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Flood Risk Assessment to Support Planning Application – HSBC UK – Rochdale

Document date 12/06/2025

Rev -

Site Address:

HSBC UK Bank plc,
2 Yorkshire Street,
Rochdale,
Lancashire,
OL16 1EE

1.0 Introduction

- 1.01 This Flood Risk Assessment has been produced in support of the planning application to replace section of high level roof covering to front area of building at HSBC UK Bank, Rochdale.

2.0 Development Site

- 2.01 The bank is located on Yorkshire Street, in the centre of Rochdale and in close proximity to an exposed section of the River Roch.

3.0 Development Proposals

- 3.01 The proposals can readily be broken-down into the following components which form the focus of this assessment:

(i) Replacement of roof covering to high level roof to front of building.

- 3.02 No new floor area will be added to the building as part of this proposal. All existing floor levels, access and escape routes and surface water management measures will be unaffected.

4.0 Sequential Test

- 4.01 As the proposed development is a very minor addition to an existing building, the Sequential Test does not apply.

5.0 Exception Test

- 5.01 As the proposed development is a very minor addition to an existing building, the Exception Test does not apply.

6.0 Site Specific Flood Hazards

- 6.01 As the site is located in close proximity to the River Roch in a heavily paved area of town, the most likely flood hazard to the site is fluvial flooding due to channel capacity being reached, as per historical floods (please refer to Appendix B.)

7.0 Flood Risk Management

- 7.01 The ground floor of the existing building is raised above street level, affording it some extra protection in case of the river bursting its banks.

8.0 Conclusions

- 8.01 As the proposed development is for roof covering replacement to prevent the ingress of water, we do not believe that the proposal will increase the risk of flooding to the existing bank and infact further protect the building from water ingress.

Appendix A

Flood Map denoting local Flood Zones and Site Location

Source: Environment Agency

Appendix B

Flood Risk Assessment Data

Source: Environment Agency