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HAVANT PO9 2AX

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08 JUL 2010
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FAO: Mrs R McMurray Your Ref: APP/10/00299

7 July 2010 Our Ref: 05:043

Dear Sir/Madam

RE: NEWTOWN HOUSE HOTEL, MANOR ROAD, HAYLING ISLAND, PO11 0QR

I refer to the application to discharge conditions.

I enclose 4 copies of the Contractor's Method Statement for works adjacent to the existing tree.

Yours faithfully

GRAHAM ASH Dip Arch RIBA MAPM

Encs

cc: Mr K Boothroyde/Mr A Ash

Directors
Graham Ash Cert Arch Dip Arch RIBA MAPM

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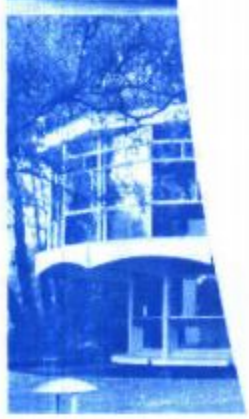

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Arboricultural Method Statement

NEWTOWN HOUSE HOTEL, MANOR ROAD, HAYLING ISLAND

Produced by:

Barrie Draper BTEC HNDFor TechCert(ArborA) CertArb(RFS)

Arboricultural Consultant

Report Ref: **1085-AMS**

Report Date: **25 June 2010**

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1 INTRODUCTION

1.1 **Instruction:** I am instructed by Mr Ash from Skeens and Ash Ltd to survey two trees that could be affected by the implementation of a planning consent at Newtown House Hotel, Manor Road, Hayling Island and prepare an Arboricultural Method Statement (AMS) report for the site.

1.2 **Scope of report:** All my observations are of a preliminary nature, and the tree survey was carried out from ground level without detailed investigations. I have not checked the accuracy of the positions of the trees shown on the provided plans, and I have estimated all dimensions unless otherwise indicated. I was not able to fully assess the pine tree outside the boundaries on the adjacent private property because of access restrictions. I have therefore confined observations of them to what was visible from within the site.

1.3 **Document disclosure:** I was provided with a copy of the consented layout, drawing number 05:043:06 REV G showing the positions of nearby trees, the existing buildings and other important site features, together with the proposed new road configuration and car parking layout.

1.4 **The Tree Protection Plan (TPP):** This is included in Appendix 1, and is derived from the information provided. The TPP has also been annotated to show proposed tree protection measures, and areas where there are activities in Root Protection Areas (RPAs), along with any tree management intentions.

1.5 **Qualifications and experience:** This report is based on my site observations, and I have come to my conclusions in the context of my experience as a former local government tree officer and a private practice arboricultural consultant. I have qualifications in both arboriculture and forestry, and details of these, together with a career summary are provided in Appendix 7.

1.6 **Ecological constraints and statutory tree protection:** Providing guidance on ecological issues is not within my sphere of expertise. However, trees and other vegetation can

often provide nesting, roosting and feeding opportunities for protected species. Therefore, before any work proceeds on site, I advise that guidance is sought from a qualified ecologist to check whether any statutory wildlife constraints apply to the site.

In addition, I have not checked with the council whether any of the trees on this site are covered by tree preservation orders, or whether it is located in a conservation area. Any person intending to carry out any operations involving trees, before a formal planning consent is issued should consult the council before any works are carried out.

1.7 **Background information:** The provided drawing relates to an existing planning consent for the site. A planning condition has been attached to the consent relating to trees, as follows:

Condition 5

No works shall commence until a method statement addressing the development's proximity to the onsite Acer tree and the offsite Pinus tree has been submitted to and agreed in writing by the Local Planning Authority. After such time, any works must be carried out in strict accordance with the agreed method statement.

This report is presented to the council in pursuance of the discharge of this condition.

2 SITE VISIT, DESCRIPTIONS, OBSERVATIONS AND SURVEY METHODOLOGY

2.1 **Site visit:** I visited the site on 21 June 2010 to gather my tree data. The weather at the time of my survey was sunny, still and dry, with good visibility.

2.2 **Description of site and surrounds:** The site is located in Manor Road, which is situated on Hayling Island (Figure 1). Newtown House Hotel is on the eastern side of the road and consists of a hotel building and grounds, with residential development to the north, east, south and west.

2.3 **Observations of trees and other vegetation:** Two trees are the subject of the planning condition attached by the council. A maturing sycamore is located within the site, close to the northern boundary and a Corsican pine tree which is positioned next to a private dwelling located in Sycamore Drive.



Figure 1-Approximate geographical location of site in yellow

2.4 **Description of proposed development:** This development proposal in so far as it relates to the two trees indicated is for a new access drive and car parking.

2.5 **Tree survey methodology:** My inspection of the trees was visual, and did not involve any climbing or exploratory investigation. During my visit, I assigned an identification number to each tree, as shown on the plan in Appendix 1. I then collected the tree data included in Appendices 2 and 3 and placed each individual tree in one of four categories (A, B, C or R), as set out in British Standard (BS) 5837: Trees in relation to construction – Recommendations. I have included the BS categorisations in Appendix 7 for easy reference. Where of relevance, I also estimated the crown spreads for each tree at the appropriate cardinal compass points, and this information is shown in the tree schedule in Appendix 2.

Although this document is not meant to be a full and detailed report on tree health and safety, any significant visible structural defects or physiological conditions identified, together with preliminary tree works, are also noted in the appropriate columns in the tree schedule in Appendix 2. However, a full post development tree inspection is recommended to establish that the trees retained during construction pose acceptable levels of risk once the development has been completed.

2.6 **Data interpretation:** The tree data and Root Protection Area (RPA) calculations are shown in Appendix 3. But, as set out in paragraph 5.2.4 of the BS, the RPAs may have been adjusted as a matter of arboricultural judgement, to indicate the estimated likely position of tree roots. These modified (or unmodified) RPAs dictate the location of the protective barriers and other protective measures as shown on the plan included in Appendix 1. Where appropriate, details of suitable work methodologies to mitigate any impact are set out in Section 5 (Arboricultural Method Statement).

2.7 **Revisions to the provided land survey:** During my site visit, I noted that the offsite Corsican pine tree was not shown on the provided plan and I have therefore illustrated its approximate position on the plan in Appendix 1.

2.8 **Amendments to the layout:** At the time of writing this report discussions were underway regarding the repositioning of the new access to take it further away from the T2. In the event that amendments occur to the consented layout meaning that the access is no longer in the RPA of T2 (RPA radius of 8.6m), then it would not be necessary to deploy the cellular confinement system indicated in section 3.2.2 of this report. However, the protective barriers shown on the plan in Appendix 1 will need to be repositioned so that they cover the full extent of the RPA radius assigned to this tree, so as to ensure that no damage or harm occurs to the tree.

3 ARBORICULTURAL METHOD STATEMENT

3.1 Tree protection issues

3.1.1 **Tree Protection Plan (TPP):** The plan in Appendix 1 is illustrative, and based on the layout drawings and topographical survey provided. Therefore, all scaled measurements should be checked against the original design documents. The attached plan and all other information in this report should only be used for dealing with the tree protection issues and all other uses are prohibited, unless authorised by Ecourban Consulting. Normally, all the existing trees will have been numbered, with high categories (A and B) highlighted in green and blue rectangles and low categories (C and R) highlighted in grey and red respectively. However, on this site no Category A or R trees were recorded. The plan also shows the locations of the proposed protective measures, including areas where special care may be required. The TPP is an important document, and a copy of it should be kept on site for reference whilst the development is under construction.

3.1.2 **Protective barriers:** Information on barrier design based on BS 5837 (2005) guidance is included in Appendix 4, and the approximate location of the barriers is illustrated on the plan in Appendix 1. The protective barriers will be erected before any materials or machinery are brought onto the site, and before any clearance or construction activities occur. Once the protective barriers have been positioned, these will stay in situ for the duration of the construction, apart from around T2, where temporary barriers will need to be upgraded and moved back from the edge of the RPA radius to the positions shown on the plan in Appendix 1 (see section 3.2.2 for more details).

There will be no access into the protected area, and the storage of excavated debris and building materials will be prohibited in RPAs, unless authorised by the arboricultural consultant, after discussion with the council's tree officer. No fires or fuel storage will be allowed within or near to protected areas under any circumstances.

3.2 **Arboriculturally sensitive operations**

3.2.1 **Activities in Root Protection Areas (RPAs):** Work in RPAs must be done with care, as set out in the following text. Accordingly, site personnel will be properly briefed before any activities start and all sensitive work will be inspected regularly during the course of operations.

3.2.2 **Installation of new surfacing:** The new access drive will be installed within the RPA of T4 and this will be installed with care so as not to cause harm. After careful consideration and discussions with contractor, it has been agreed that the sub base for access will be installed using a cellular confinement system. This will negate the need for significant excavation and excessive disturbance to the RPA of this tree. The use of cellular confinement systems is fully supported in BS 5837 (2005 - para 11.8). I have shown the minimum extent of 'low invasive' type surfacing required to successfully retain these trees on the plan included in Appendix 1. This is based on the BS derived RPA.

In the first instance, the area around the tree for a radius of 8.6m (representing the RPA radius) will be temporarily barriered off with weld mesh fencing until such time as the section of driveway around the tree needs to be installed. The tree protection barriers will then be set back to the position shown on the plan in Appendix 1 and be upgraded to the full BS 5837 (2005) specification indicated in Appendix 4. Once the tree barriers are in place, the cellular confinement system will be deployed following the guidance set out below:

- **Installation:** Any required changes in topography within the RPA will be accomplished by raising levels rather than lowering, negating the need for any significant root disturbance. Any level changes will be achieved using uncompacted granular, permeable fills such as crushed stone or sharp sand. In this instance, the removal of the top layer of vegetation to a depth of 50mm (to provide a flat surface for the installation of the sub base) is unlikely to encounter or damage any tree roots. This will be removed gently using a suitable machine (under supervision) working from outside the RPA. Once the top vegetation has

been removed, the newly exposed soil and roots beneath are vulnerable to damage. Therefore, vehicular or repeated pedestrian access across the RPA will not be permitted, unless on the sub base for the new access drive.

In exceptional circumstances where roots may need to be cut, those less than 25mm in diameter will normally only be cut under appropriate supervision. Any exposed roots over 25mm will only be severed on the advice of the arboriculturalist, in consultation with the council's tree officer.

- **Sub base and final wearing courses:** Once a level surface has been formed, the load spreading construction will be installed on top of the existing soil, with no compaction of the existing soil structure. The depth of cell has been confirmed by the manufacturer's engineers as being 150mm. The infill for the cells will be crushed stone (typically 20-40mm, clean angular stone), with no fines, as per the manufacturer's specification. This is to ensure acceptable levels of moisture penetration and gaseous exchange. The infilling of stone will proceed from the edge of the construction so that any machinery used for this purpose works from the previously infilled cells (and not on unprotected earth which could cause damage to tree roots).

  Once the cellular confinement system is in place and the cell filled with stone, temporary access by construction traffic may be required. A temporary wearing course of tarmac and/or aggregate, separated by a geotextile membrane is likely to be the most appropriate way of providing a suitable ground protection/working surface during the construction phase of the project. At the final stages of the construction, the temporary wearing course will be removed (under arboricultural supervision), and the final surfacing will be installed. Suitable final wearing courses include bonded gravel, paving slabs, washed gravel or block paviours set on a sand base, although other surfacing may be suitable after consultation with the arboriculturalist.

- **Edge retention:** The use of pre-formed edging, wooden boards or railway sleepers is suggested in BS 5837 (2005) as effective edge supports in RPAs, to be secured by metal rods, track or road pins or wooden pegs. This, or a similar approach

(negating the need for excessive disturbance in RPAs) will be used to minimise any adverse risk of impact on trees.

- **Specifications:** These are included in Appendix 5 and are based on the manufacturer's specifications for cellular confinement systems.

3.3 **Additional tree-related issues**

3.3.1 **Storage of materials, cement mixing and washing points:** All construction storage areas, cement mixing and washing points for equipment and vehicles will be outside RPAs, unless otherwise agreed with the council.

3.3.2 **Contractors car parking, site offices and welfare facilities:** Whilst it is possible to have site offices and welfare facilities within RPAs, care is needed in their positioning and also in the connection of water, electricity and drainage to service them. Therefore, these will generally be sited outside the RPAs, unless agreed previously with the council. Contractor's car parking facilities will also be located away from retained trees.

3.3.3 **Tree works:** Any tree pruning operations are set out in the tree schedule included in Appendix 2.

Barrie Draper **BTEC HNDFor TechCert(ArborA) CertArb(RFS)**

Arboricultural Consultant

Date: **25 June 2010**

Appendix 1: Tree Protection Plan

1 A2 plan



ECO 1 - TREE PROTECTION AT NEWTOWN HOUSE HOTEL, MANOR ROAD, HAYLING ISLAND

SCALE: 1:250 @ A2

Approximate position of offsite tree

Tree protective barriers with construction exclusion zone

Extent of 'Low Invasive' surfacing based on BS derived RPA

Appendix 2: Tree schedule, inventory and notes

Background fill colour represents BS 5837 codes: A Category trees have green backgrounds, B Category trees have light blue backgrounds, C Category trees have grey backgrounds and R Category trees have red backgrounds.

Tree number	Species	Height (m)	Stem diameter (cm)		Branch spread (m)				Height crown clearance (m)	Age class	Notes: Including physiological and structural condition	Management proposals	BS category
			@1.5 m	Base	N	E	S	W					
T1	Corsican pine	18	55*		4	3	2	3	10	M	Some crown asymmetry		B1
T2	Sycamore	13		86	5	5	5	5	4	M	Twin stemmed at 1.5m, tight fork with included bark	Crown lift to 3.5m	B1

Acronyms:

Acronym	Meaning	Acronym	Meaning	Acronym	Meaning
T	*Individual tree*	M	*Mature*	RPA	*Root Protection Area*
G	*Groups of trees*	MA	*Maturing*	<	*Less than*
H	*Hedge*	Y	*Young*	>	*More than*

Tree Schedule Guidance Notes:

Tree number	*Assigned during the site visit and also referenced on the plan in Appendix 1.*
Species	*Common name and referenced to scientific name in the above list. Where I have some doubt over the actual tree species, the genus will have been noted followed by sp. Where trees are numerous and present in groups, not every individual species may have been noted.*

Appendix 2: Tree schedule, inventory and notes

Height	*Measurement of total tree height using a laser hypsometer to nearest metre.*
Stem diameter	*Measurement of stem diameter either at ground level or 1.5m above ground with a forester's girth measuring tape. Diameters followed by asterisk symbol indicate estimated diameters because of access difficulties, presence of ivy or other obstructions. Where trees are present in a group, the tree with the largest stem diameter within the group will have been measured/estimated.*
Branch spread	*Where appropriate and where ground conditions allow, an estimate of the crown spread at each of the cardinal compass points. Where only part of the site is affected by trees, measurement may be in one or two directions only*
Height crown clearance	*Distance in metres from where main crown begins to ground level and the point beyond where crown lifting would not be appropriate.*
Age class	*Simplistic estimate of tree age in one of three categories (young, maturing or mature).*
Notes	*Although this document is not intended to be a full and detailed report on tree health and safety, any significant structural defects or physiological conditions have been identified where these were visible. Where no entries are recorded, this indicates no observable issues were identified. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during a walkover tree survey and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground.*
Management proposals	*The inspection of all trees was of a preliminary nature and only defects visible from the ground have been identified. Each individual tree may not have been inspected closely because of access difficulties and only defects visible from the inspection point have been identified. Monitoring may be indicated where tree risk can be adequately managed by increased frequency of site inspections. Further investigation may be indicated where additional data may be required beyond a purely visual assessment. However, a full post development tree inspection is recommended to establish that the trees retained during construction pose acceptable levels of risk once the development has been completed.*
BS 5837 (2005) Category	*Either R, A, B or C based on the BS 5837 (2005) guidance.*

Tree Inventory

Common Tree Names	Scientific Tree Names		Common Tree Names	Scientific Tree Names
Sycamore	*Acer pseudoplatanus*		Corsican pine	*Pinus nigra* var. *calabrica*

Appendix 3: Root Protection Area (RPA) data and notes

Tree No	Diameter (cm)		RPA radius (m)	RPA area (m^2)
	@1.5m	Base		
T1	55*		6.6	137
T2		86	8.6	232

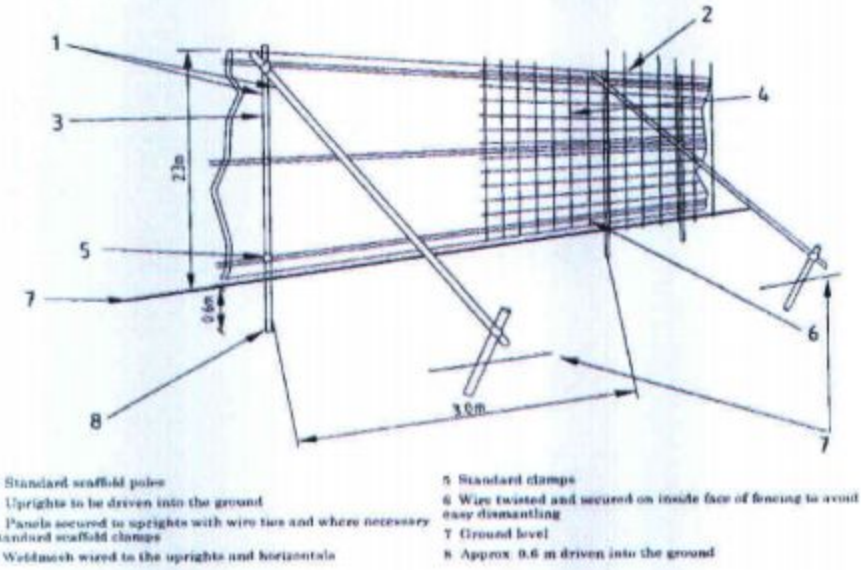
Notes:

General	*Tree numbers and stem diameters are the same as those identified in the tree schedule in Appendix 2. RPA radius and RPA area calculations have been undertaken in accordance with the guidance set out in BS 5837 (2005).*

Appendix 4: Illustrative specification for tree protection barriers







1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx 0.6 m driven into the ground

Illustration taken from British Standard (BS) 5837: Trees in relation to construction – Recommendations.

'Barriers shall be fit for purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around retained trees. On all sites, special attention should be paid to ensuring that barriers remain rigid and complete. In most cases barriers should consist of a scaffold framework, comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum interval of 3m. Onto this, weld-mesh panels should be securely fixed with wire or scaffold clamps.'
– BS 5837 (2005)

Ref: Tree Protection Barriers	Drawing No. TPB1
Scale: N/A	

Appendix 5: Illustrative specifications for 'low invasive' type surfacing in RPA's





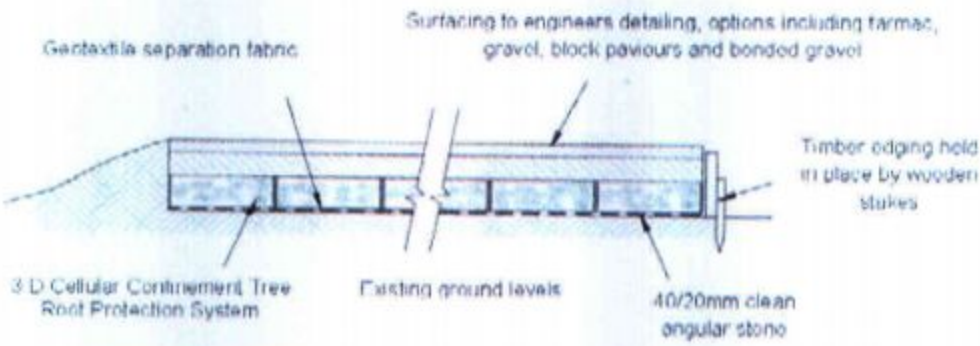


Illustration adapted from original drawings provided by Geosynthetics Ltd.

'Where the construction of hard surface access cannot be avoided within the root protection area, a no-dig design should be used to avoid root loss due to excavation. In addition the structure of the hard surface should be designed to avoid localized compaction by evenly distributing the carried weight over the track width and wheelbase of any vehicles that will use the access. Such designs might include the use of a three dimensional cellular confinement system as an integral component of the sub-base, to act as a load suspension layer....Where the new access would cover in excess of 20 % of the RPA or be wider than 3 m within it, it should be constructed so as to allow moisture infiltration and gaseous diffusion.... If a hard surface is proposed above the granular material, a permeable and gas-porous finished surface (wearing course) should be installed'.

– BS 5837 (2005)

Ref: No dig surfacing	Drawing No. NDS1
Scale: N/A	

Appendix 5: Illustrative specifications for 'low invasive' type surfacing in RPA's

CellWeb

GEOSYNTHETICS

The CellWeb System uniquely prevents rutting action of sub-soils by confining infill material within the hoop structure of the panel, increasing the infills shear strength. The use of a CellWeb System increases the load capacity of granular infill by up to 50% reducing the overall construction depth required. Perforated cell walls permit through drainage and also provides frictional interlock of the infill again increasing the shear strength of the system.

A non woven geotextile filtration/separation membrane is used beneath the system to prevent migration of materials and also to aid with drainage vertically through the system.

The CellWeb panels are infilled with a clean angular gravel which provides load support and permits air and moisture transfer to the roots ensuring the long term preservation of the tree root structure. *(fig. 5)*

Surfacing materials are at the discretion of the client, however for specific advice please contact our sales office.

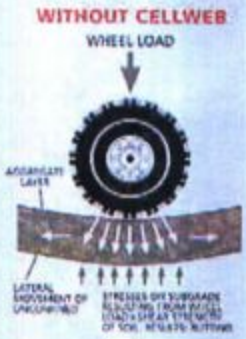


fig. 3

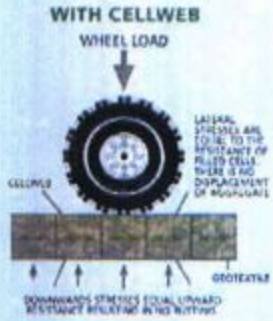
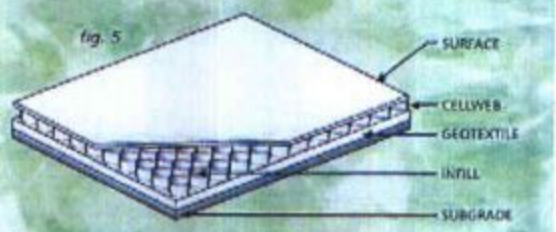


fig. 4

Benefits of using CellWeb

- Reduction in construction depth.
- Prevent compaction of sub-soils.
- Prevent oxygen/nutrient depletion.
- Environmentally friendly option.
- Fast and economic installation.
- Technical support available.

fig. 5



CellWeb is available in four cell depths; 75mm, 100mm, 150mm and 200mm.

The cell depth required is dependant upon specific site conditions. For specification details or project specific design assistance please contact our sales office.

Please contact:

Geosynthetics Limited
Fleming Road,
Harrowbrook Ind. Estate,
Hinckley, LE10 3DU.

Telephone: 01455 617139
Facsimile: 01455 617140 E-mail: sales@geosyn.co.uk

www.geosyn.co.uk

Appendix 6: BS 5837 (2005) – Assessment categories

TREES FOR REMOVAL

Category and definition	Criteria	Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R Category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R Category tree used as a bat roost: installation of bat box in nearby tree).	RED

TREES TO BE CONSIDERED FOR RETENTION

Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A Category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE: Whilst C Category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation			

Appendix 7: Qualifications and experience of Barrie Draper

1 **Qualifications:** I hold the BTEC Higher National Diploma in Forestry (Lowland Management), the Arboricultural Association's Technician's Certificate in Arboriculture and the Royal Forestry Society's Certificate in Arboriculture.

2 **Career experience:** I began my arboricultural career in 1993 as an arborist with Portsmouth City Council. During my time with the council I worked for both the direct labour organisation and for a private contractor where I obtained valuable hands on experience in all aspects of arboriculture. From 1999 to 2002 I was employed as Senior Arborist by Parchment Housing Group, a housing association based near Portsmouth. I managed the Groups' tree stock on their behalf, carrying out tree inspections and practical management operations. I have worked in local government, spending time with Thurrock Borough Council in Essex where I was the Tree and Landscape Officer, and with Winchester City Council, where I was Arboricultural Officer for a period of 2 years. During my time working in local government I was responsible for making Tree Preservation Orders, administering applications to work on protected trees and advising on planning applications when trees were considered material constraints on development. Working within a planning environment allowed me to gain valuable experience in the management of trees in development situations and an understanding of the planning process and how it relates to trees. More recently, (since January 2005) I worked for Barrell Tree Consultancy Ltd advising clients on a wide range of tree related issues. I left the company in September 2008 and have been working as an independent consultant since.

3 **Continuing professional development:** I am currently consolidating my industry experience and existing qualifications by studying part time for a full BSc (Hons) in Arboriculture at Myerscough College, Preston. I also keep professionally current through regular attendance at seminars and conferences.



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