

LSO REPORT

CEABHAR RESTAURANT & BUN DUBH BREWERY, SANDAIG, ISLE OF TIREE, PA77 6XQ (REPORT BY RAYMOND PARK)

The applicant has been in early consultation with the LSO and in line with Planning and Building Standards guidance. He has carried out major refurbishments and re-designed the layout, adding a microbrewery to the internal aspect of property, he has also added to the outdoor drinking areas. The former guest house is now the microbrewery and the family home.

The applicant has also taken this opportunity to update the Premises Licence to reflect the changes to the Layout Plan and Operating Plan in line with the new business model.

He has been working with Planning, Building and Environmental Health throughout, seeking approval and completion to their satisfaction. I am informed that all necessary documentation is now in place to allow the Board to consider grant of this major variation as requested.

Premises Licence

Name of Premises

Current; Ceabhar Restaurant

Proposed; Ceabhar Restaurant and Bun Dubh Brewery

Description of Premises

Current; The premises are a public house located at Sandaig, Isle of Tiree which operates principally as a restaurant serving residents of the adjoining guesthouse although facilities are provided to other customers.

Proposed; the premises are located at Sandaig, Tiree and operate as both a restaurant and micro-brewery.

Operating Plan

Question 2 core hours on sales.

Current; Monday to Saturday 12:00 23:00, Sunday 12:30 to 23:00

Proposed; Monday to Sunday 12:00 to 23:00

Sunday opening changed from 12:30 to 12:00 in line with rest of the week.

Question 3 Core hours off sales

Current; Monday to Saturday 12:00 22:00, Sunday 12:30 to 22:00

Proposed; Monday to Sunday 12:00 to 22:00

Sunday opening changed from 12:30 to 12:00 in line with rest of the week

Question 4 Seasonal Variation

Current; Licensed premises trading principally as a restaurant catering for local and tourist trade. Normal opening times hours from 1st April until 31st October will be:

Wednesday to Saturday 7-11pm to the public; Monday and Tuesday evenings from 8.00pm to 11.00pm for residents of the guest house next door only; Thursday lunchtimes 12-2pm; other opening times will be by prior booking only, within the core hours.

Out of season premises hours i.e. from 1st November to 31st March will be determined by local demand. The premises will only be open for prior bookings within the core times stated

above. Off sales will only be available during opening hours up till 10pm as stated in the core hours stated above.

Proposed; Licensed premises trading principally as a restaurant and brewery, catering for local and tourist trade. Normal opening times hours from 1st April until 31st October will be:

Monday to Saturday 7-11pm. Other opening times will be by prior booking only, within the core hours.

Out of season premises hour's i.e. from 1st November to 31st march will be determined by local demand. The premises will only be open for prior bookings within the core times stated above.

Off sales will only be available during opening hours up till 10pm as stated in the core hours stated above.

Question 5 (f) any other activities.

Current; nil

Proposed; As part of the visitor experience, pre booked tours of our Micro Brewery, inclusive of tasting sessions will be available to the public. On line sales and dispatch/delivery of our alcohol products will take place on and from the premises.

Question 6 Children and Young Persons.

Terms

Current; the geographical situation of the restaurant is such that children and young person's visit the premises accompanying adults/parents during a family/group meal. The restaurant clientele is predominately adult based and the restaurant location is such that children do not visit the premises without parents providing transportation.

Children under 16 must be accompanied by adults. Young persons aged 16 and 17 will be allowed entry and may buy a meal, but will not be sold alcohol. An adult may however buy specified alcohol for them for consumption with their meal. The specified alcohol is as permitted by the licensing (Scotland) act 2005

Proposed; Children will be permitted access to the premises when accompanied by an adult 18 years or over. Young persons will be permitted access to the premises.

Ages;

Current; Children under 16 must be accompanied by adults. Young persons aged 16 -17 will be allowed entry and may buy a meal but will not be served alcohol other than as permitted by the licensing (Scotland) act 2005

Proposed; Children 0-15 years Young Persons 16 & 17 years.

Times;

No Change; Children and Young Persons shall be permitted access until 10.00pm

Parts;

Current; Children and Young Persons will be allowed access to all public areas of the premises under appropriate supervision

Proposed; Children and young persons will be permitted access to all public areas with the exception of the immediate vicinity of the bar counter.

Layout Plan

The layout plan has been updated to reflect the changes to the footprint and purpose of the restaurant and previous guest house as a microbrewery/family home. The applicant has added additional areas for outside drinking and is content to follow the terms of the Board's policy on use till 10pm adult's 8pm children.