

Proposal Description from Rigby Music Learn, application number: 139117/FO/2024

Rigby Music Learn run established community based music lessons for all ages in Levenshulme. In addition, we also operate a music service that provides music lessons to primary schools in the Manchester area, as well as a donation service that provides musical instruments to those that can't afford them.

We wish to move our music lessons which currently take place in The Guitar & Bass Shop, 7 Byrom Parade, M19 3HH, to a new and separate space located in the building directly above (7A Byrom Parade), in which we can also set up an office space that we can run our business from. This proposal would involve changing the current use of the property which is 'residential' to 'commercial'.

In addition to the letter of support from the landlord of the property which can be found separately to this proposal, we would like to alleviate any concerns that there may be in regards to the change of use. The first of which (and this is backed up by the landlords letter) is to state the reasons that there isn't any particular demand from residents to live in the property and there are three that have clearly made it a struggle to fill the property residentially, which has been vacant since September.

Firstly, the only access to the property is through the dimly lit back alley (joined from Byrom Avenue) that gives entry through the back door of the properties garden. Byrom Parade is also situated on an extremely busy and noisy junction, sat between two strong smelling food outlets. We also believe the above to be a contributing factor in why the neighbouring residential properties, also above shops, have remained vacant to any residents for nearly a decade.

It is also important to highlight any impact on parking concerns that may arise. Most of our students reside in the immediate local area (we have carried out a survey that showed more than 82% of our students walk to lessons). This is demonstrated by the fact we have already been running music lessons from the location for 15 months and there has been no noticeable increase in traffic levels.

We are also big believers in the low traffic network in Levenshulme (such as the modal filters in the surrounding area) and we will be installing bicycle racks in the back garden to promote and accommodate cycling and healthy living from our customers. Lastly, there is ample parking available for those that do decide to drive to lessons outside the front of the building and on the nearby roads of Byrom Ave, Curtis Street, Dorset road as well as further down Barlow road.

As our business is in music education, we will be extremely considerate and respectful of noise levels for neighbouring properties. (Please see details of our acoustic attenuation strategy in the separate document provided). This is in line with what we have always done in the spaces that our music lessons have taken place. Lessons are also delivered in a low volume environment which is appropriate for education purposes. Additionally, the building underneath is a music shop, the front a busy road and either side are busy take aways with empty flats above them. Our plans are for the back of the property to house our office space.

The property will be used to deliver music lessons Monday-Thursday (during term time in line with school holidays) between 4-8pm as well as Saturday between 10-2pm. Outside of this it will be used as an office space, between the hours of 9-5pm Monday-Friday.

Aside from the change of use, there will be no changes to the property apart from any sound proofing and fire safety measures installed. Our classes have become a very important hub for many in the Levenshulme community to come together in sharing and developing a passion in music, especially due to it's launch post covid. We would greatly benefit from a space of our own to operate in.