

ASPEN LODGE, GLENCRUITTEN ROAD, OBAN, PA34 4QB

LSO Report

An application for a Premises Licence for a “luxury country bed and breakfast” attached to the applicant’s dwelling house.

The bed and breakfast accommodation has three bedrooms accommodating a total of six persons (2 per room)

The alcohol for sale will be placed in the dining/breakfast room within a locked drinks cabinet and a locked fridge. Guests will have access via keys attached to the room key ring. An honesty Bar with record book will be kept to record alcohol purchased.

The applicant who lives within the building and who is highly experienced in the licensed trade will supervise this and all other aspects of the operating plan.

The applicant has been in early touch with the LSO.

Operating Plan

Question 1

On sales only

Question 2

12 noon till 12 midnight, seven days.

Question 5 Activities

Accommodation, Restaurant facilities (breakfasts only), receptions, recorded music, films, televised sports (T.V. within room) outside drinking facilities.

5(f) any other activities

Tutored whisky nosing and tasting sessions will be conducted both in the dining room and outside on the terrace.

Honesty bar selling wines, spirits, cocktails, beer and soft drinks and mixers. Bar will be locked and a key given to guest at check in. Age verification to be carried out at this point.

Sale of sparkling wine and champagne to be placed in guest rooms for them to enjoy on their arrival.

Question 6

Children and Young Persons.

Terms

Children and Young Persons are permitted to enter and stay at the Bed and Breakfast when accompanied by an adult over the age of 18.

Ages

Children 0-15

Young Persons 16 &17

Times

Children and Young Persons are allowed entry to the Premises 24 hours a day.

Parts

Children and Young Persons are allowed access to their room, the dining room, the decked areas and the terrace. Not near the immediate vicinity of the bar (locked cabinet and fridge).

Layout Plan

The layout plan depicts the outside areas which are exclusive and allocated to each room.

The applicant is aware of Board policy with regard to the use of the outside areas 10pm adults & 8pm children and young persons.

The applicant is happy to abide with Board policy with regards to the use of the communal terrace but asks the Board to consider a later time of midnight for the use of the private outside area per room.

This would allow the guest returning to the premises to have a nightcap outside, prior to retiring for the evening.

Capacity

The applicant has determined a total of 6 persons, 2 persons per room

EHO

The EHO has been contacted and has assisted with a section 50 certificate and a Covid risk assessment. No issues