

LSO REPORT

DUCK BAY HOTEL & MARINA, DUCK BAY, LOCH LOMOND, ALEXANDRIA, G83 8QZ (REPORT BY RAYMOND PARK)

The applicant has recently completed refurbishment and re-adjustment to the interior of the premises.

Layout Plan; New Layout Plans have been submitted to include an additional four bedrooms, reduced function suite capacity and a new more open plan reception and foyer area. The gift shop has now added a coffee service.

Description of the premises

Current

The premises form a detached building solely occupied and situated on a rural loch side location. Hotel with letting bedrooms, 2 function suites, bar and restaurant and outdoor jetty, all with outdoor patio seating areas. Also has a tourist gift shop.

Proposed

The premises form a detached building solely occupied and situated on a rural loch side location. Hotel with letting bedrooms, 1function suite, bar and restaurant and outdoor jetty, al with outdoor patio seating areas. Also has a coffee & gift shop.

Operating Plan

Current; children and young persons will be allowed entry to all parts of the hotel including entrance foyers, toilets, function suites and letting bedrooms, except staff areas and kitchen. The restaurant including entrance foyer, gift shop, toilets and all outside patios.

Proposed; children and young persons will be allowed entry to all parts of the hotel including entrance foyers, **coffee gift shop**, toilets, function suites and letting bedrooms, except staff areas and kitchen. The restaurant including entrance foyer, gift shop, toilets and all outside patios.

Question 7 Capacity of Premises

Current; on sales – 380

Capacity breakdown - bar/restaurant 170 persons, Mallard suite 150 persons, Arden room 60 persons.

Proposed; current; on sales – 380

Capacity breakdown - bar/restaurant 170 persons, Window on the Loch Suite 140 persons, Coffee gift shop 70

EHO

No issues