Arboricultural Impact Assessment

MSP Greenheys

15th May 2023

TG Report No. 15264_R03c_WS_CW

Tyler Grange

Project No:	Report No.	Date	Revision
15264	R03C	15th May 2023	C
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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard[1], this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site is located in the Greenheys commercial and residential area, within Manchester Science Park. The site is bound to the east by Pencroft Way and to the west by Greenheys Lane. The site broadly consists of buildings and hardstanding carparks, with smaller areas of introduced shrub and scattered trees**. (See Figure 1 overleaf).**
Application type and description:	Full planning application for the construction of a new 17,249 sqm, 7 storey new-build, with associated infrastructure and landscaping
Report prepared on behalf of:	Bruntwood SciTech
Local Planning Authority (LPA):	Manchester City Council
Planning policies relating to arboricultural features:	*Manchester city's Core Strategy 2021-2027 Policy EN9- Green Infrastructure:.* Planning policy is further detailed at Appendix 1.
Report Summary:	The proposal involves the removal of nine low-quality trees (Category C) and a hedgerow, which are deemed unavoidable. To compensate for their removal, the site will be provided with more than the required 3:1 replacement planting. Although the removal of the trees will temporarily reduce the canopy cover, the replacement planting will establish and improve the canopy cover over time. This report details where tree pruning works are required along with mitigative measures for working with the rooting areas of trees where this is required. By retaining the majority of the boundary trees and replacing the removed ones, the proposed development will be situated in an environment with ample trees. This will preserve the visual amenity that the trees provide to the area, making the proposal consistent with the local planning Policy EN9 and not harmful to the area's character. To protect the retained trees during the construction phase, a detailed Arboricultural Method Statement (AMS) will be required. This report recommends protection measures to ensure the retained trees' safety, and an AMS should be secured by planning conditions if consent is granted.

[1] BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute

Figure 1: Site Location with Approximate Boundary (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 3rd April 2023. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the **Tree Constraints Plan (TCP)** together details of their constraints to new development in accordance with BS5837, including, tree quality gradings[2], Root Protection Areas (RPAs)[3], tree canopy spreads[4] and tree shading[5].

Table 3: Tree related Designations

Designation Type	**TG Tree Reference Number(s)**
Tree Preservation Order[6]	None
Conservation Area[7]	None
Ancient Woodland [8]	None
Other Woodland Habitat [9]	None

[2] The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

[3] a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

[4] Dimensions of the trees crown spread and clearance from ground level.

[5] Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

[6] A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[7] Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[8] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for ancient woodland on or adjacent to a site.

[9] Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for woodland on or adjacent to a site.

Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

3.1. Trees to be retained and removed are shown on the **Tree Retention and Removal Plan (TRRP)**. Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

3.2. It should be noted that trees T10 – T12 have been shown for removal as a precaution given the absence of detailed proposals for site access. Once the access route has been confirmed, the project arboriculturist is to be contacted and the impacts to trees reassessed with the goal of retaining as many trees as possible within this area

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss	Compensatory Measures
T1	C	Removal of semi mature hornbeam at site frontage to facilitate the proposed access.	c.27no. new trees planted throughout the site as per detailed landscape planting strategy plan (Ref GRE-BDP-ZZ-XX-DR-L-00-008)
T8, T9		Removal of two semi mature Beech specimens located within hedgerow to facilitate construction of new pedestrian footpath connections	
T10 & T11		Removal of one semi mature birch and one semi mature hazel specimens to facilitate demolition of adjacent building and construction access route	
T12-T15		Removal of four semi mature cherry specimens to facilitate demolition of adjacent building and construction access route.	
H7		Removal of established internal hedgerow to facilitate construction of new pedestrian footpath connections	

Tree Pruning Works

3.3. Table 5 below details pruning works to retained trees to facilitate development

Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
G16	B	Example: Crown lift site side canopy to 2.4m from ground level to provide clearance from access visibility splay.

New Tree Planting

3.4. A proposed soft-landscaping scheme has been prepared and submitted separately as part of the application. The proposal includes for 27no. new tree planting at the boundaries of the site, within the green spaces and internally within the new street scenes. Despite the proposed tree losses, it is anticipated that a net-gain in tree canopy will be achieved in the long-term.

3.5. Manchester City council operate a 3:1 replacement planting ratio, with three new trees required for every tree removed. The Landscape planting strategy proposes c.27no. new trees which match the replacement requirement.

Works within Root Protection Areas

3.6. Works required within the RPAs of trees to facilitate the demolition and construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.

3.7. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided by condition should consent be granted.

Table 6: Works within RPAs

Tree Number	Description of works	Protective measures
Demolition / Ground Works		
G3	Removal of existing bike shelter within RPA.	Sensitive removal under arboricultural watching brief. Limit disturbance to surrounding rooting area. Demolition should be undertaken inwards within the footprint of the existing building using a "top down, pull back" methodology.
	Removal of hard surfacing.	Sensitive removal under arboricultural watching brief. Limit disturbance to surrounding root-able soil. Retain sub-bases where possible beath new development or landscaping. Hand-held tools or appropriate machinery should be used to remove the existing surface, working backwards over the area, so that the machine is not moving over the exposed ground.
Proposed Surfacing		
G3	Approx.10% incursion of block paving surface at the periphery of the RPA.	Surface to not exceed an area greater than 20% of the existing unsurfaced ground within the RPA. No-dig construction approach. Permeable specification. Non-invasive edge supports. Surfaces requiring de-icing - impermeable barrier should be incorporated to prevent contamination of the rooting area. Run-off should be directed away from the RPA.

Long-term Tree Management and Social Proximity

3.8. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.

3.9. The **TRRP** illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.

3.10. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and amenity spaces (such as gardens). This has been achieved by suitable development buffers from retained trees which also allows for future canopy development.

Construction Mitigation

3.11. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.

3.12. An AMS has been prepared as a separate document which sets out the tree protection measures required during the demolition and construction stages. The protection measures follow the recommendation for construction mitigation as detailed within this report in order to safeguard trees from damage / impacts.

Conclusion

3.13. The development being proposed necessitates the removal of a limited number of trees that are deemed unremarkable and do not significantly contribute to the visual appeal of the area. Nevertheless, most of the trees on the site will be preserved, and the overall arboricultural resource will remain unimpaired since the tree removals are confined to a localized area.

3.14. Regarding the impact on arboriculture, it is considered to be insignificant, provided that measures are put in place to protect the remaining trees during the construction phase, and new trees are planted. As a result, the proposed development is in compliance with Manchester City Council's core strategy's local planning policies EN9.

3.15. As part of the application, a soft-landscaping scheme has been developed and submitted separately. This scheme includes planting 27 new trees at the site boundaries, within green spaces, and internally within the new street scenes. Despite the proposed loss of trees, it is expected that the development will achieve a net-gain in tree canopy in the long term.

3.16. The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS). This has been prepared as a separate document to accompany the planning submission

Appendix 1: Planning Policy Relating to Trees

Table 6: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 131	"Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."
	Section 15, paragraph 174	"Planning policies and decisions should contribute to and enhance the natural and local environment by:" Subsection B; "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."
	Section 15, paragraph 180	"When determining planning applications, local planning authorities should apply the following principles:" Subsection C; "that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."
Local Planning Policy - Manchester City Council's Core Strategy 2012-2027	Policy Number EN9 Green Infrastructure	*"New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management. "*

Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL		
Category and Definition	**Criteria**	**Identification on Plan**
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• 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 • 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 or very low-quality trees suppressing adjacent trees of better quality. (**NOTE**: Category U trees can have existing or potential conservation value which it might be desirable to preserve)	DARK 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 **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B ***Trees of moderate quality*** *with an estimated remaining life expectancy of at least 20 years*	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C ***Trees of low quality*** *with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm*	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 3: Tree Survey Schedule (154264/TSS01a)

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Hornbeam (Carpinus betulus)	8(2.5)	150(1)	1.50	1.50	1.50	1.50	2.50	Semi Mature	Fair	Fair	C12	Fair quality with some landscape value. Street tree on Highways/LA land. Roots restricted by hard surface. Crudely lopped.	1.8	10
T2	Hornbeam (Carpinus betulus)	8(2.5)	150(1)	1.50	1.50	1.50	1.50	2.50	Semi Mature	Fair	Fair	C12	Fair quality with some landscape value. Street tree on Highways/LA land. Roots restricted by hard surface. Crudely lopped.	1.8	10
G3	Wild Cherry (Prunus avium)	11.5(3)	330(1)	4.50	4.50	4.50	4.50	3.00	Semi Mature	Good	Fair	B12	Moderate quality and value. Roots restricted by hard surface. Tree located within raised bed. Scattered deadwood. Closely spaced group. Diameter is an estimated maximum.	4.0	49
T4	Silver Birch (Betula pendula)	11.5(3)	200,150(2)	4.50	3.00	4.50	4.50	3.00	Semi Mature	Good	Fair	B12	Moderate quality and value. Roots restricted by hard surface. Tree located within raised bed. Pruning wounds on stems. Scattered deadwood. Closely spaced group Diameter is an estimated maximum.	3.0	28
T5	Rowan (Sorbus aucuparia)	8(3)	150(1)	4.00	4.00	4.00	4.00	3.00	Semi Mature	Fair	Fair	C1	Fair quality with some landscape value. Roots restricted by hard surface. Tree located within raised bed. Pruning wounds on stems. Low vigour/poor extension growth. Diameter is an estimated maximum.	1.8	10
T6	Locust Tree (Robinia pseudoacacia)	12(3)	350(1)	7.00	6.00	6.00	3.00	3.00	Early Mature	Fair	Good	B12	Spindly habit. Twin stemmed from a height of approximately 2m, with one stem partially removed. Elongated form, likely attributed to competition from now removed adjacent tree.	4.2	55
H7	Hawthorn (Crataegus monogyna), Beech (Fagus sylvatica)	1(0)	100(1)	1.00	1.00	1.00	1.00	0.00	Semi Mature	Fair	Fair	C1	Length of managed hedgerow. Diameter is an estimated maximum.	1.2	5
T8	Beech (Fagus sylvatica)	8(2)	150(1)	1.50	1.50	1.50	1.50	2.00	Semi Mature	Fair	Fair	C1	Semi mature tree located within hedgerow and subsequently not inspected in detail. Inaccessible: diameter estimated.	1.8	10
T9	Beech (Fagus sylvatica)	8(2)	150(1)	1.50	1.50	1.50	1.50	2.00	Semi Mature	Fair	Fair	C1	Semi mature tree located within hedgerow and subsequently not inspected in detail. Inaccessible: diameter estimated.	1.8	10

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T10	Hazel (Corylus avellana)	6(2)	75(5)	2.00	2.00	2.00	2.00	2.00	Semi Mature	Fair	Fair	C1	Tree located by eye on plan. Multistemmed from ground level, with several stems less than 75mm diameter. Located in a raised planter with rooting area likely restricted due to existing hard surfacing. Diameter is estimated average.	2.0	13
T11*	Silver Birch (Betula pendula)	9.5(5)	170(1)	2.00	2.00	2.00	2.00	5.00	Semi Mature	Fair	Fair	C1	Tree not located on topographical survey and therefore plotted by eye. Vegetation restricted access to inspect stem in detail. Elongated form, with tree growing through the canopy of adjacent tree T12. Roots are likely restricted by existing hard surfacing. Inaccessible: diameter estimated.	2.0	13
T12	Wild Cherry (Prunus avium)	9.5(5)	300(1)	4.00	7.00	6.50	6.00	5.00	Early Mature	Good	Fair	C1	Vegetation restricted access to inspect stem in detail. Unbalanced crown shape due to suppression from neighbouring trees. Roots likely restricted by existing hard surfacing. Inaccessible: diameter estimated.	3.6	41
T13	Wild Cherry (Prunus avium)	10(5)	300(1)	4.00	7.00	6.50	7.00	5.00	Early Mature	Good	Fair	C1	Vegetation restricted access to inspect stem in detail. Unbalanced crown shape due to suppression from neighbouring trees. Canopy has been crudely pruned in the past. Roots likely restricted by existing hard surfacing. Inaccessible: diameter estimated.	3.6	41
T14*	Wild Cherry (Prunus avium)	10(2)	200(1)	4.00	7.00	6.50	4.00	2.00	Semi Mature	Good	Fair	C1	Tree not plotted on topographical survey and thefore plotted by eye. Vegetation restricted access to inspect stem in detail. Unbalanced crown shape due to suppression from neighbouring trees. Canopy has been crudely pruned in the past. Roots likely restricted by existing hard surfacing. Inaccessible: diameter estimated.	2.4	18
T15	Wild Cherry (Prunus avium)	11(2)	320(1)	5.00	7.00	4.00	7.00	2.00	Semi Mature	Good	Fair	C12	Vegetation restricted access to inspect stem in detail. Evidence of uplift to kerb and hard surfacing around stem base. Elongated canopy over the site. Canopy has been crudely pruned in the past. Roots likely restricted by existing hard surfacing. Inaccessible: diameter estimated.	3.8	46

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G16*	Locust Tree (Robinia pseudoacacia), Silver Birch (Betula pendula), Rowan (Sorbus aucuparia), Wild Cherry (Prunus avium)	15(2)	450(1)	8.00	8.00	8.00	8.00	2.00	Early Mature	Good	Good	B2	Some trees not plotted on topographical survey and thefore plotted by eye. Trees located outsite the red line boundary and subsequently not inspected in detail. Western canopies of group encroaching onto adjacent building. Canopy has been crudely pruned in the past. Roots likely restricted by exisitng hard surfacing.	5.4	92

Appendix 4: Report Limitations

Limitations

A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Plans:

Plan 1: Tree Constraints Plan (TCP), (15264/P02a)

Plan 2: Tree Retention and Removal Plan (TRRP), (15264/P03a)

Category B - Trees of Moderate Quality and Value

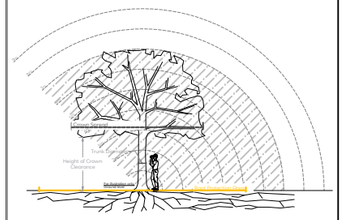
Category C - Trees of Low Quality and Value

RPAs Influenced by Existing Hard Surfacing

Root Protection Areas

Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



Rev	Description	Date
A	Additional Trees Added	19.04.2023

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Project title

MSP Greenheys

Drawing title

Tree Constraints Plan

Scale	1:500 @ A3	Drawn	WS
Date	05.04.2023	Checked	BV

Drawing number

15264_P02

Revision

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North

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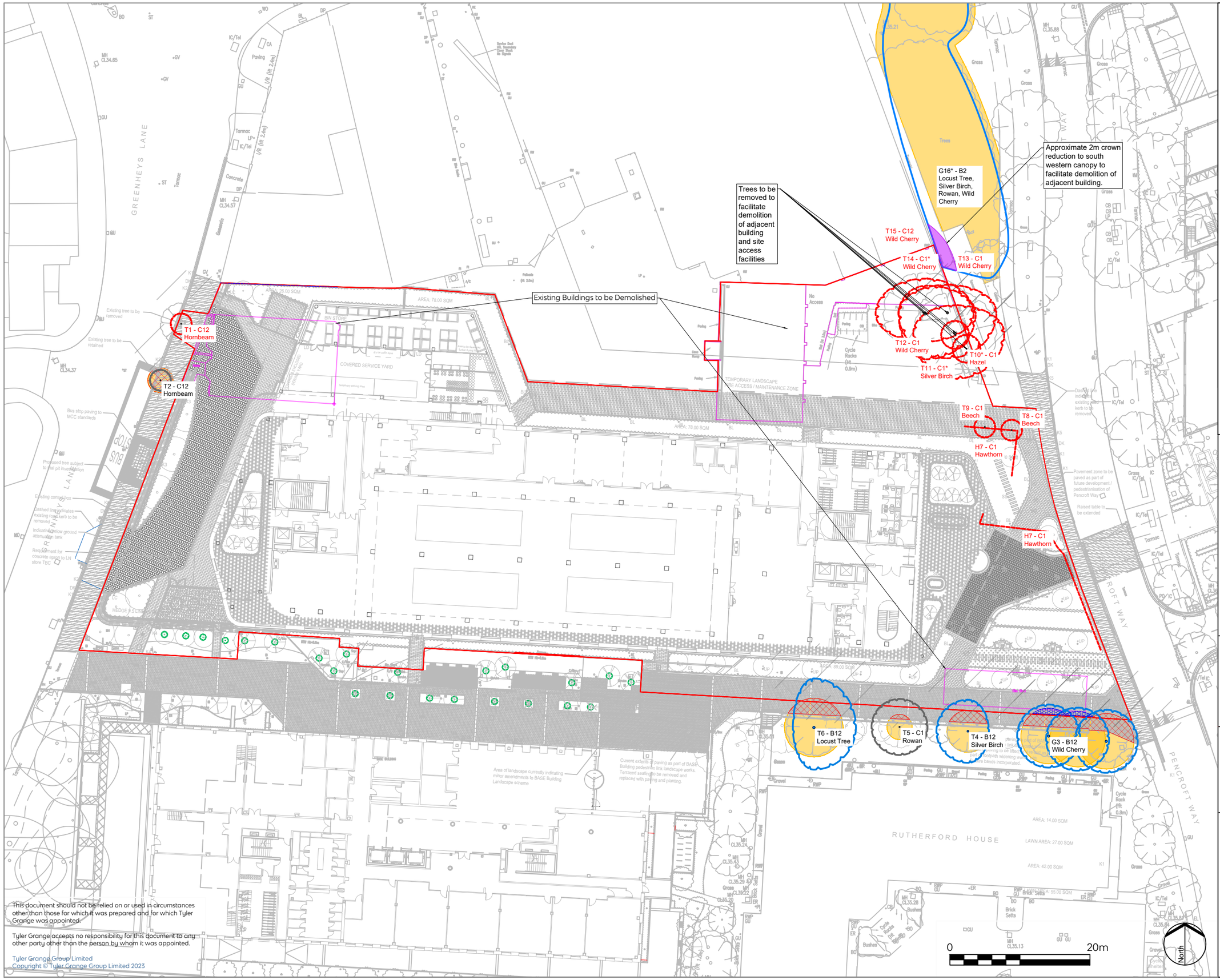


Application Boundary

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Trees Proposed for Removal

Proposed Tree Pruning Works

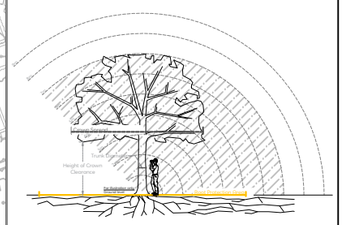
Areas to be Constructed using a 'No Dig' Cellular Confinement System

RPAs Influenced by Existing Hard Surfacing

Root Protection Areas

Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



Rev	Description	Date
A	Red Line Boundary Update	19.04.2023

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Drawing title

Tree Retention and Removal Plan

Scale	1:500 @ A3	Drawn	WS
Date	05.04.2023	Checked	BV

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15264_P03

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