

ARDLUI RETREAT & MOORING, ARDLUI, LOCH LOMOND, G83 7DT

LSO

Ardlui Retreat & Mooring will be an upmarket resort. There is a huge investment being made in the site and they are targeting the premium end of the market. The whole site is being significantly developed and upgraded by the new owner who acquired the property in March 2018. The intention is to launch in March next year. Services will include on and (limited) off sales of alcohol as part of the offering.

The resort will comprise – Holiday Home/Reception; Lodges; and Boat. The full offering is described as follows:

Holiday Home/Reception

There is no conventional bar and the alcohol will only be sold to guests from reception (for 70cl bottles of wine). There will be no sales to the general public at all, so it is a very small offer.

Lodges

There will be several holiday lodges on site. Each lodge will include a mini bar. The mini bars will be automated and linked to the guest's credit card. Every time a product is removed from the bar it is charged to their card. On booking the lodge guests must provide the names and dates of births of all guests. Where children or young persons are staying in rooms those mini bars are locked and are not accessible during their stay. The mini bars can also be controlled remotely by the manager or assistant manager who will be on site 24 hours a day. If anyone on check-in appears to be under 25, then age verification checks will take place and mini bars will be locked if that is deemed necessary.

Boat

The resort will provide a cruiser vessel available exclusively to patrons of Ardlui Retreat which will sail Loch Lomond. This vessel will be moored within the confines of the Retreat and will be crewed at all times. The vessel will accommodate a maximum of 12 guests for sailing trips. The Board may wish to note that no separate alcohol licence is required while the boat is cruising as there are less than 50 people on Board.

<http://www.legislation.gov.uk/ssi/2007/545/contents/made>

While moored, it is intended the vessel and berth will form part of the Premises Licence confines within the layout plan. Notwithstanding, when the boat sails, and due to maximum capacity not exceeding 12 people, no separate premises licence is required.

Children & Young Persons

In relation to Children and Young Persons, the Board normally seeks terms which include;

“Children and Young Person's will be permitted access *while accompanied by an adult aged 18 years or over*”

This is acceptable to the applicant as no one under the age of 18 is permitted to hire the accommodation or be on the premises without adult supervision.”

Baby Changing

The Board usually asks where baby changing facilities are situated and marked on the layout Plan. This will be clarified by the agent

Operating Plan

Question 1

On and off sales

Question 2: On sales Core Hours
Sunday to Thursday; 11:00am till midnight
Friday and Saturday; 11:00am till 1:00am

Question 3: Off Sales Core Hours
10:00am till 10:00pm seven days

Question 5: Activities
Accommodation, weddings etc. club meeting, recorded music, live performances, films
indoor/outdoor sport, televised sport, outdoor drinking facilities

Question 5(f): Other Activities

"The main house and holiday lodges which form part of the premises will operate as holiday lettings with mini bar facilities. All activities associated with holiday lettings may take place at all times in the self-catering lodges."

"Catering services and other services from external providers may be available."

"Pleasure cruising and loch tours will also be available on the vessel which will be berthed at the moorings which forms part of the premises."

The Board may wish to consider the extent of local condition relative to terminal hours for use of outside drinking facilities, i.e. 8:00pm for children and 10:00pm for those aged 18 years and over. In the circumstances of this application the Board may wish to consider any balcony porch area to be out with the scope of this policy.

In summary, this is a slightly unusual application. The LSO has been contact with the applicant's agent via email and is happy to work with new management toward practical and operational application, particularly from a compliance perspective.

EHO

The EHO is aware of the application and will be in contact with the applicant to offer any advice/assistance required. There is no food preparation on the premises as it will be classed as self-catering.