

The Highland Licensing Board

Meeting – 4 August 2026

Agenda Item	8.4
Report No	HLB/78/26

Application for a major variation of premises licence under the Licensing (Scotland) Act 2005

Visitor Centre Shop, Dalmore Distillery, Dalmore, Alness

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Whyte and Mackay Limited.

1.0 Description of premises

- 1.1 Dalmore Distillery is a working distillery situated in its own grounds adjacent to the A9, north of Alness. The premises is the shop in the visitor centre at the distillery.

2.0 Current operating hours

- 2.1 The premises currently has the following operating hours:

Off sales:

Monday to Friday:	1000 hrs to 2200 hrs
Saturday and Sunday:	1000 hrs to 1700 hrs

3.0 Summary of variation application

3.1 Variation sought

The applicant seeks to vary the premises licence as follows:-

- 1) Change name of the premises to Dalmore Distillery.
- 2) Amend description of the premises.
- 3) Amend the layout plans following redevelopment of the premises to include multiple new areas to the licensed area.
- 4) Add on sales with hours of Monday to Sunday from 1000 hrs to 2400 hrs.
- 5) Increase off sales operating hours on Saturday and Sunday to conclude at 2200 hrs.
- 6) Add on sales capacity of 988 and increase off sales capacity to 19.50m2.
- 7) Add additional activities/entertainment to be provided during and outwith core hours.

8) Add other activities to be provided at the premises.

4.0 Background

- 4.1 On 17 June 2026 the Licensing Board received an application for a major variation of a premises licence from Whyte and Mackay Limited.
- 4.2 The application was publicised during the period 22 June to 13 July 2026 and confirmation that the site notice was displayed has been received.
- 4.3 In accordance with standard procedure, Police Scotland, the Scottish Fire & Rescue Service and the Council's Community Services (Environmental Health) and Planning and Building Standards were consulted on the application.
- 4.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 4.5 Further to this publication and consultation no timeous objections or representations have been received.
- 4.6 The applicant must nevertheless be given the opportunity to be heard before the Board determines the application and has accordingly been invited to the meeting. The applicant has been advised of the hearings procedure which may also be viewed via the following link:

[Highland Licensing Board - Hearings](#)

5.0 Legislation

- 5.1 The Licensing Board must in considering and determining the application, consider whether any grounds of refusal apply and if none of them applies, the Board must grant the application.
- 5.2 Relevant grounds of refusal may be: -
 - 1. the grant of the application will be inconsistent with one or more of the licensing objectives;
 - 2. having regard to (i) the nature of the activities carried on or proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises, the Board considers the premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation;
 - 3. that the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of the same or similar description as the subject premises, in the locality.

5.3 For the purposes of the Act, the licensing objectives are-

- (a) preventing crime and disorder,
- (b) securing public safety,
- (c) preventing public nuisance,
- (d) protecting and improving public health, and
- (e) protecting children and young persons from harm.

5.4 The Board only has power either to grant the application and make a variation of the conditions to which the licence is subject or to refuse the application.

5.5 If the Board refuses the application, the Board must specify the ground for refusal and if the ground for refusal relates to a licensing objective, the Board must specify the objective in question.

6.0 Licensing Standards Officer

6.1 The LSO has provided the following comments:-

- a) The property to be known as Dalmore Distillery is a long-established distillery and visitor centre located on the outskirts of Alness Ross-shire.
- b) The premises have operated for many years with no adverse comment and have been undergoing extensive renovation and extension over the past few years. This application is to increase the licensed area of the premises, the range of activities within the premises and increase the capacity for both on and off sales, as well as changing the name of the premises. The specifics of what is applied for are detailed elsewhere in this report.
- c) The children's and young persons policy is appropriate.
- d) The layout plan submitted complies with the required specifications.
- e) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- f) During the period of public consultation, no objections were received.
- g) The off sales display area will increase from 2.85m² to 19.50 m², this is within current HLB policy.
- h) There are some minor building standards issues which are being progressed by the applicants and Building Standards Officers, which I would suggest have no bearing on alcohol licensing.
- i) I have no objection to this application.

7.0 HLB local policies

7.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2023-28
- (2) Highland Licensing Board Equality Strategy

8.0 Conditions

8.1 Mandatory conditions

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

8.2 Local conditions

Should the Board grant the application as applied for, the Board may wish to consider attaching the following condition from the schedule of local conditions:

(m) After 2200 hrs, alcoholic or non-alcoholic drinks shall not be consumed in any outdoor drinking area.

Recommendation

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local condition detailed at para 8.2 above.

If the Board is minded to refuse the application, the Board must specify the ground for refusal and if the ground for refusal is in relation to a licensing objective, the Board must specify the objective in question.

Reference: HC/CSR/0414
Date: 21 July 2026
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