Construction Environment Management Plan (CEMP) for

Alder Wood, Station Lane, Rushton Spencer, SK11 0QU

Planning application Ref: SMD/2023/0067

1. Introduction

This document is provided as required by the Decision on the planning application Ref: SMD/2023/0067 which requires, as part of the conditions, that the applicant, Chris & Julie Miles produce a Construction Environment Management Plan (CEMP) to be implemented for the duration of the development referred to as Alder Wood and located at Station Lane, Rushton Spencer, Staffordshire, SK11 0QU (hereafter referred to as "the site")

The planning application Ref: SMD/2023/0067 (approved) is for the erection of new detached dwelling and associated landscaping works and was approved by Staffordshire Moorlands District Council (SMDC) on 04th December 2023.

This CEMP has been produced to provide a series of working requirements such that Condition 11.i to vii is satisfied.

For convenience, as they also relate to working requirements during the build phase, Conditions 6, 7, 8, 10, 13 and 15 in the Decision are also addressed in this CEMP. The respective conditions on the approved application are copied in red text below for convenience. Add 12

NOTE: The other conditions (1 to 5, 9, 12, 14 and 16 to 20) are addressed separately from this CEMP.

> ***Condition 6.***
> ***I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority,***
> ***II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority***
>
> ***Reason: To protect the amenities of the area during construction.***
>
> ***Condition 7.***
> ***Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.***
> - ***08:00 - 18:00 hours (Monday to Friday),***
> - ***08:00 - 13:00 hours (Saturday)***
> - ***No working is permitted on Sundays or Bank Holidays.***
>
> ***In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.***

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Condition 8.
The external lighting incorporated into this development shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all external artificial lighting shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To protect the local amenities of the local residents by reason of excess of illuminance

Condition 10. No development shall commence until details of the design of the Wastewater Drainage for the site have been submitted to and approved in writing by the Local Planning Authority.
The scheme shall be implemented in full in accordance with the approved details prior to first occupation of the dwelling, or completion of the development, whichever is sooner.
Before the dwelling is occupied, a validation report that demonstrates the drainage scheme and associated groundwater mitigation measures have been completed in accordance with the approved details and the Environmental permit shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be retained, managed and maintained in accordance with the approved detai s at all times for the duration of the development

Condition 11.
No development shall take place, including any works of demolition, until a Construction Environment Management Plan, including Pollution Risk Assessments and Method Statements, has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
i) Protection of surface and groundwater resources;
ii) Best practice on the use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction;
iii) the parking of vehicles of site operatives and visitors;
iv) loading and unloading of plant and materials;
v) storage of plant and materials used in constructing the development;
vi) wheel washing facilities;
vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
The approved Construction Environment Management Plan shall be adhered to throughout the construction period for the development.

Reason: To prevent pollution of groundwater and ensure there is no contamination to public water supply during construction.

Condition 13.
Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there

is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.
Reason: To prevent pollution of the water environment.

15. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position and to the specification shown on within Site Plans Dwg no 002 Part 1 and Dwg no 3 Part 2.The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

2. Site Context and Survey Information

2.1 – Site Location and Landscape Context

The proposed development lies within Rushton Spencer, approximately 11km south of Macclesfield town centre. The post code for the site is SK11 0QU, and the site is accessed from Station Lane which lies adjacent to the site's northern boundary. Aerial imagery showing the approximate site boundary is presented below. A proposed site plan is provided in Appendix 1 which also shows some of the mitigating features to address the above conditions.

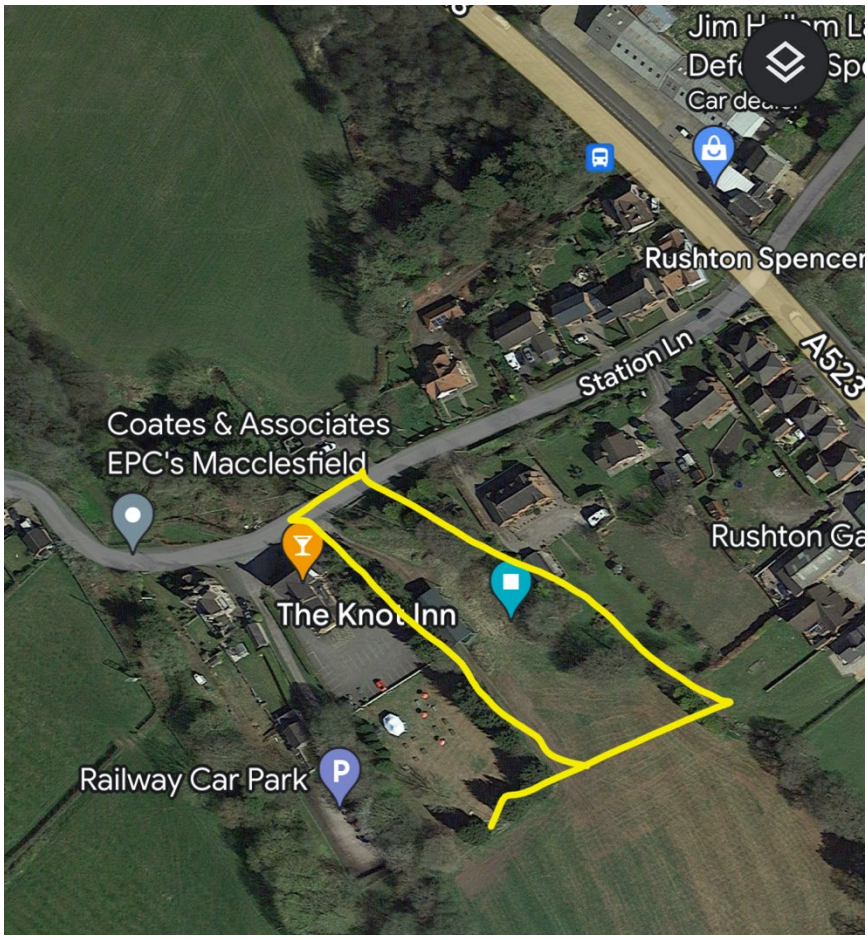

Figure 2-A: Aerial photograph and approximate site boundary

An access is provided via an existing gated vehicle and pedestrian access at the Northern boundary from Station Lane.

2.2 – Ecological Information

A Preliminary Ecology Appraisal (PEA) was completed by Charnia Ecology to inform the planning application. The appraisal concluded that, as the proposed development was considered a small-scale development, NO impact to any Statutory or Non-Statutory designated sites in the wider landscape is predicted.

3. Construction Environmental Management Plan (CEMP)

This CEMP has been produced to prevent damage and impact to critical biodiversity, to minimise impact on the neighbouring properties, to prevent pollution of groundwater and ensure there is no contamination to public water supply during construction, in particular:

i) Protection of surface and groundwater resources,
ii) Limiting of noise and dust on adjacent properties,
iii) Best practice on the use and storage of fuels, oils and chemicals, to remove the risk of causing pollution during construction,
iv) the parking of vehicles of site operatives and visitors,
v) loading and unloading of plant and materials,

vi) storage of plant and materials used in constructing the development,
vii) wheel washing facilities,
viii) a scheme for recycling/disposing of waste resulting from demolition and construction works, including the burning of materials on site,

Table 1 outlines the mitigation measures to be implemented during construction and which therefore form the basis of the CEMP.

Table 1: Mitigation Measures.

WORKS	SPECIFICATION
Persons Responsible and Lines of Communication	It is recommended that a Development Protection Champion (DPC) is selected for the construction phase of the development. The DPC should be someone with significant influence during construction, such as the contract or project manager. The DPC is responsible for ensuring all actions outlined in this CEMP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation prescriptions should be addressed to the DPC throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological and water source receptors are effectively minimised.
General Construction Activities	Heras fencing has already been installed around the perimeter of the construction zone to prevent any personal, vehicular or construction encroachment onto features of ecological value and onto the adjacent stream which feeds into the local water source. Any machinery used should be made safe or temporarily fenced off when not in use. Storage of construction materials will be kept to a minimum. Where materials must be stored, they will be restricted to inert objects and located on hardstanding away from hedgerows, trees and the water source. Skip or similar containers may also be used in place of piles on the ground. See site plan in Appendix 1. Trenches or open excavations will be covered at the end of each working day, or include a means of escape such as a sloping ramp for any animals that may fall in. Any temporarily exposed open pipe systems or ducts will be capped at the end of each working day in such a way as to prevent animals from gaining access.
Toolbox Talk and Pre-Commencement Inspection	The DPC will provide toolbox talk prior to the works within the development footprint commencing. This talk will indicate an appropriate procedure for working within this area to minimise disturbance on site and the risk of inadvertently harming retained habitats or wildlife and to avoid contamination of the water source.
Site Visit and Reporting	The DPC will produce a report outlining the actions taken under the CEMP.
Waste:	**To address Condition 6.I,** the DPC must ensure that implementation of the Waste Hierarchy is followed, this requires that all construction activity is completed in accordance with the Waste Hierarchy (Defra 2011) in an attempt to reduce the amount of waste produced during the construction phase of the development. As such, the construction phase must be completed in accordance with the below core principles: In the first instance: • Re-use products and materials where possible. • Recycle and compost material resources where possible. • Attempt to recover energy from waste. • No waste shall be burnt on site Where none of the above options offer an appropriate solution, waste disposal is the final option: • Only transfer controlled waste to an "authorised person" (Waste Collection

	Authority, the holder of an Environmental Permit, Registered Water Carrier or Waste Disposal Authority). • Ensure that non-hazardous waste is transferred under a Waste Transfer Note which must be retained for two years. • Hazardous waste is moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for three years. • The waste is the responsibility of the company until it has been fully recovered or finally disposed of.
Pollution Prevention	**To address Conditions 6.II,** the following pollution prevention measures will be implemented to avoid any risk of water, airborne pollutants or dust entering the nearby water source and to minimise noise disturbance in the surrounding landscape: To limit impacts of pollution resulting from the construction phase of the development, construction works must be completed in accordance with current statutory guidelines relating to pollution prevention (Environmental Agency 2016). Furthermore, although withdrawn in 2015, pollution prevention guidelines detailed within guidance document: PPG6: Working at Construction and Demolition Sites (Environment Agency 2010) remain applicable to the site. Considering both the relevant statutory requirements and best practice measures detailed within guidance document PPG6, the below mitigation prescriptions are considered suitable to mitigate impacts of pollution during the construction phase of the development. The allocated DPC will be responsible for ensuring the below mitigation recommendations are undertaken successfully during the works. Site drainage: It is recommended that the DPC ensures that: • Pollution risks are identified pre-construction. • Pollutants are prevented from entering drains and the adjacent stream. • If any pollutant enters a drain, immediately stop the pollution with a physical block, stop the activity causing the pollution, then notify the Environment Agency for surface water drains or the local sewerage provider for foul water drains. If there's a spill, accident, or emergency, try and prevent pollutants entering the adjacent stream. • Report all pollution incidents to site management and the Environment Agency. • Inspect drains and protection measures frequently and maintain them during the construction activity. Well maintained drains will also reduce risks of flooding and subsequent surface water run-off. To control airborne particle suppression it is recommended that the DBWSPC ensures that: • Effective water suppression is used during the construction operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. • Absolutely no explosive blasting will take place at any time. • Carry out regular site inspections to monitor compliance. • Ensure all vehicles switch off engines when stationary. • Avoid the use of petrol- or diesel-powered generators and use mains electricity or battery power where possible. • Only use cutting, grinding, or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction. • Ensure an adequate water supply on the site for effective dust/ particulate

<table>
<tr><td></td><td>matter suppression/ mitigation, using non-potable water where possible and appropriate.
• Use enclosed shutes and conveyors and covered skips.</td></tr>
<tr><td>Timings of Works</td><td><u>To address Condition 7</u>, construction activities will be restricted to the normal working day:
• Mon-Fri 8am-6pm
• Sat 8am-1pm.</td></tr>
<tr><td>Noise</td><td><u>Also to address Condition 7</u>, the DPC must ensure that noise levels are kept to a minimum in accordance with best practice as defined in the Control of Pollution Act 1974 to avoid unacceptable levels of noise and vibrations. Further guidance can be found in British Standard 5228-1:2009.
Such measures applicable to the proposed development primarily include agreed working hours limiting night work, using the quietest equipment and plant available, shutting down equipment when not in use, and completing deliveries during working hours only. Most notably, prescriptions as to limit noise of plant machinery as detailed within Table B.1 within the code of practice for noise control (British Standards Institution, 2014) is likely to have the most significant impact during construction activity. Table B.1 is shown below.
Table B.1 Methods of reducing noise levels from construction plant
<table>
<tr><th>Plant</th><th colspan="2">Noise reduction of plant</th><th>Alternative plant</th></tr>
<tr><th></th><th>Source of noise</th><th>Possible remedies (to be discussed with machine manufacturers)</th><th>A-weighted sound reduction dB</th></tr>
<tr><td>Hammer drive piling equipment</td><td>Pneumatic/diesel hammer or steam winch vibrator driver</td><td>Enclose hammer head and top of pile in acoustic screen</td><td>5 to 10</td><td>Bored piling
Vibratory system
Drop hammer completely enclosed in box with opening at top for crane access
Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy
Pressed-in piling which generates its driving force from the frictional restraint of other piles</td></tr>
<tr><td></td><td>Sheet pile</td><td>Acoustically dampen sheet steel piles to reduce levels of resonant vibration</td><td></td><td></td></tr>
<tr><td></td><td>Impact on pile</td><td>Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition</td><td></td><td></td></tr>
<tr><td></td><td>Cranes cables, pile guides and attachments</td><td>Careful alignment of pile and rig</td><td></td><td></td></tr>
<tr><td></td><td>Power units or base machine</td><td>Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible</td><td></td><td></td></tr>
<tr><td>Earth-moving plant:
• bulldozer
• compactor
• crane
• dump truck
• dumper
• excavator
• grader
• loader
• scraper</td><td>Engine</td><td>Fit more efficient exhaust sound reduction equipment
Manufacturers' enclosure panels need to be kept closed</td><td>5 to 10</td><td>Alternative super silenced plant might be available. Consult manufacturers for details</td></tr>
</table></td></tr>
</table>

Plant	Noise reduction of plant			Alternative plant
	Source of noise	**Possible remedies** (to be discussed with machine manufacturers)	**A-weighted sound reduction** dB	
Compressors and generators	Engine Compressor or generator body shell	Fit more efficient sound reduction equipment Acoustically dampen metal casing Manufacturers' enclosure panels need to be kept closed	Up to 10	Super silenced plant is available. Consult manufacturers for details Electric-powered compressors are available as opposed to diesel or petrol Sound-reduced compressor or generator can be used to supply several pieces of plant. Use centralized generator system
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured	Up to 10	
		Enclose compressor or generator in ventilated acoustic enclosure	Up to 20	
Pneumatic concrete breaker, rock drills and tools	Tool	Fit suitably designed muffler or sound reduction equipment to reduce noise without impairing machine efficiency	Up to 15	Hydraulic and electric tools are available For large areas of concrete, machine designed to break concrete in bending can be used Thermic lance
		Ensure all leaks in air line are sealed		
	Bit	Use dampened bit to eliminate ringing		
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured	Up to 10	
		Enclose breaker or rock drill in portable or fixed acoustic enclosure with suitable ventilation	Up to 20	
Rotary drills, diamond drilling and boring	Drive motor and bit	Use machine inside acoustic shed with adequate ventilation	Up to 15	Thermic lance

Table B.1 **Methods of reducing noise levels from construction plant**

Plant	Noise reduction of plant			Alternative plant
	Source of noise	**Possible remedies** (to be discussed with machine manufacturers)	**A-weighted sound reduction** dB	
Hammer drive piling equipment	Pneumatic/diesel hammer or steam winch vibrator driver	Enclose hammer head and top of pile in acoustic screen	5 to 10	Bored piling Vibratory system Drop hammer completely enclosed in box with opening at top for crane access Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy Pressed-in piling which generates its driving force from the frictional restraint of other piles
	Sheet pile	Acoustically dampen sheet steel piles to reduce levels of resonant vibration		
	Impact on pile	Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition		
	Cranes cables, pile guides and attachments	Careful alignment of pile and rig		
	Power units or base machine	Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible		
Earth-moving plant: • bulldozer • compactor • crane • dump truck • dumper • excavator • grader • loader • scraper	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 to 10	Alternative super silenced plant might be available. Consult manufacturers for details

Lighting

To address Condition 8, a low impact lighting strategy will be adopted for the site during and post-development, to minimize impacts to the local area and to nocturnal species such as bats, which will include the following measures:

- Lighting of hedgerows and trees will be avoided.
- Use narrow spectrum light sources to lower the range of species affected by lighting.
- Use light sources that emit minimal ultra-violet light.
- Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm/ neutral colour temperature <4,200 kelvin.
- Do not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal.
- Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only.

	• External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. • All lighting on the developed site will make use of the most up to date technology available.
	The CEMP document should include the design and environmental requirements from Conditions 10, 12, 13 and 19 to inform Construction Workers. *The CEMP document should include the following information:* • *Off-site recycling or disposal of contaminated Made Ground and peat;* • *Highlight the risk to groundwater, particularly when excavating down and uncovering the Chester Formation sandstone bedrock;* • *Dewatering excavations during construction (high groundwater) and measures required to control the silt (contaminants), before controlled disposal to surface water;* • *The sewer and tank design (Drawing number 00149/E10 Rev A) requiring careful installation of the HDPE liner to maintain a waterproof barrier;* • *Gravel surfacing & bioretention areas (fuel / oil interception) required in the Drainage Layout (Drawing number 00149/E01);* • *Separate measures for working bank-side and in-river to build two new outfall headwalls and install non-return valves, whilst preventing flow into the Brook;* • *Inclusion / reference to drawings submitted including drawing number L- 00149 – 001 Rev A, for the detailed design of the features that provide environmental protection*
Storage	**To address Condition 13**, regarding materials storage and water run-off it is recommended that the DPC ensures that: • The storage of oils, fuels or chemicals will be kept to an absolute minimum and, when not needed, will be removed from site completely. • No stockpiles are created on exposed ground areas and ensure that all materials and chemicals are stored securely and safely on site in accordance with current Control of Substances Hazardous to Health (COSHH) regulations (HSE 2002). • When storage of oils, fuels or chemicals is unavoidable they shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. • If there are multiple tanks, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. • All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. • The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. • All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund. • All chemicals and hazardous substances are stored away from areas where there is heightened risk of damage from impact or collision such as site traffic.

	• All chemicals and hazardous substances are labelled, containers are sealed when not in use and inspected regularly and fit for purpose. • Any damaged or old containers are replaced in line with the duty of care requirements. Note: such containers may be considered hazardous waste. • Staff shall be trained in use of spill kits and emergency procedures. • Ensure there is a designated 'responsible person' on site at all times. • Lock storage facilities when not in use.
Trees and Hedgerows	**To address Condition 15**, retained trees and hedgerows must be protected in line with the following measures: • No trenches or ground works will be completed within 5m of any trees or hedgerows on site. • Trees and hedgerows will be appropriately protected in accordance with BS 5837:2012 - "Trees in relation to design, demolition and construction - Recommendations". • As such, the trees and hedgerows have already been separated from construction works by protective 'Heras' fencing which will remain in place throughout the duration of the construction phase of the development.

Appendix 1


AREA OF PROPOSED HARDSTANDING FOR CONSTRUCTION. CROSS HATCH WILL FORM THE BASIS OF THE APPROVED HARD LANDSCAPING.
THE HONEYCOMB HATCH REPRESENTS THE AREA OF TEMPORARY HARDSTANDING FOR THE DURATION OF CONSTRUCTION TO ALLOW VEHICLES TO TURN EASILY ON SITE.
UPON COMPLETION THE HARDSTANDING WILL AREA WILL BE REDUCED TO REFLECT THE APPROVED SITE PLAN DRIVEWAY.
SECURE SITE FENCING TO BE ERECTED PRIOR TO COMMENCEMENT AROUND ENTIRE PLOT TO PREVENT ACCESS
TO PREVENT DUST/DIRT DURING CONSTRUCTION THE GROUND WILL BE KEPT DAMP WHERE REQUIRED.
WHEEL WASHING STATION BY ENTRANCE TO WASH VEHICLES OFF AS THEY ENTER AND LEAVE SITE
SITE ACCESS
SITE OFFICE/ WELFARE
MATERIAL STORAGE/ MIXING AREA
RECYCLING/ WASTE PILE
SITE OFFICE/CONTAINER INC WELFARE FACILITIES LOCATED NEAR FRONT SO ALL VISITORS CAN REPORT UPON ARRIVAL. BUT ALSO TO ACT AS A PHYSICAL BARRIER BETWEEN DITCH AND CONSTRUCTION SITE.
PARKING FOR SITE OPERATIVES. WHERE ADDITIONAL PARKING IS REQUIRED THE HARD-STANDING AREA WILL BE USED. NO VEHICLES WILL BE PARKED ON THE PUBLIC HIGHWAY/NEIGHBOURS DRIVEWAYS
WASTE/RECYCLING AREA LOCATED NEAR TO SITE ENTRANCE TO ALLOW FOR APPROVED LICENSED WASTE CARRIER TO EASILY REMOVE WASTE IF NEEDED AND FAR AWAY FROM DITCH.
project name ALDERWOOD, LAND ADJ KNOTT INN, STATION INN, RUSHTON SPENCER, STAFFORDSHIRE
dwg name CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
dwg no CMP - 001
dwg sheet A3 @ 1:200
rev 21.12.2023
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