

Application for Variation of Premises Licence

1.	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">RAD Limited</div> <div style="width: 50%;">Brig O Doon Hotel Alloway Ayr</div> </div>
	<p>Increase in Capacity</p> <p>Add gaming and indoor/outdoor sports</p> <p>Amendment to children and young person statements</p> <p>Extension to lower ground pre-function area and balcony</p> <p>Reconfiguration of bedrooms first floor</p> <p>Addition to new restaurant and balcony plus new accommodation</p>
	<p>Environmental Health</p> <ol style="list-style-type: none"> 1. The operation of this facility must not result in the existing noise background levels for the surrounding area being increased when measured at the nearest noise sensitive building. In order to prevent the likelihood of a noise nuisance. 2. No form of amplified sound or noise systems must be present in the outside decked area which is proposed to be an “outside entertainment space”. Use of this area should be restricted to no later than 10.00 pm. The use of the area must not increase the ambient background noise level in the neighbourhood. In order to prevent the likelihood of a noise nuisance

RAD Ltd – Brig O'Doon Hotel

Application for Variation

Information from LSO

The premises licence for the Brig O Doon Hotel in Alloway was transferred to RAD Ltd in September 2022 and since then the company has undertaken a program of refurbishment and upgrading works. Most recently this has involved building on additional parts to this iconic premises and increasing the capacity and facilities available to guests.

Over the past few months I have been working with the operators In order to ensure the premises licence reflects the current trading practises and the licensed areas and layout plans are in line with the information held in connection with the liquor licence and any proposed changes are in line with the Boards policy and the licensing objectives.

Members will be aware that the premises are currently closed to allow completion of the second phase of building works which have allowed the creation of additional accommodation for guests and a new restaurant area. This specific addition will ensure the future sustainability of the premises by increasing the number of letting bedrooms available to guests and therefore supporting the venues main use as a wedding and function destination.

In order to support this aim, a pre-function area and balcony space has been created on the lower/garden floor with the purpose of providing an area for guests whilst the main function room is cleared following the meal and being set up for the evening entertainment. Whilst the creation of these additional spaces does increase the capacity of the venue, it is not the intention of the premises licence holder to cater to increased numbers whilst a wedding or event is on, it is simply to allow staff the opportunity to 'move and manage' guests during the turnaround of the room.

The renovation of the premises has also included a re-configuration of the existing accommodation space on the first floor which allows the number of available bedrooms to be increased from 5 to 6.

The Board has always encouraged applicants to work with the LSO during the application process and in this case Members will be pleased to note that this has meant I have been able to answer questions from the Community Council and the local community, whom I trust are now re-assured that the application reflects the Boards policy.

In addition to the main structural and physical changes, the variation application also seeks to 'update' the operating plan by including gaming and sports in case there are any future themed activities or events at the premises and updating the children and young person's statement to include wording which is more appropriate for the current operation of the premises. This also ensures compliance with the Boards policy statement and considers the licensing objective; Protecting Children and Young People from harm.

In summary, the application for variation of premises licence is the result of a significant investment that has been made to the structure and renovation of the premises and consideration of the future sustainability of the business. The application has been made with the information and guidance provided by the LSO in relation to the Board's requirements.

Catrina Andrew
Licensing Standards Officer
30th January 2025



Newly formed balcony/terrace outside the pre-function area



Newly created pre-function area

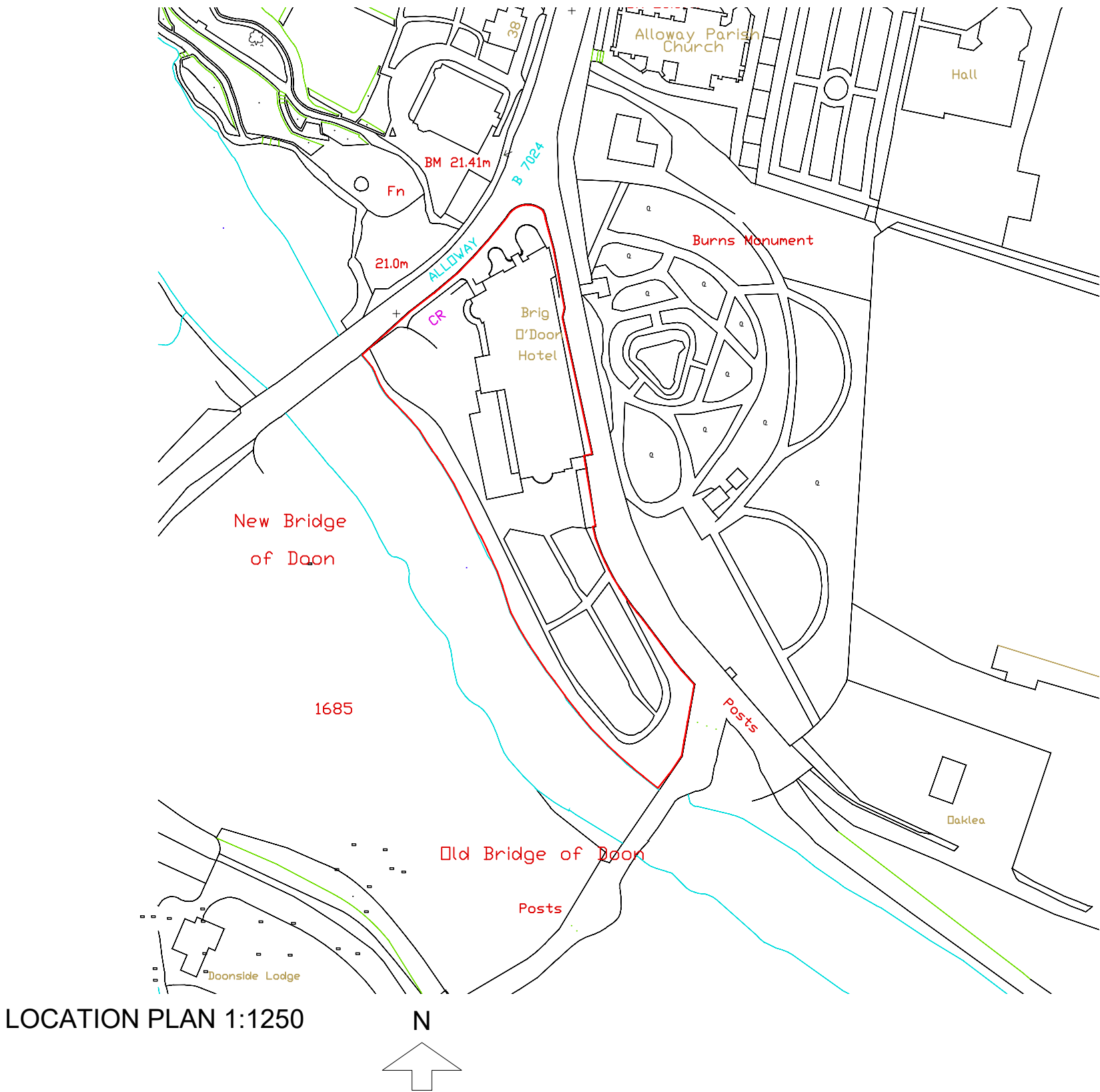
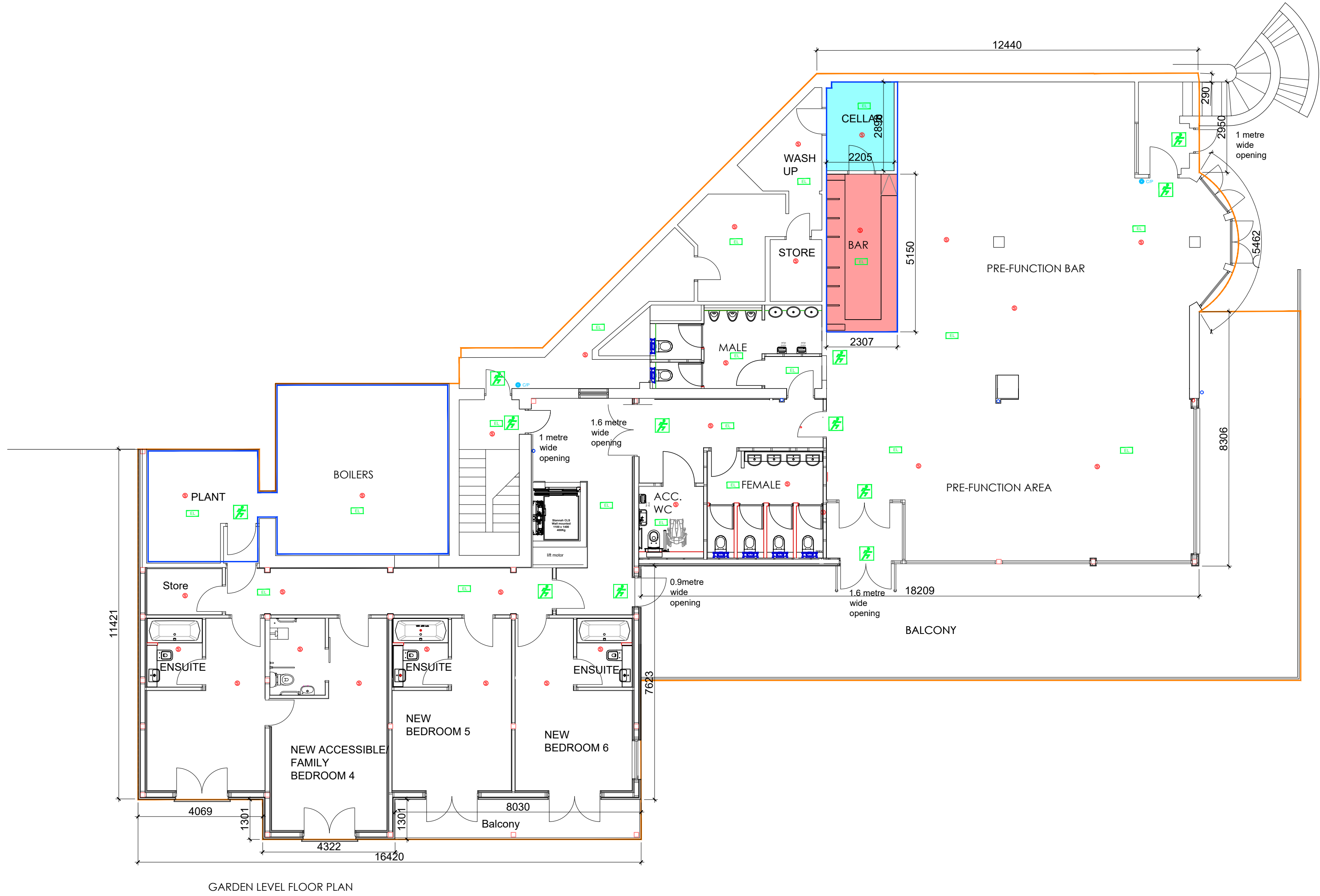


Newly created pre function area



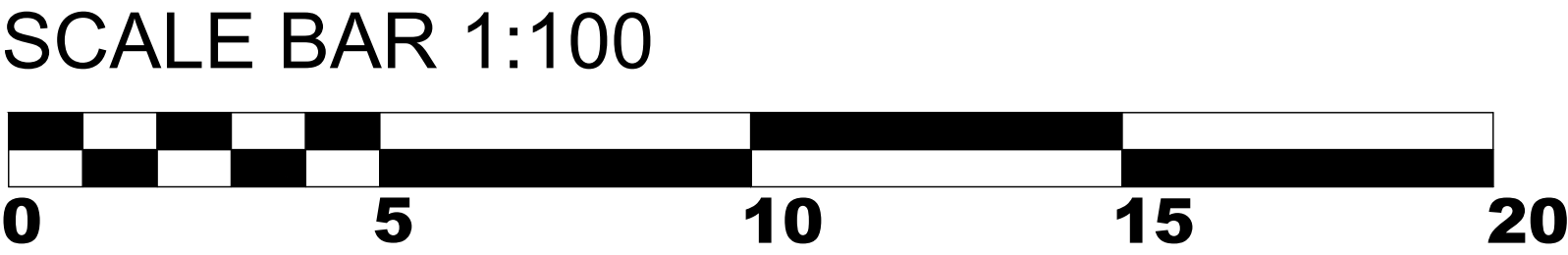
Main function room

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LEGEND

- Heat detector/ alarm sounder
- Smoke detector/ alarm sounder
- F/B Fire Blanket
- F/E Fire Extinguisher
- C/P Fire Alarm Call Point
- EL Emergency light
- Fire Escape
- Alcohol Display
- Alcohol Storage
- Areas accessible to children and Young Persons
- Parts not accessible to children and Young Persons

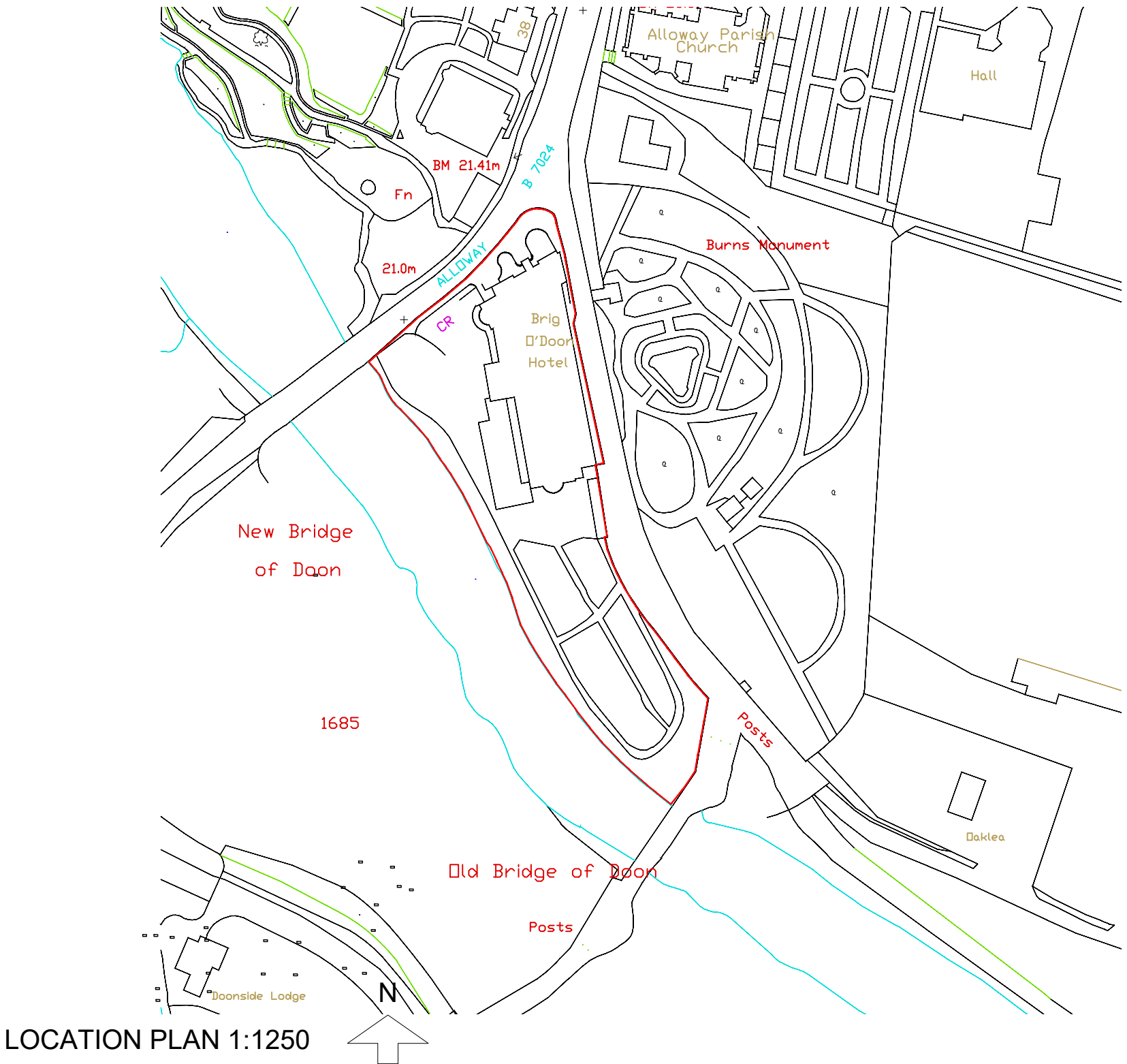
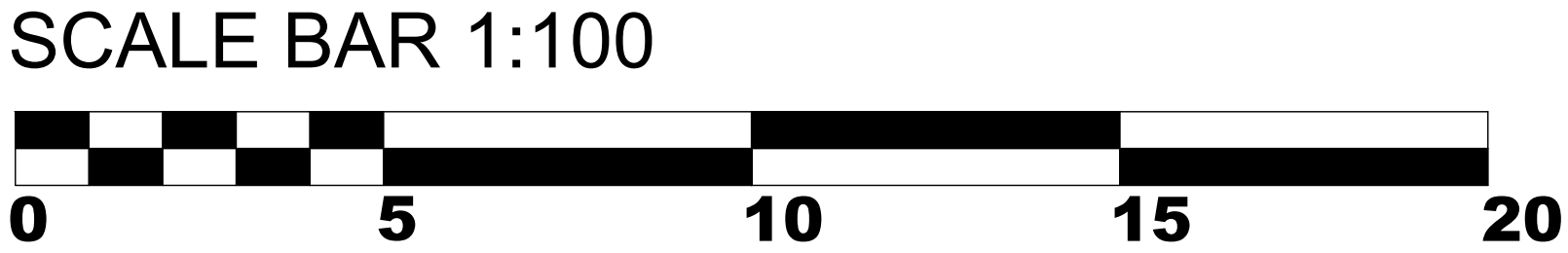


REVISION	NOTES	DATE
PROJECT Brig O'Doon Hotel Alloway RAD Hotel Group		
DRAWING TITLE Garden Level Floor Plan		
STATUS Licensing		
DATE Sep 24	SCALE 1:100	DRAWN BY
DRAWING NUMBER: 2303-LIC-004		REVISION

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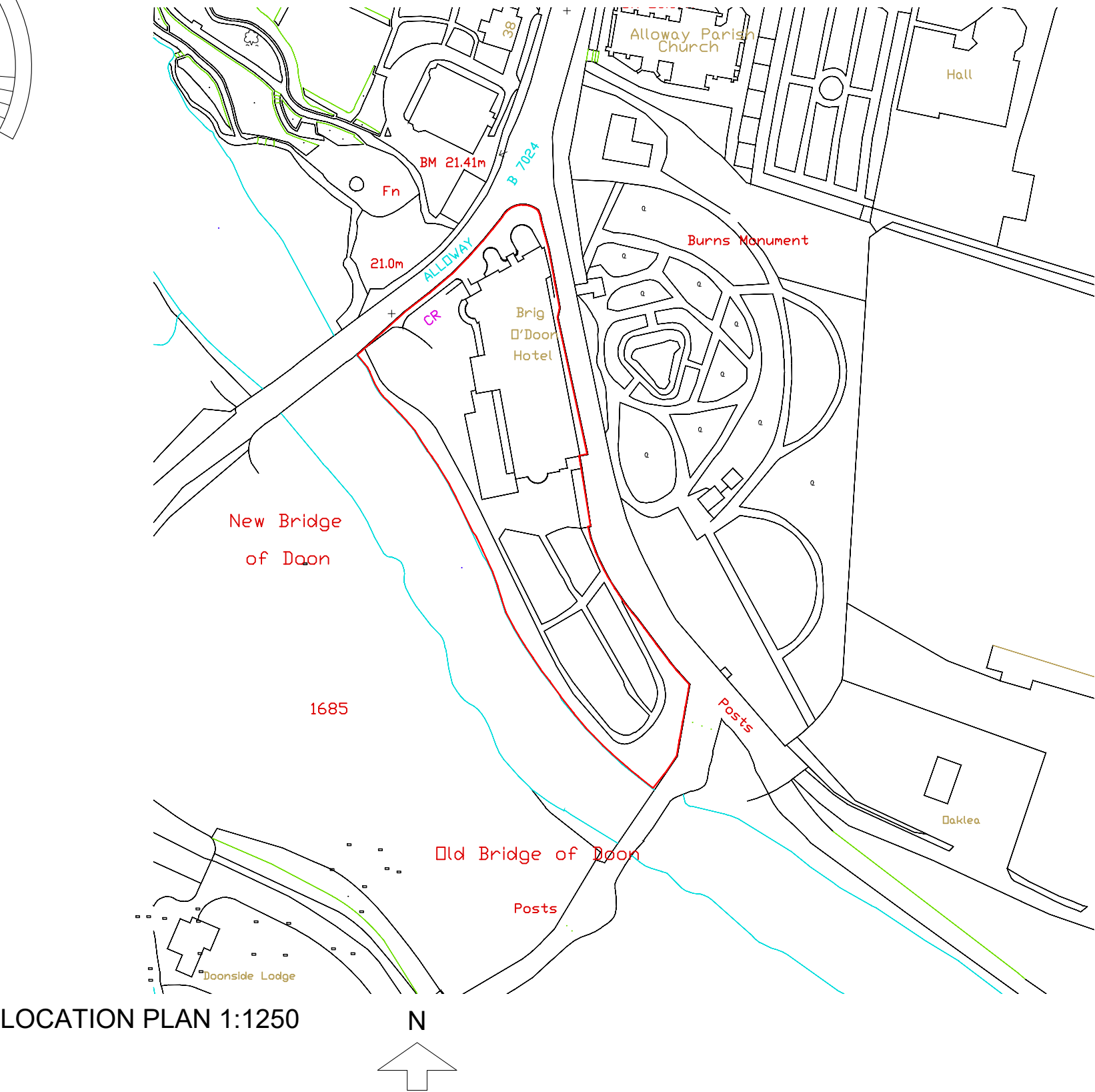
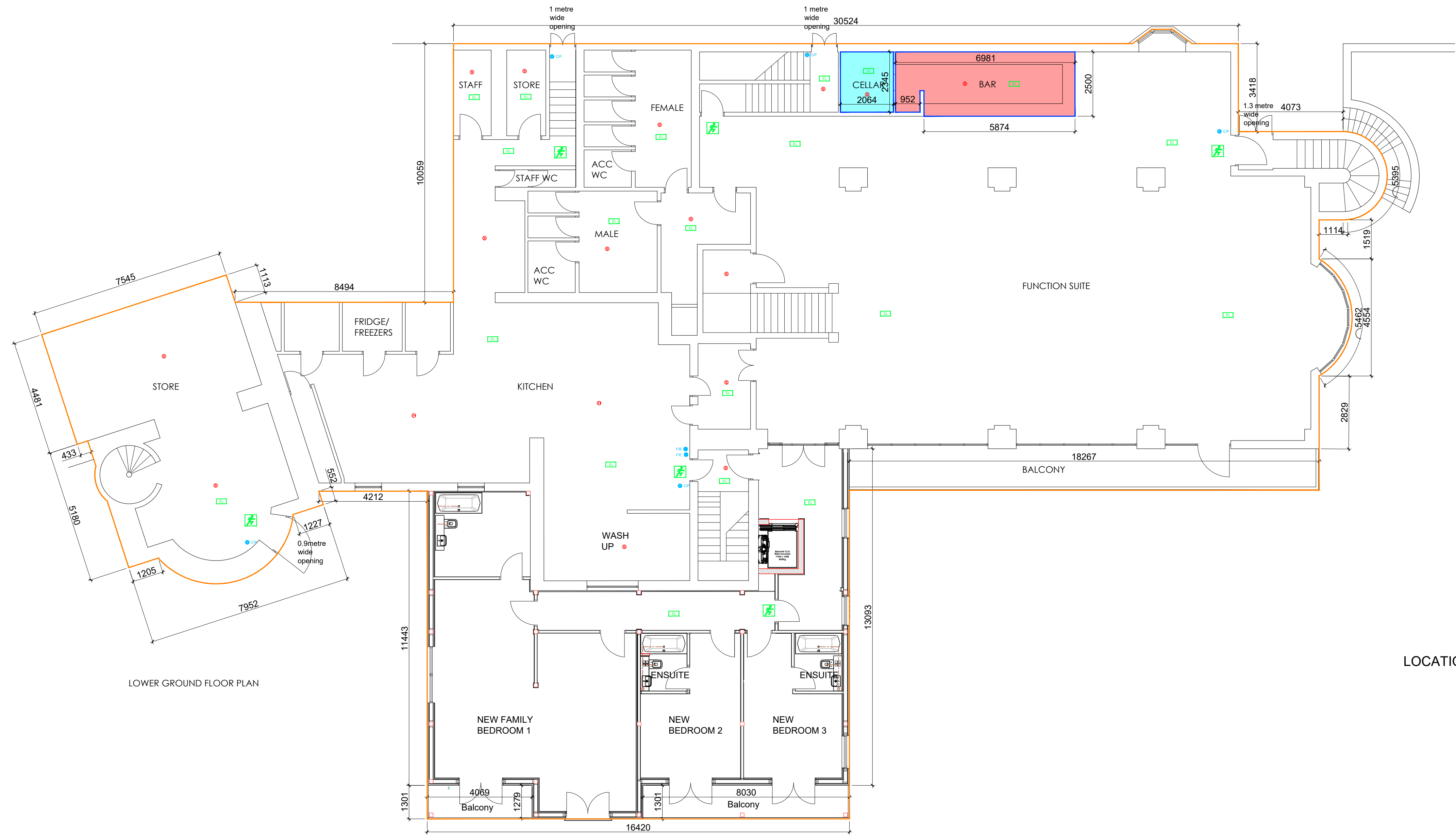


REVISION	NOTES	DATE
C	Bar to upper dining area added	17.10.24
B	Stage 2 Extension Added	4.9.24
A	Bar to upper dining area omitted	5.3.24

PROJECT	NOTES	DATE
Brig O'Doon Hotel Alloway		
RAD Hotel Group		
DRAWING TITLE	Ground and First Floor Plans	
STATUS	Licensing	
DATE	Oct 23	DRAWN BY
SCALE	1:100	
DRAWING NUMBER:	2303-LIC-001	REVISION C



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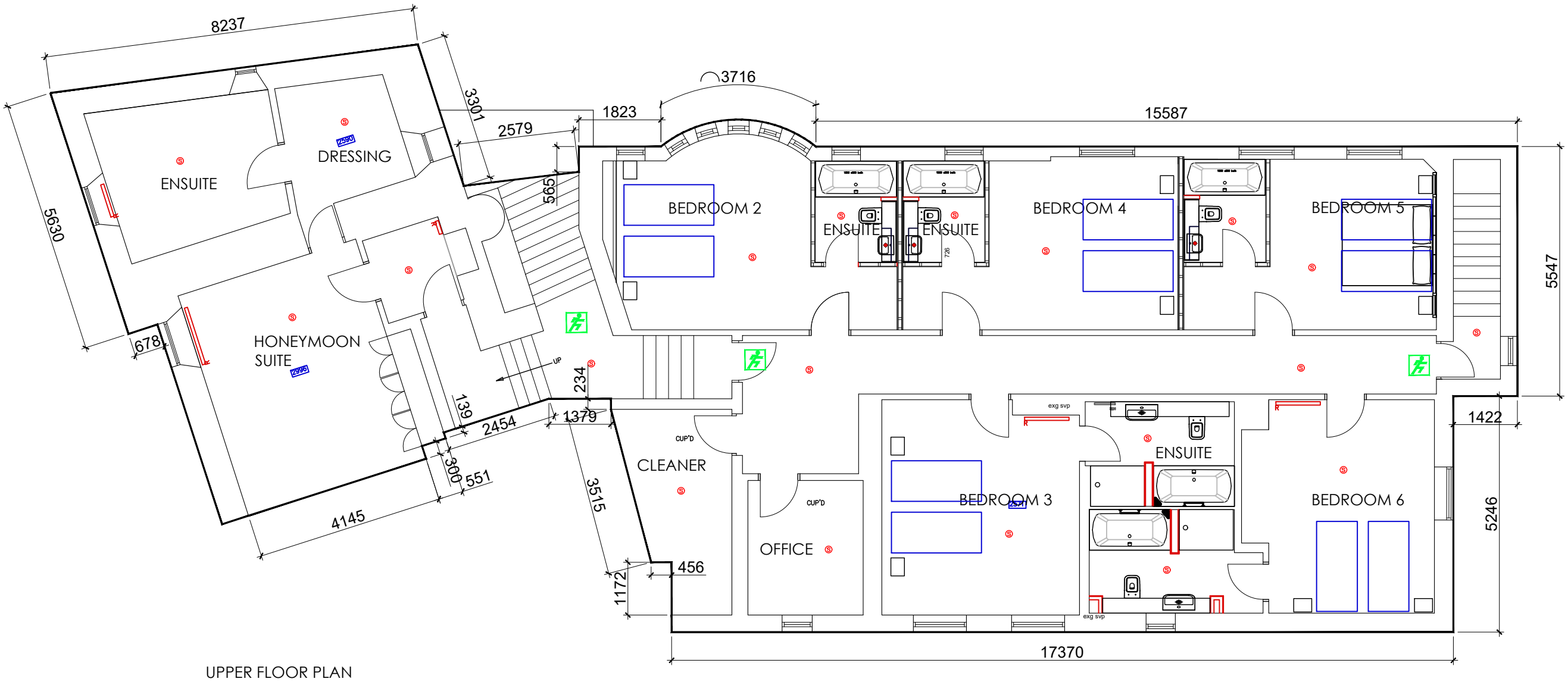


B	Garden level plan omitted, Stage 2 extension added	4.9.24
A	New pre-function extension added	5.3.24
REVISION	NOTES	DATE
PROJECT Brig O'Doon Hotel Alloway RAD Hotel Group		
DRAWING TITLE Lower Ground Floor Plan		
STATUS Licensing		
DATE Oct 23	SCALE 1:100	DRAWN BY
DRAWING NUMBER: 2303-LIC-002		REVISION B



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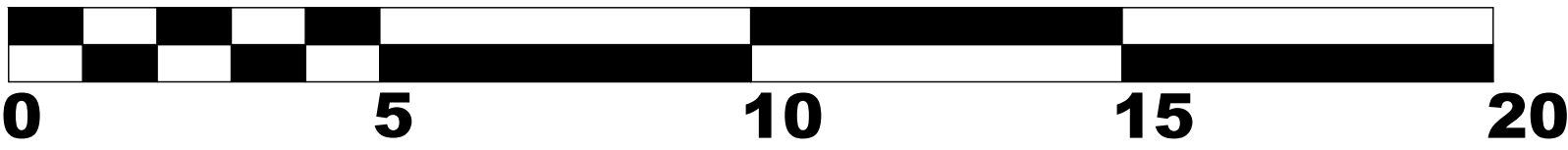
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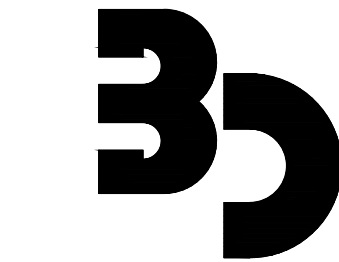
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SCALE BAR 1:100



REVISION	NOTES	DATE
PROJECT Brig O'Doon Hotel Alloway RAD Hotel Group		
DRAWING TITLE Upper Floor Plan - License Drawing		
STATUS Licensing		
DATE Mar 24	SCALE 1:100	DRAWN BY
DRAWING NUMBER: 2303-LIC-003		REVISION



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