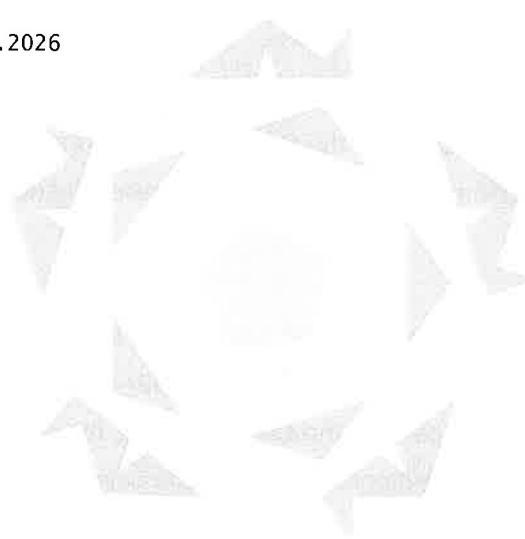
We look forward to hearing from you.

Yours sincerely

DocuSigned by:  
1B37005A0A0F479...

12.03.2026

General Manager  
York Science Park





## Representation Regarding Premises Licence Application

Mittel River Terrace, York Guildhall Restaurant, Lendal, YO1 8AA

Leeds Tap Limited

### Introduction

York Science Park has held the lease for the Guildhall since April 2022. Our remit is to foster a professional ecosystem for over 23 companies across 9,000 sq ft of office space and a dedicated coworking suite. While we support the occupancy of vacant units, we have significant concerns regarding the proposed transition from a restaurant use to a "craft beer gastro-brew pub."

Given that our tenants operate in a high-focus, professional environment—often hosting clients and funders—the introduction of a high-volume alcohol-led business within the same footprint requires stringent mitigation.

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### 1. The Prevention of Crime and Disorder

To maintain the security of the business complex, we request the following:

- **Joint Security Strategy:** A formalised agreement between the applicant and York Science Park to manage shared areas, access and anti-social behaviour.
- **Access Control:** The Guildhall operates on controlled access. We are concerned that increased late-night footfall may lead to unauthorised entry attempts or security "tailgating."
- **Enhanced Monitoring:** Installation of monitored CCTV and professional door supervision during peak hours.
- **Privacy Measures:** We request frosted glazing on windows overlooking the Terrace and passageways to ensure visual privacy for both office tenants and venue patrons.

### 2. Public Safety

The physical constraints of the historic Guildhall site present specific risks:

- **Access & Egress:** The shared passageways must remain clear. We are concerned that deliveries or crowds will create "bottlenecks," particularly during peak commuting hours (08:00–09:30 and 16:30–18:00).
- **Coordinated Fire Strategy:** A unified fire management plan must be established that accounts for both restaurant covers and the 100+ office occupants.
- **Smoking/Vaping:** We enforce a strict "no smoking/vaping" policy within 3 metres of the building. This must be mirrored by the applicant to prevent smoke from entering office windows.
- **Environmental Safety:** Measures must be in place to ensure office entrances are cleared of litter, broken glass, or waste from the previous night's trade before 08:00 daily.

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York Science Park Limited,  
Company number 2939132.

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Hall, Heslington, York YO10 5DD.

### 3. The Prevention of Public Nuisance

The proximity of the Terrace to quiet working zones is our primary concern:

- **Acoustic Management:** We request a total ban on live or recorded music and sports broadcasts on the Terrace.
- **"No Vertical Drinking":** To maintain a professional atmosphere during the working week (Monday–Friday, 08:00–18:00), the Terrace should be restricted to **seated patrons only**.
- **Operational Conflict:** Odour and noise from brewing plant, kitchen extraction, and air conditioning units must be strictly mitigated to prevent "cooking smells" and ambient hum from disrupting office environments.
- **Waste Management:** Glass bottling out should be prohibited between 08.00 – 18.00 Monday to Friday to prevent disturbance to office workers.

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### Conclusion

Our tenants chose the Guildhall for its prestige and professional serenity. The introduction of a gastro-brew pub threatens tenant retention and the "first impression" for visiting clients.

**We strongly welcome a site visit** with the licensing committee and the applicant to demonstrate the immediate proximity of the Terrace to our offices and to discuss these essential mitigation measures.

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**Archaeology Data Service**

University of York  
The King's Manor  
Exhibition Square  
York  
YO1 7EP

**Email**

City of York Council  
Licensing Section  
Hazel Court EcoDepot  
James Street  
York, YO10 3DS

12 March 2026

Dear Licensing Team

**RE: Representation Regarding Premises Licence Application  
Mittel River Terrace, York Guildhall Restaurant, Lendal, YO1 8AA  
Leeds Tap Limited**

I am writing as Director of the Archaeology Data Service, a world-leading national information technology research unit, based in York. In the last 2 years we have received over £15m of UK government investment to develop our research infrastructure, via UK Research and Innovation (UKRI), creating over 30 new highly skilled IT jobs in the centre of York, and leveraging an additional £5m of commercial and EU funding to the city.

We are currently housed within The King's Manor but as of 1 June 2026 we are due to take up tenancy of offices in the Guildhall directly adjacent to the proposed craft beer gastro-pub and brewery. We have significant concerns about the proposed re-purposing of the vacant premises. Our new offices are situated at the upper terrace level of the vacant premises, directly adjacent to, and looking out on the area which Leeds Tap propose to use as an external drinking and dining area. Given that we operate in an intensive IT research environment – regularly hosting clients and funders from the UK and abroad—the introduction of a high-volume alcohol-led business within the same footprint requires stringent mitigation.

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[archaeologydataservice.ac.uk](http://archaeologydataservice.ac.uk)

**The digital repository for archaeology and heritage** *Supporting access, innovation, and research*

I am therefore writing to submit our representation regarding the recent premises licence application for the vacant property. This highlights our serious concerns regarding the potential for Public Nuisance, Crime and Disorder, and Public Safety. Our primary objectives are to:

- Protect the professional working environment our business requires.
- Ensure the security of our offices, and the equipment and data we maintain.
- Mitigate the physical and acoustic impact of a high-volume alcohol-led venue on our organisation.

We believe that without the specific conditions and mitigations outlined below, the grant of this licence in its current form would be detrimental to our research and development activity and, in the worst case, would force us to reconsider our location in the City.

### **1. The Prevention of Crime and Disorder**

To maintain the security of our offices, we request the following:

- A formalised agreement between the applicant and York Science Park to **manage shared areas, access and anti-social behaviour**. In particular, we need to retain access to the lockable bicycle shed which is accessed via the passageway which provides the only entrance to the gastropub.
- **Access** to the upper terrace should be via the restaurant entrance and through the restaurant interior, not by continuing along the passageway which then goes directly past our office windows, and that passageway should be gated at that point, but with fire exit provision (see below).
- We request that the applicant covers the cost of a frosted glazing or similar solution on our office doors and windows adjoining the terrace and passageways to ensure visual **privacy and security** for our staff and avoid potential intruders identifying expensive IT equipment.

### **2. Public Safety**

- We have a major concern about egress and **fire safety**. The passageway provides the only access to the restaurant and its terraces, but it is also our fire exit (and that of other Guildhall tenants in that part of the development). It is only about 2m wide. We are unclear how many covers are going to be provided by the applicant but press coverage suggests some 200. We are concerned that, in the event of a fire, if 200 people are trying to exit from the restaurant and courtyard, in addition to our 40 staff, plus other Guildhall tenants who would need to use that route, there would be a **severe bottleneck** in the passageway. We request that North Yorkshire's Fire Service is consulted to make a formal assessment of the risk of that single exit point.
- We also request that the applicant enforces a strict **"no smoking/vaping"** policy on the upper terrace to prevent smoke entering our offices.

### **3. The Prevention of Public Nuisance**

The proximity of the Terrace to our offices is a major concern:

- We request a **ban** on live or recorded music and sports broadcasts on the Terrace before 18:00.
- Until 18:00 service should be **seated at table only** (to prevent drinkers standing directly outside our office doors and windows).
- We also request that the applicant installs noise mitigating fencing or 'hedging' along the side of the terrace adjacent to our offices.

In summary, we fear this is a very ill-advised location for the proposed gastro-pub. However, we are prepared to go ahead with our tenancy if Leeds Tap are willing to alleviate our concerns by implementing these mitigations.

I look forward to hearing from you.



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Professor of Sound and Music Computing  
Director XR Stories/XR Network+  
The Courtyard, Guildhall, Coney St, York YO1 9QN  
13<sup>th</sup> March 2026



**School of Physics,  
Engineering and  
Technology**

**xR StOries**

T:  
E:

City of York Council  
Licensing Section  
Hazel Court EcoDepot  
James Street  
York, YO10 3DS

To Whom It May Concern,

**Representation Regarding Premises Licence Application Mittel River Terrace, York Guildhall Restaurant, Lendal, YO1 8AA  
Leeds Tap Limited**

I am writing in my capacity as Director of XR Stories, and on behalf of my team of eleven who, for the last almost four years, have been resident in two spaces within the Guildhall complex, to formally submit our representation regarding the recent premises licence application for the vacant unit within the development.

Since May 2022, as a leading external business facing project at the University of York, XR Stories has operated from the office space directly above the vacant unit, and from our R&D Creative Technology Lab on the top floor within the older part of the Guildhall. As well as our office space being directly above the proposed development, both of our spaces also open out onto the terrace area, which, we understand, will be used by customers of Leeds Tap. Over the last four years our project has engaged directly with more than 600 creative industries businesses across Yorkshire and Humber, has secured more than £27m of Co-Investment into the region, created or maintained 543 jobs and brought additional revenue of £6.6m to the companies we have worked with. Additionally XR Stories has built a close working relationship with the newly formed Mayoral Combined Authority, including working on the development of the Local Growth Plan, and have entertained creative industries business leaders, policy makers, academics, politicians, and civil servants from across the region and the UK, as well as serviced the needs of our creative communities and businesses within the City of York itself. All our guests are impressed with and envy our location within the city and see it as representative of both York's history and its future. Although we are pleased to see that this vacant unit is at last to be occupied, we now realise that the current plans will fundamentally change the operation of the whole site, with an impact for all those currently working there, as well as any visitors – we will have to fundamentally consider our future in the Guildhall if this goes ahead due to the anticipated disruption ahead, during both redevelopment and operation of the unit.

Our representation, however, is focused on serious concerns regarding the potential for Public Nuisance, Crime and Disorder, and Public Safety. Our primary objectives are to:

- Protect the professional working environment for our staff and the quiet operation of our R&D Creative Technology Lab facility.
- Ensure the security of our offices, facilities and equipment, noting the complex footfall and multiple shared access points to the vacant unit and terrace areas. Noting further that the main Guildhall Reception door is now always locked, where it once was not, due to members of the public finding their way, maliciously or otherwise, into and around our site. This can be problematic for welcoming and entertaining visitors to the Guildhall. Increased footfall due to the planned use of the site, including outside areas, will only compound this problem and potentially impact the use of these spaces for our existing staff and other tenants.

University of York  
York YO10 5DD  
york.ac.uk

- Mitigate the physical and acoustic impact of a high-volume alcohol-led venue in an integrated historic site; as a professional acoustic/audio engineers, I very much understand the limited success or impact of any post-hoc structure based ameliorations that might be proposed.

We believe that without the specific conditions and mitigations outlined below, the grant of this licence in its current form would be detrimental to the existing business community and the reputation of the Guildhall as a professional workspace and flagship development within the City of York:

#### **The Prevention of Crime and Disorder**

To maintain the security of our offices, we request the following:

- A formalised agreement between the applicant and York Science Park to manage shared areas, access and anti-social behaviour. In particular we need to retain access to the lockable bicycle shed which is accessed via the rear passageway which provides the only entrance to the proposed development.
- Access to the upper terrace should be limited to manage footfall and through the restaurant entrance and interior only. Additional gating will be required, including at the bottom of the steps that provide the main fire exit from our office and the neighbouring co-working space – we regularly see members of the public trying to gain access to the Guildhall up these stairs, no doubt lost in their navigation of the site - and on the lower level near the back door to the main Guildhall complex. Leeds Tap customers should additionally not try to find entrance or exit from the restaurant via the main Guildhall/Mansion House entrance.
- We request frosted glazing on the rear-facing windows of the proposed development to ensure separation and privacy between customers and fire exit space from our office and neighbouring co-working space.

#### **Public Safety**

- We have a major concern about egress and fire safety. The current passageway provides the only access to the restaurant and its terraces, but it is also our main fire exit (and that of other Guildhall tenants in this part of the site). We are unclear how many covers are going to be provided by the applicant but press coverage suggests around 200. We are concerned that, in the event of a fire, if 200 people are trying to exit from the restaurant and courtyard, in addition to our 11 staff, additional guests we may be hosting (up to an additional 30 individuals across both of our spaces) plus other Guildhall tenants who would need to use that route, there would be a severe bottleneck in the passageway. We request that the local Fire Service is consulted to make a formal risk assessment.
- Our office windows and balcony direct overlook the terrace areas – we request that the applicant enforces a strict no smoking/vaping policy to prevent smoke entering our offices.

#### **The Prevention of Public Nuisance**

The proximity of the Terrace to our offices is a major concern:

- We request a ban on outdoor service, live or recorded music and sports/other broadcasts on the terrace spaces before 18:00 on weekdays.

The Guildhall is a prestigious development for the city of York and speaks of our history and ambitions to anyone who visits – this reputation is at risk with a development of this nature at the very heart of the building, especially as there exist a whole selection of other alternative restaurants, bars and cafes in our immediate proximity. I would strongly recommend that the licensing committee visit the site to understand the challenges of a co-location of this nature. The XR Stories project were the first team to take residency within the Guildhall and we have been lucky to be integral to much of the developments that have taken place there since. This has included a first-hand tour with the architect responsible for the design of the site. She noted the challenge of building a rational design across a complex set of spaces with no planned client-as-tenant in place at the outset. This lack of foresight is now made evident with this plan to drop a busy gastropub within such a high-profile office and events space – the site is not designed for such a development and the result is sure to be unsatisfactory for existing tenants, future tenants as well as the current applicant.

Yours Sincerely

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18 March 2026

Colour Urban Design Ltd  
Coworking Hub  
The Courtyard, Guildhall  
Coney St  
York YO1 9QN

To Whom It May Concern,

I object to this application.

I work during the week in the Guildhall coworking hub, which is physically attached to the premises in question.

I am concerned that the proposed licence will result in disorder, including noise disruption during office working hours, Monday to Friday.

The business will also compromise valuable external quiet space, particularly the lower terrace next to the river which many coworkers use for breaks during the working day. As such, the proposed form of business and licensing hours represent a nuisance to coworkers within the Guildhall.

The property which is the subject of the licensing application is only accessible through a narrow, poorly lit alleyway which has several alcoves, doorways to other premises (including Guildhall cycle storage) and external steps providing access to parts of the Guildhall, all of which raise safety and security concerns for customers of the proposed business and for coworkers at the Guildhall, especially after dark.

Thank you for considering this objection.

Sincerely,



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Haxby  
York  
YO32 3FD

City of York Council  
Licensing Section  
Hazel Court EcoDepot  
James Street  
York, YO10 3DS

To Whom It May Concern,

**RE: Representation Regarding Premises Licence Application  
Mittel River Terrace, York Guildhall Restaurant, Lendal, YO1 8AA  
Leeds Tap Limited**

I am writing to express my concern about the premises licence application for the vacant unit within the Guildhall development.

Whilst I was aware that a restaurant tenant was planned for this space, the licensing application for a gastropub, with licence to serve alcohol from 8am to 1am is not as far as I am aware, what was originally intended. This will present a fundamental change in the building's operational dynamic.

I have serious concerns regarding the potential for Public Nuisance, Crime and Disorder, and Public Safety.

- Such a venue with the proposed licencing arrangement will be extremely detrimental to the office tenants in the building, particularly those adjacent to the bar. How will the licence be structured to protect the professional working environment required by office tenants?
- The site is complex, with several locked gates that will need to be removed to enable access to the bar, thereby opening up the Guildhall site and building to unwanted access, potentially by people who have been drinking
- There are numerous alleys, under stairs area, close quarters and dark spaces on the site that will have to be opened up. This is a concern particularly for women or vulnerable users of the site
- There is the potential for serious public safety issue in the case of a fire, with the 200 covers proposed in the bar plus the office residents using a single alleyway as fire escape.
- An issue around public safety for the office tenants if smoking and vaping is allowed on the terrace, where office above have open window and doors, especially in the summer
- A public safety issue on the passageway into the venue – this is frequently littered with broken glass now, this will increase as an issue
- The closing down of access to the current restrictions was due to people sleeping, urinating, taking drugs on the site, this is likely to return and increase if the licence is granted

The site is undoubtedly unique and understandably of interest to a hospitality venue, but a restaurant is different to the proposed Tap bar. There are enough of these sorts of venues along Coney Street and in the town centre, the proposed licence application will result in a venue with high physical and acoustic impact, in what is an office working complex.

Yours sincerely

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke at the end.