Purpose of Document

This report has been commissioned to provide an assessment of the trees at Wren Spinney Special School in Kettering, Northamptonshire in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of:

- A Tree Survey that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals.
- An Arboricultural Impact Assessment to consider the impact that the development proposal may have on the trees. It includes an Arboricultural Impact Plan (AIP) which shows the location of the trees in relation to the proposed development and the above and below ground constraints posed by the trees.
- A draft Arboricultural Method Statement (AMS) to provide details on how the retained trees will be protected and managed during the development process.

The purpose of this report is to demonstrate how the tree constraints have been considered in the design and layout of the site. It also provides the local authority (Northamptonshire County Council) with the necessary information to assess the tree issues associated with the planning application.

The aim is to present the information in a manner that can easily be understood by people without specific knowledge of tree related matters.

Executive Summary

The proposal is for the construction of a new mobile classroom on the western side of the Wren Spinney Special School and the demolition of two existing mobile classrooms to the north of the site. The construction area requires significant level alterations to allow access for the removal of the existing structures and installation of the new mobile classroom. Six early mature trees and one young tree require removal. Replacement planting is proposed on the boundary of the site adjacent to the new mobile classroom.
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15-0593 WREN SPINNEY SPECIAL SCHOOL AIA & DRAFT AMS V2 SP 240615  
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1. TREE SURVEY & CONSTRAINTS REVIEW

Site Description

1.1. Wren Spinney Special School consists of existing buildings situated to the centre of the site, with car parking to the south east of the building and on the south west boundary. There are two existing mobiles to the north of the site which are to be removed.

1.2. The school has good tree cover with a large group running along the eastern boundary, a group in the north west corner of the site, a group to the west of the school buildings, and around the entrance drive and parking areas.

1.3. The school is approximately 25 years old, and most of the internal trees are assumed to have been planted around this time.

Tree Survey

1.4. The assessment of the trees has been carried out adjacent to the proposed works.

1.5. The whole site has not been surveyed due to the limited area affected by the proposal.

1.6. All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.

1.7. Trees that are located outside of the site have been considered as part of this survey, none are to be affected by the proposal.

1.8. Stem diameter measurements were taken using a girth tape and in accordance with Annexe D of BS5837. Where access to the base of the tree was not possible for any reason, the diameter has been estimated.

1.9. Height, crown spread and canopy clearance measurements are recorded in accordance with the measurement convention detailed in paragraph 4.4.2.6 of BS5837.

1.10. A copy of the schedule of trees is attached to the report (Ref: 15-0595). The location of the trees has been plotted on the attached Arboricultural Impact Plan (AIP) (Ref: D15-0594).

1.11. The trees are categorised in an order defined in Table 1 of BS5837, a copy of which can be seen in Appendix 2, but which can be summarised as:

A Category       Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.

B Category       Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.

C Category       Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.

U Category       Trees 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 or forestry management.

1.12. Additionally, BS5837:2012 provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies.

   1. Mainly arboricultural.
   2. Mainly landscape.
   3. Mainly cultural, including conservation.
1.13. A summary of my assessment of the quality of these trees is shown in Table 1

<table>
<thead>
<tr>
<th>Category</th>
<th>Category A</th>
<th>Category B</th>
<th>Category C</th>
<th>Category U</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>0</td>
<td>4</td>
<td>7</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>Groups</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>5</td>
<td>7</td>
<td>0</td>
<td>12</td>
</tr>
</tbody>
</table>

1.14. The location of the trees has been plotted on the AIP and can be identified through the colour coding detailed in the BS5837 in the tree schedule.

**Constraints posted by existing trees**

1.15. Development proposals can impact on trees by causing them to be removed either immediately or in the future. It does this by adversely affecting their potential for retention either through disturbance to the Root Protection Area (RPA) or through the need for pruning.

1.16. The constraints posed by the trees adjacent to the proposed construction area requires their removal to achieve the level changes.

**Above ground constraints and proximity of trees to structures**

1.17. The requirement for the removal of the trees means that above ground constraints are not a consideration.

**Below ground constraints**

1.18. The requirement for the removal of the trees means that below ground constraints are not a consideration.
2. ARBORICULTURAL IMPACT ASSESSMENT

Development proposal

2.1. The proposal is for the construction of a new mobile classroom and creation of access for the demolition and removal of two existing mobile classrooms.

2.2. The proposed layout of the development is shown on the attached Arboricultural Impact Plan (AIP).

![Plate 1 – Construction area](image)

Summary of the Impact of the Proposal

2.3. My assessment of the impact of this proposal on the trees in summarised in Table 2.

Table 2 - Summary of trees that will be affected by the proposed development

<table>
<thead>
<tr>
<th>Impact</th>
<th>Reason</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>U</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees to be removed</td>
<td>To enable the proposed developments to take place.</td>
<td>None</td>
<td>T1, T2, T3</td>
<td>T4, T5, T6, T7</td>
<td>None</td>
<td>7</td>
</tr>
<tr>
<td>Retained trees that will require remedial pruning.</td>
<td>To prevent damage from vehicles access the site.</td>
<td>None</td>
<td>G1, T10</td>
<td>T8, T9, T11, T11</td>
<td>None</td>
<td>5</td>
</tr>
</tbody>
</table>

Detailed Impact Appraisal

2.4. There are a total of 11 trees and one group that have the potential to be impacted on this site. All other trees on the site will not be impacted by the development proposals due to their distance from the proposed works.
2.5. Only trees included in the tree schedule will be directly affected by the development proposals, either through direct loss, or remedial works to the tree canopy. The details of these impacts are considered in the following sections.

**Trees to be removed**

2.6. The design proposal for this development requires that seven trees are removed.

2.7. Section 5.1.1 of BS5837:2012 recognises that the competing needs of development mean that trees are only one factor requiring consideration. It also states that misplaced tree retention can be detrimental on a site where it will cause excessive pressure on those trees being retained and could necessitate their removal in the future.

2.8. A detailed assessment of the tree removals if presented in Table 3.

**Table 3 - Detailed Impact Assessment of tree removals**

<table>
<thead>
<tr>
<th>Tree No</th>
<th>Reason for Removal</th>
<th>Evaluation of Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Trees located in the footprint of new mobile classroom, or in areas requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T4</td>
<td>Trees located in the footprint of new mobile classroom, or areas in requiring level alterations</td>
<td>Trees are internal to the site and impact to the wider local amenity will be limited.</td>
</tr>
<tr>
<td>T5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>T7</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.9. Trees that have been identified for removal have been marked on the attached AIP by a red line, and have been highlighted in the tree schedule with red text.

2.10. Trees to be removed are shown in the below photos (Plates 1-7).
2.11. No retained trees will have encroachment into the RPA. All trees located adjacent to areas where there will be level alterations are to be removed.
Proposal to mitigate any impact

Protection of retained trees

2.12. The successful retention of those trees that will remain on the site will be dependent upon the quality and maintenance of any protection system that is put in place. The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are adhered to at all times by the contractors. No other trees are likely to be impacted other than to access construction and demolition area, access to these areas have existing metalled surfacing.

Summary of the Impact on Local Amenity and Character

The development proposal will require the removal of six early mature trees and one young tree. The impact on the visual amenity and character of the area will be limited. A replacement planting scheme is proposed to mitigate tree loss.
3. **DRAFT ARBORICULTURAL METHOD STATEMENT**

**Overview**

3.1. The following explanations relate specifically to this site and they should be read in conjunction with the indicative Arboricultural Impact Plan (AIP).

3.2. A copy of this report must be kept on site and be permanently available of the duration of the development. It can be:

- Included in the tender document to identify and quantify the tree protection and management requirements;
- Used to plan the timing of site operations to minimise the impact on trees, and;
- Referenced on site for practical guidance on how to protect trees.

**Arboricultural Supervision**

3.3. An Arboricultural Clerk of Works (ACoW) is not required due to the minimal protection required for retained trees due to existing metaled surfacing, fencing and distance from the construction area.

**Sequencing and Timing**

3.4. All required tree removals and remedial tree works shall be carried out prior to the commencement of any construction works.

3.5. It is the developer’s responsibility to ensure that details of this AMS and any agreed amendments are known and understood by all site personnel.

3.6. The site manager will make a record of the completion of tree works including a photographic record. This will be sent to the Northamptonshire County Council to assist in the discharge any relevant planning conditions.

**Pre-commencement meeting**

3.7. Tree works and removal should still be discussed by the site manager at the pre-commencement meeting before any works start.

**Tree Removal and Works**

3.8. The day to day running of the site will take full account of the tree protection measures set out in this document. All site personnel will be briefed on the tree protection requirements as part of the site induction procedure.

3.9. The tree management has been specifically designed towards doing the minimum work necessary to accommodate the development structures, establish acceptable levels of safety and reduce the destructive impact of existing trees on adjacent, better trees.

3.10. All tree works will be carried out by a suitably qualified contractor, and in accordance with BS3998:2010 Tree Works – Recommendations and industry best practice.

**Tree Removal**

3.11. Trees for removal have been noted on the AIP with a red circle around each location. Each tree has also been noted with red text in the attached tree schedule. The following trees are scheduled for removal: T1, T2, T3, T4, T5, T6 and T7.
Tree Works

3.12. The details of tree works have been set out in the schedule attached to this report (Ref: 15-0595). Obvious pruning to allow the installation of the structure has been listed, but additional minor pruning may be necessary to address unanticipated local problems with individual branches. Any additional works will be assessed and authorised by Northamptonshire County Council.

3.13. Remedial pruning is required to trees T8, T9, T10, T11 and G1 to provide clearance over the existing road for the passage of the sections of the new mobile classroom. Plates 9-11 show the trees requiring remedial pruning.

Plate 8:- T8 & T9
Plate 9:- Branches on T10 remedial requiring pruning works.

Plate 10:- T11 & G1 requiring remedial requiring pruning works.
Barriers and ground protection

The Construction Exclusion Zone

3.14. The proposed construction area will contain no CEZs as all trees within this area are to be removed prior to construction works.

3.15. Existing site fencing and metaled surfaces will define and protect trees close to the construction area.

Tree Protective Fencing

3.16. Protective fencing will not be required.

3.17. Any materials or machinery brought on site, for development or the stripping of soil will access the site by existing metaled surface.

Construction of Special Surfaces

3.18. There is no requirement for construction of special surfaces.

Additional precautions outside the exclusion zone

3.19. Any risk from activities outside RPAs but close enough to have an impact will be assessed during the day-to-day running of the site, and appropriate precautions put in place to reduce that risk.

3.20. It is a presumption of this report that all trees which lie outside of the construction area, will be protected from soil degradation at all times during construction activity.

Specific Tree Protection Measures

3.21. No specific tree protection measures are required for any tree on this site.

Demolition

3.22. No demolition works for the removal of the two existing mobile classrooms will take place within the RPA of any retained tree on this site.

Development

3.23. Once all tree works have been completed, the developer can commence the on-site preparation works and construction can begin.

Site Storage, Cement Mixing and Washing Points

3.24. No storage of materials will take place outside of the construction area or on areas other than those with existing metaled surfaces.

3.25. No mixing or storage of materials will take place up a slope where they may leak into an area containing retained trees. Where contours of the site create a risk of polluted water running into RPAs, precautionary measures of using heavy duty plastic sheeting and sandbags with the ability to contain accidental spillage will be put in place to prevent contamination.

Contractors Parking

3.26. Contractors parking will not be within or in close proximity to any retained trees, other than on existing metaled surfaces.
Utility Services

3.27. There is no requirement for any service to be installed within a CEZ or RPA of any retained tree on this site.

Fires

3.28. No fires will be lit on this site.

Site Gradient

3.29. There will be no changes to any levels outside of the construction area on this site, or in close proximity to any retained tree on this site.

Use of herbicides

3.30. There is no requirement for any herbicide to be used on this site.

Use of Sub-contractors

3.31. The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

Contingency planning

3.32. Water will be kept readily available on site and will be used to flush spilt materials through the soil and avoid contamination to tree roots.

3.33. At the time of any spillage the main contractor will contact an arboriculturalist for advice.

Responsibilities

3.34. It is the responsibility of the LGSS Property Services to ensure that any planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site.

3.35. The main contractor will be responsible for contacting the County Council at any time issues are raised related to the trees on site.

3.36. If at any time pruning works are required permission must be sought from the Local Planning Authority first and then carried out in accordance with BS3998:2010 *Tree Works – Recommendations* and industry best practice.

3.37. The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes.
**Contacts**

3.38. Shows a list of all relevant contacts for this development:

<table>
<thead>
<tr>
<th>Title</th>
<th>Name</th>
<th>Contact Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landowner/Developer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agent NCC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Council’s Case Officer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Council’s Senior Environmental Officer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Manager</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ACoW</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Surgeon</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Shaun Phillips CMS, HND Arb, MArborA

26 June 2015
Appendix 1: Administration Background

Instruction
Written instruction was received on 23 June 2015 from Andy Myers of LGSS Property Services to carry out a survey of the trees at Wren Spinney Special School.

The survey was to be carried out in accordance with the recommendations laid down by BS5837: Trees in relation to construction, and to assist in the preparation of a report to accompany a planning application. The report was to include:

- A schedule of the relevant trees to include basic data and condition assessment
- An appraisal of the impact that the proposed development may have on the trees and the resulting impact this may have on the local amenity.
- A draft arboricultural method statement dealing with protection and the management of the trees to be retained.

Documents provided
No documents were provided.

Limitations of this report
The following limitations apply to this report:

Only areas adjacent to the access and site for the construction of a new mobile classroom were surveyed. I was accompanied on site by Andy Myers of LGSS Property Services.

Statutory Protection: The existence of tree preservation order or conservation area protection does not automatically mean trees are worthy of being a material constraint in a planning context. Trees can be formally protected but be in poor structural condition or in declining health, which means they are unsuitable for retention or influencing the future use of the site. Furthermore a planning consent automatically takes precedence over these forms of protection, which makes them of secondary importance. For these reasons, I do not check statutory protection as a matter of course in the process of preparing this report. However if any tree works are proposed before a planning consent is given, then the existence of any statutory protection must be checked with the local authority.

Ecology and Archaeology: Although trees can be a valuable ecological habitat and can grow in archeologically sensitive areas, I have no specialist expertise in these disciplines and this report does not consider those aspects.

Tree Safety: Whilst every effort has been made to ensure that comments relating to the tree surveyed are accurate, it must be noted that no tree have been climbed, no internal inspections carried out and no excavation of root areas has taken place. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. No tree can be guaranteed to be 100% safe as some defects are not detectable by visual non-climbed, non-invasive inspection. Failure of an apparently healthy tree, either in part or totally may occur as a result of physical or physiological stress.
Soil Assessment: A soil assessment should be undertaken by a suitably qualified person to assess soil structure, soil composition and soil pH. The purpose of this is to provide guidance in any decisions relating to:

- The root protection area
- Tree protection;
- New planting design; and
- Foundation design

No details of a soil survey have been provided for submission with this report.

Technical References
The arboricultural method statement is based purely on the following technical references:


Qualifications and Experience
This report is based on my site observations and the provided information.

I have twenty three years’ arboricultural experience working in both the private and public sector. I have undertaken work on a variety of projects on behalf of local authorities, private and commercial clients.

I have a Post Graduate Certificate in Management Studies, a Higher National Diploma in Arboriculture and Urban Woodland Management and a National Diploma in Countryside and Environmental Studies.

I am a Professional member of the Arboricultural Association.
## Table 1: Cascade chart for tree quality assessment

<table>
<thead>
<tr>
<th>Category and Definition</th>
<th>Criteria (including subcategories where appropriate)</th>
<th>Identification and planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category A</td>
<td>Trees that are particularly good examples of their species, especially if rare or unusual or those that are essential components of groups of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an amenity)</td>
<td>See Table 2</td>
</tr>
<tr>
<td>Category B</td>
<td>Trees of medium quality with an estimated remaining life expectancy of at least 20 years</td>
<td>See Table 2</td>
</tr>
<tr>
<td>Category C</td>
<td>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</td>
<td>See Table 2</td>
</tr>
</tbody>
</table>

### BRITISH STANDARD

| Category A               | Trees of high quality with an estimated remaining life expectancy of at least 40 years | See Table 2                  |

### Appendix 2: BS5837 Cascade Chart
**Client:** LGSS Property Services  
**Reference:** 15-0595 3693 08  
**Site:** Wren Spinney Special School, Kettering  
**Date of survey:** 23/06/2015

### Key to Notations

- **RPA (m²):** Radial Plant Area
- **RPA Radial distance (m):** Radial Plant Area distance
- **LB (m):** Lowest Branch (meters)
- **CC (m):** Crown Clearance (meters)
- **LB (m):** Lowest Branch (meters)
- **Age:** Age of tree in years
- **PC:** Physiological condition
- **SC:** Structural condition
- **ULE:** Useful Life Expectancy
- **DLB (m):** Direction of Lowest Branch
- **Comments:** Additional comments
- **Recommendations:** Recommendations for management

### Age Class and Definition
- **Young:** 1st 1/3rd of life expectancy
- **Early Mature:** 2nd 1/3rd of life expectancy
- **Mature:** Final 1/3rd of the expectancy
- **Over Mature:** Beyond life expectancy & in natural decline
- **Veteran:** Great age & poss. high conservation value

### Category Grading

<table>
<thead>
<tr>
<th>Category</th>
<th>Age Quality &amp; Value</th>
<th>Physiological condition</th>
<th>Structural condition</th>
<th>ULE</th>
<th>Cat.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
<td>40+</td>
<td>Good</td>
<td>No significant defects</td>
<td>40</td>
<td>B</td>
</tr>
<tr>
<td>M</td>
<td>20-40</td>
<td>Poor</td>
<td>No significant defects</td>
<td>20</td>
<td>B</td>
</tr>
<tr>
<td>O</td>
<td>10-20</td>
<td>Significant ill health</td>
<td>Significant defects</td>
<td>10</td>
<td>B</td>
</tr>
<tr>
<td>U.L.E.</td>
<td>&lt;10</td>
<td>Dead, dying or dangerous</td>
<td>No significant defects</td>
<td>10</td>
<td>B</td>
</tr>
</tbody>
</table>

### Recommendations

- **No:** No action required
- **Yes:** Immediate action required
- **Remove to accommodate proposal:** Tree to be removed

### Tree Survey

<table>
<thead>
<tr>
<th>Tree No.</th>
<th>Tag No.</th>
<th>Species</th>
<th>Botanical Name</th>
<th>H (m)</th>
<th>Stem Dia.</th>
<th>No of Stems</th>
<th>Branch Spread (m)</th>
<th>CC (m)</th>
<th>LB (m)</th>
<th>DLB (m)</th>
<th>Age</th>
<th>PC</th>
<th>SC</th>
<th>Comments</th>
<th>Recommendations</th>
<th>ULE</th>
<th>Cat.</th>
<th>RPA (m²)</th>
<th>RPA Radial distance (m)</th>
<th>Direct Removal?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>T1</td>
<td>Ash</td>
<td>Fraxinus sp.</td>
<td>9</td>
<td>285</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>North</td>
<td>Overhanging danger to building</td>
<td>20-40</td>
<td>B2</td>
<td>28</td>
<td>4</td>
<td>Yes</td>
</tr>
<tr>
<td>2</td>
<td>T1</td>
<td>Ash</td>
<td>Fraxinus sp.</td>
<td>7</td>
<td>320</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>North</td>
<td>Overhanging danger to building</td>
<td>20-40</td>
<td>B2</td>
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<td>Removed to accommodate proposal</td>
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</tr>
<tr>
<td>5</td>
<td>T5</td>
<td>Locust Tree / False Acacia</td>
<td>Robinia sp.</td>
<td>10</td>
<td>500</td>
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<td>Overhanging adjacent tree, Roots lifting adjacent path</td>
<td>20-40</td>
<td>C2</td>
<td>113</td>
<td>6</td>
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<td>Malus sp.</td>
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<td>80</td>
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<td>Crown Lift to 5m</td>
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<td>C2</td>
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<td>Fraxinus sp.</td>
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<td>Prune back overhanging branches &amp; lift crown</td>
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