

LSO REPORT

PORTAVADIE, LOCHFYNE, PORTAVADIE, PA21 2DA (REPORT BY RAYMOND PARK)

Major Variation application with regard to AR608 Portavadie Marina, AR741 Lodge at Portavadie Marina and AR808 Spa & Leisure at Portavadie

A recent review of the Portavadie estate & business model has resulted in a desire to merge the three separate licensed premises into one single premises licence. Unification will provide a more effective, efficient and economical business model with no adverse effect on the licencing objectives or customer experience. An application to vary the Portavadie Marina to include and combine all premises within the same footprint has been submitted for the Licensing Board's consideration. If granted, AR741 & AR808 will be surrendered.

Layout Plan

If granted, three Premises Licences, each with its own individual layout plan will merge into one.

This will necessitate a single layout plan for the common land and buildings owned and managed by the applicant. The new layout plan depicts the individual licensed areas within a single footprint. Please see new proposed layout plan submitted.

Premises Licence change of name and description

The merger will require a change to the name and description of the premises

New Name; Portavadie Loch Fyne.

New description;

Facilities building; Bar/restaurant with balcony for outdoor eating and drinking, marquee and off sales gift/grocers shop, office accommodation, toilets, showers and laundry.

Leisure centre; Spa, gymnasium and cafe-deli on the ground floor. Function room (Bulloch Suite), spa, juice bar and external spa deck on the first floor.

Lodge; Ground floor resident's lounge.

Operating Plan

Question 5

As a combined Operating Plan (activities transferred from the other two Operating Plans.

Add; Accommodation, conference, theatre, films, gaming, indoor/outdoor sports,

Question 5f

Additional Activity

Retail shop selling gifts, clothing, footwear, provisions, chandlery and alcohol off sales. Self-catering guest and staff accommodation, festivals, product launches boat launches.

Question 6

Children and Young persons

Terms

Children will be allowed entry unaccompanied until 8.00pm after which they must be accompanied by an adult. **(Add; aged 18 years or over)** No restrictions for young persons.

Ages

Current 0-17

Proposed Children 0-15 Young Persons 16 & 17

Times

Current; no restrictions

Proposed; from opening until;

Children; 10pm, unless attending a pre booked function or event when they will be permitted to remain for the duration.

Young persons will be permitted to remain on the premises until the terminal hour.

Parts

In general; all public areas with the exception of the immediate vicinity of the bar counters.

Specifically, Spa and Leisure; External spa deck and first floor - children are not permitted on the spa deck and are not permitted in the first floor area except in the Bulloch suite function room and access to and from it and children must be accompanied by an adult age 18 or over. Young persons are permitted in the spa and spa deck but must be accompanied by an adult age 18 or over.

Question 7

Capacity of premises

Marina; on sales 701 persons, off sales 4.28 square metres display

Spa & Leisure; on sales 385,

Lodge; on sales 164

Change of DPM to applicant Iain Jurgensen (applicant)

EHO

No issues.