



Crossley Lane, Huddersfield

Technical Note

August 2024

Project number 937E

Paragon Highways
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Quality Management

| | First Issue | Revision 1 | Revision 2 | Revision 3 |
|-------------|--------------|------------|------------|------------|
| Remarks | Final report | | | |
| Date | August 2024 | | | |
| Prepared by | LJO | | | |
| Checked by | AH | | | |

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1.0 Introduction

- 1.1.1 Paragon Highways have been appointed to prepare this Technical Note to provide information to the Council in respect to the proposed phasing of the off-site works associated with a residential development located off Crossley Lane and Cold Royd Lane, Huddersfield.
- 1.1.2 The site is split into 5 parcels with parcel 1 to the south of Crossley Lane (between Lees Head Court and Cold Royd Lane junction), parcel 2 to the west of Cold Royd Lane, parcel 3 to the northeast side of Crossley Lane (far east side of the site), parcel 4 (between Cold Royd Lane and parcel 3, and parcel 5 between parcel 1 and Albany Road. The parcels are shown on the plan at Appendix A.
- 1.1.3 The site has received a mix of full and outline planning permissions that require a detailed design to be submitted to the Council with these works implemented prior to the dwellings being brought into use.
- 1.1.4 Given the size of development it will be completed in phases by different developers with parcels 1, 3 and 4 will have a different developer to parcels 2 and 5. The off-site works include new access points, footway works, junction improvement scheme and pedestrian refuge islands.
- 1.1.5 This document provides the suggested phasing of the off-site works to be linked to the most appropriate parcel of the development being constructed.

2.0 Planning Conditions

2.1.1 The residential development at Crossley Lane has various planning approvals. Parcels 1, 2 and 3 benefit from full planning permission. Parcels 4 and 5 are the subject of a number of planning applications including the following: -

2015/90430

Outline Approval for 126 new dwellings (parcels 4 and 5) approved 14/Mar/2017

2020/90805

Reserved Matters Approval for 122 new dwellings (parcels 4 and 5) approved 24/Nov/2022

2.1.2 The outline approval (2015/90430) included the following planning conditions –

Condition 5 – Development shall not commence until a scheme detailing the layout, construction and specification of the highway works; at the two site access points from Crossley Lane and one from Cold Royd Lane (drawing number P09:4267:75 Rev A) and all associated highway works, and the appropriate Road Safety Audit, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until all the works under the approved scheme have been carried out and completed in accordance with the approved scheme and thereafter retained throughout the lifetime of the development.

Condition 6 – No development authorised by this permission shall take place until a scheme detailing the proposed traffic calming measures, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines together with an independent safety audit covering all aspects of the work. Before any dwelling is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and then retained thereafter.

2.1.3 The reserved matters approval (2020/90805) included the following condition –

Condition 2 – Prior to development commencing, a scheme detailing the proposed widening and re-alignment works at the Crossley Lane/ Cold Royd Lane junction shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include full sections, drainage works, street lighting, signing, surface finishes and the treatment of sight lines together with independent safety audits covering all aspects of the work. Before, any dwelling is brought into use the scheme shall be completed in accordance with the scheme shown on the approved plans and retained thereafter.

3.0 Development Proposals

3.1 Proposed Off Site Works – Outline Approval 2015/90430

3.1.1 In accordance with Condition 5 above, a detailed design has been provided for the proposed access on Cold Royd Lane serving parcel 4, which is shown on drawing number PRGN-937-HGN-DR-CH-0004. This also identifies the detailed design for the proposed footway along the southeast side of Cold Royd Lane.

3.1.2 Continuing with Condition 5 the two access points that serve parcel 5 are shown on drawings PRGN-937-HGN-DR-CH-0005 and PRGN-937-HGN-DR-CH-0006. The detailed design also includes the proposed footway on the southwest side of Crossley Lane. The proposed footway works located to the far west side of the western most access to parcel 5 is shown on drawing PRGN-937-HGN-DR-CH-0003.

3.1.3 With regard to Condition 6, a detailed design has been provided for the traffic calming measures, although these have changed over the years to include junction improvements consisting of radius improvements, footway provision and tactile crossings to both Crossley Lane and Sutton Avenue junctions with Long Lane and Crossley Lane respectively. The proposals also include two pedestrian refuge islands on Crossley Lane. These works are shown on drawings PRGN-937-HGN-DR-CH-0002 and PRGN-937-HGN-DR-CH-0005.

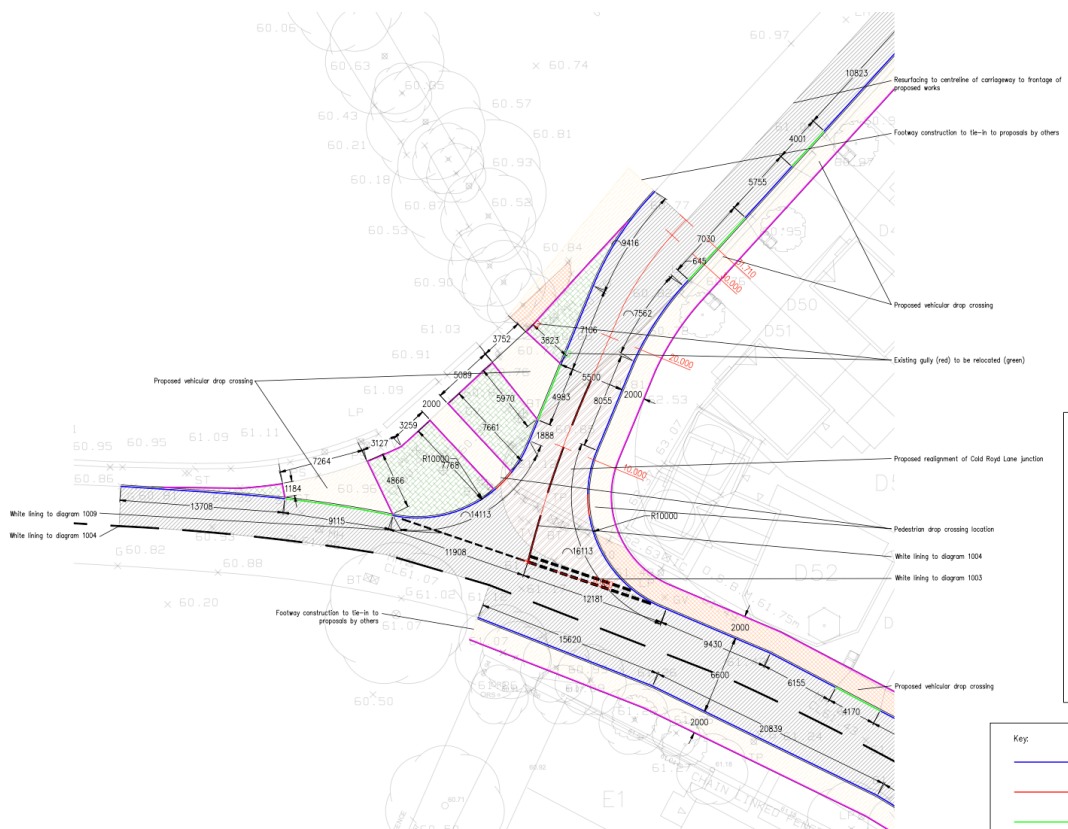
3.2 Proposed Off Site Works – Reserved Matters 2020/90805

3.2.1 In accordance with Condition 2 above, a detailed design has been provided for the proposed widening and re-alignment works at the junction between Crossley Lane and Cold Royd Lane junction. These details are shown on drawing PRGN-937-HGN-DR-CH-0003 and the alignment follows what has been approved previously.

3.2.2 The detailed design drawings to satisfy the requirements of the above conditions are appended to the report for ease of reference (see Appendix B).

4.0 Proposed Phasing Off-Site Works

- 4.1.1 Given that the site comprises of numerous large parcels it will be developed in various phases. Whilst the phasing for the construction of each individual parcel is not available currently, the construction of the off-site works can be linked to each of the parcels, given that different developers would be constructing different parcels.
- 4.1.2 Parcel 4 includes the formation of a new access off Cold Royd Lane and a footway along the southeast side. The re-alignment of the Cold Royd Lane/ Crossley Lane junction (see below) and the provision of a footway along the northeast side of Crossley Lane across parcel 4 frontage would also be carried out as part of the works to develop parcel 4.



- 4.1.3 The sequencing would include formation of the new site access in the first instance with the completion of the footway works along parcel 4 frontage and junction re-alignment prior to occupation of any dwelling within parcel 4.

5.0 Conclusion

- 5.1.1 This Technical Note provides information to the Council on the phasing of the off-site works associated with the approved residential development located off Crossley Lane and Cold Royd Lane, Huddersfield.

- 5.1.2 This report summarises the requirements of the planning conditions within the outline and reserved matters approvals for parcels 4 and 5. This report provides details on which off-site works are linked to each parcel and is considered to be reasonable and proportionate to the sizes of the development parcels and also the locality of the off-site works in relation to each development parcel.

Appendix A

Proposed Development



ACCOMMODATION SCHEDULE (PARCEL 1/A)

| | | |
|--------------|--|---------------|
| | TYPE C2 2 Storey House 2 Bedroom/4 Person | 3 No. |
| | TYPE C3 2 Storey House 3 Bedroom/4 Person | 18 No. |
| | TYPE F 2 Storey House 3 Bedroom/5 Person | 20 No. |
| | TYPE G 2 Storey House 4 Bedroom/7 Person | 7 No. |
| | TYPE J 2.5 Storey House 4 Bedroom/7 Person | 6 No. |
| | TYPE P 2 Storey House 4 Bedroom/7 Person | 6 No. |
| TOTAL | | 60 No. |

ACCOMMODATION SCHEDULE (PARCEL 2/B)

| | | |
|--------------|---|---------------|
| | TYPE C2 2 Storey House 2 Bedroom/4 Person | 5 No. |
| | TYPE C3 2 Storey House 3 Bedroom/4 Person | 10 No. |
| | TYPE C4 2 Storey House 4 Bedroom/6 Person | 1 No. |
| | TYPE F 2 Storey House 3 Bedroom/5 Person | 11 No. |
| | TYPE G 2 Storey House 4 Bedroom/7 Person | 3 No. |
| | TYPE P 2 Storey House 4 Bedroom/7 Person | 5 No. |
| TOTAL | | 35 No. |

ACCOMMODATION SCHEDULE (PARCEL 3/C)

| | | |
|--------------|---|---------------|
| | TYPE C3 2 Storey House 3 Bedroom/4 Person | 7 No. |
| | TYPE C4 2 Storey House 4 Bedroom/6 Person | 3 No. |
| | TYPE F 2 Storey House 3 Bedroom/5 Person | 9 No. |
| | TYPE X 2 Storey House 3 Bedroom/5 Person | 9 No. |
| | TYPE N 3 Storey House 3 Bedroom/5 Person | 8 No. |
| TOTAL | | 36 No. |

ACCOMMODATION SCHEDULE (PARCEL 4/D)

| HOUSETYPE | AMOUNT | |
|--------------|--|---------------|
| | TYPE F 2 Storey House 3 Bedroom/5 Person 16 No. | |
| | TYPE J 2.5 Storey House 4 Bedroom/7 Person 12 No. | |
| | TYPE C2 2 Storey House 2 Bedroom/4 Person 9 No. | |
| | TYPE C2+ 2 Storey House 2 Bedroom/4 Person 3 No. | |
| | TYPE G 2 Storey House 4 Bedroom/7 Person 3 No. | |
| | TYPE P 2 Storey House 4 Bedroom/7 Person 4 No. | |
| | TYPE A 2 Storey House 3 Bedroom/5 Person 1 No. | |
| | TYPE R 2 Storey House 3 Bedroom/5 Person 1 No. | |
| | TYPE S 2 Storey House 3 Bedroom/5 Person 3 No. | |
| TOTAL | | 52 No. |

ACCOMMODATION SCHEDULE (PARCEL 5/E)

| HOUSETYPE | AMOUNT | |
|--------------|--|---------------|
| | TYPE F 2 Storey House 3 Bedroom/5 Person 14 No. | |
| | TYPE J 2.5 Storey House 4 Bedroom/7 Person 14 No. | |
| | TYPE C2 2 Storey House 2 Bedroom/4 Person 12 No. | |
| | TYPE C2+ 2 Storey House 2 Bedroom/4 Person 2 No. | |
| | TYPE G 2 Storey House 4 Bedroom/7 Person 4 No. | |
| | TYPE P 2 Storey House 4 Bedroom/7 Person 2 No. | |
| | TYPE A 2 Storey House 3 Bedroom/5 Person 5 No. | |
| | TYPE R 2 Storey House 3 Bedroom/5 Person 6 No. | |
| | TYPE S 2 Storey House 3 Bedroom/5 Person 11 No. | |
| TOTAL | | 70 No. |

PARCEL 4D & 5E COMBINED TOTAL 122 No.

150 / PROPOSED COMBINED LAYOUT - PARCELS 1-5



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CLIENT:
HARTLEY PROPERTIES

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
CROSSLEY LANE, DALTON - HUDDERSFIELD

DRAWING:
PROPOSED COMBINED LAYOUT
PARCELS 1-5

DRAWING NUMBER:
P09:4267:150

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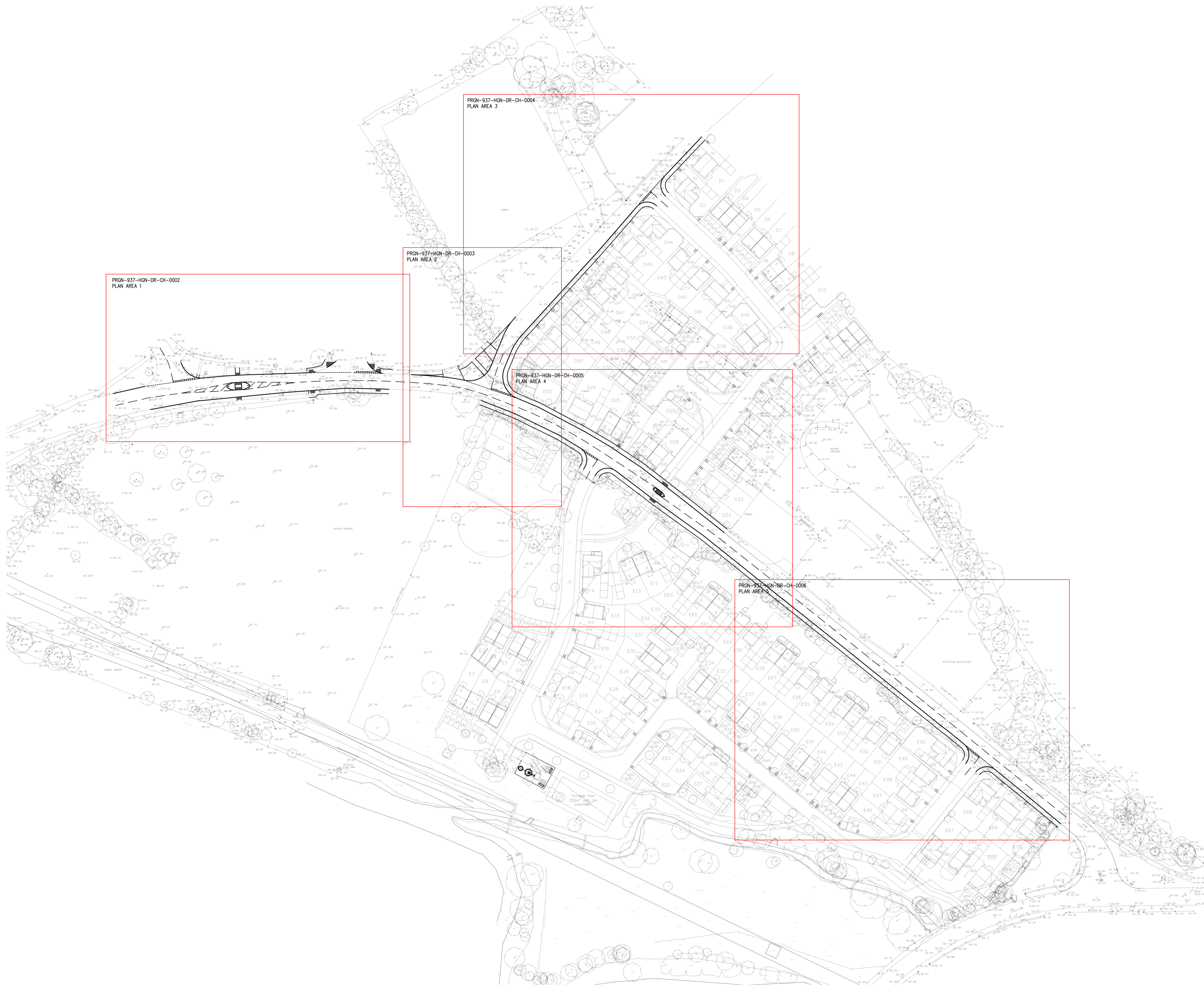
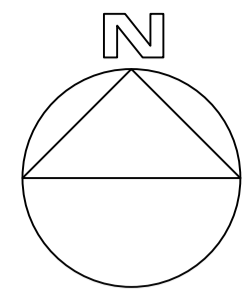
DRAWN: THS
CHECKED: LM

DATE: MAY 23
DATE: MAY 23

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Appendix B

Detailed Design Off-Site Works



General Notes

- This drawing should not be scaled for setting out purposes.
- This drawing shows the detailed design only and is subject to Local Authority approval.
- This drawing is based upon a topographical / ordnance survey provided by others.
- This drawing is to be read in conjunction with all other relevant drawings.
- Any conflict between the details shown on this drawing and those of any other related drawings should be noted to the engineer prior to construction on site.
- All dimensions are in millimetres unless otherwise stated.

Construction Notes

- All levels to be confirmed on site prior to commencement of any works.
- Any existing utility covers retained are to be adjusted to suit proposed levels – cover class to be upgraded if required.
- Any existing utility covers that are damaged will require renewing and resetting.
- Gullies located in shared use surfaces must have suitable pedestrian and cyclist friendly covers. The openings in gully gratings must not align with cyclists anticipated wheel tracks.
- Any soft areas will require excavating until firm ground is found and backfilling with a 6F2 material and to be compacted in 150mm layers.
- Proposals assume a CBR of 2% – CBR tests to be undertaken by others for actual values and construction altered to suit.

Kerbing Notes

- Suitable transition kerbs shall be used at all changes in kerb face.
- For radii of 12m or less – kerbs of the appropriate radius shall be used. For radii 12m and above – straight kerbs 600mm long shall be used.
- The length of any kerb shall not be less than 450mm.



PROJECT TITLE
CROSSLEY LANE, DALTON

DRAWING TITLE
SECTION 278 – GENERAL ARRANGEMENT

| DRAWING NUMBER | | | | | |
|----------------|---------|------|------|------|--------|
| ORIGINATOR | PROJECT | VOL. | TYPE | ROLE | NUMBER |
| PRGN - 937 | HGN | DR | CH | | 0001 |

CLIENT
MINERVA WORKS DEVELOPMENTS

| SCALE | SIZE | DRAWN | CHECKED | AUTHORISED | DATE |
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20 – 21 THE WALLED GARDEN
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 - The length of any kerb shall not be less than 450mm.

Key:

| | | | |
|--|---|--|---|
| | Proposed P.C. kerbing type K1/150 to Kirklees Standard Detail HD/SD/11/01B laid with 100mm upstand | | Footway resurfacing - Plan existing surface to depth of 65mm, clean planed surface of all loose material, and spray with tack coat layer - 25mm surface course [AC.6 dense surf 100/150] - 40mm binder [AC.20 dense bin 100/150] Note: At vehicular crossings, increase binder to 60mm. |
| | Proposed P.C. kerbing type K15/150 to Kirklees Standard Detail HD/SD/11/02B laid flush | | Island - Concrete grade ST5 minimum thickness 125mm with brush finish on existing carriageway or Type 1 sub base as appropriate |
| | Proposed P.C. kerbing type K15/150 to Kirklees Standard Detail HD/SD/11/02B laid with 30mm upstand | | Tactile paving - Tactile surfaced flags 450 x 450 x 70 with 5mm flat-top domes (in buff colour) - 25mm sand laying course - 100mm sub base |
| | Proposed P.C. edging type E1/100 to Kirklees Standard Detail HD/SD/11/05B | | Verge - 300mm top soil (seeded) |
| | Carriageway construction - 40mm surface course [AC.14 close surf 100/150] - 55mm binder [AC.20 dense bin 100/150] - 85mm base [AC.32 dense base/bin 100/150] - Sub base [Type 1] thickness determined by CBR result | | Gully to be relocated |
| | Carriageway resurfacing - Plane existing surface to depth of 95mm, clean planed surface of all loose material, and spray with tack coat layer - 40mm surface course [AC.14 close surf 100/150] - 55mm binder [AC.20 dense bin 100/150] | | Location of proposed gully |
| | Footway construction - 25mm surface course [AC.6 dense surf 100/150] - 40mm binder [AC.20 dense bin 100/150] - 100mm sub base [Type 1] | | |

Note: At vehicular crossings, increase binder to 60mm and increase sub base to 150mm.

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PROJECT TITLE
CROSSLEY LANE, DALTON

DRAWING TITLE
SECTION 278 – PLAN AREA 5

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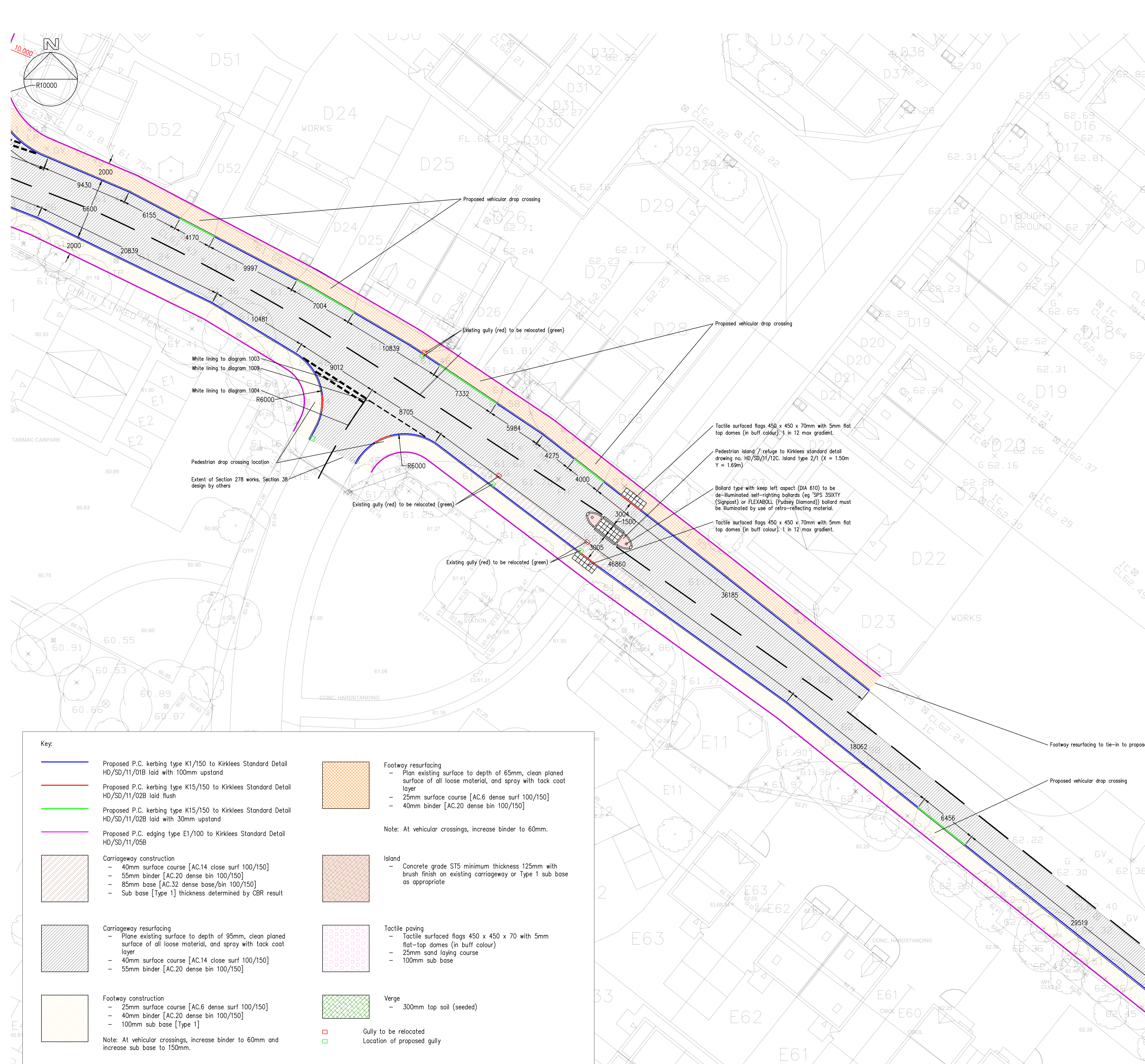
CLIENT
MINERVA WORKS DEVELOPMENTS

| SCALE | SIZE | DRAWN | CHECKED | AUTHORISED | DATE |
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 - Any soft areas will require excavating until firm ground is found and backfilling with a 6F2 material and to be compacted in 150mm layers.
 - Proposals assume a CBR of 2% – CBR tests to be undertaken by others for actual values and construction altered to suit.

- Kerbing Notes**
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 - For radii of 12m or less – kerbs of the appropriate radius shall be used. For radii 12m and above – straight kerbs 600mm long shall be used.
 - The length of any kerb shall not be less than 450mm.

Key:

| | | | |
|--|---|--|---|
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| | Proposed P.C. kerbing type K15/150 to Kirklees Standard Detail HD/SD/11/02B laid flush | | Island - Concrete grade ST5 minimum thickness 125mm with brush finish on existing carriageway or Type 1 sub base as appropriate |
| | Proposed P.C. kerbing type K15/150 to Kirklees Standard Detail HD/SD/11/02B laid with 30mm upstand | | Tactile paving - Tactile surfaced flags 450 x 450 x 70 with 5mm flat-top domes (in buff colour) - 25mm sand laying course - 100mm sub base |
| | Proposed P.C. edging type E1/100 to Kirklees Standard Detail HD/SD/11/05B | | Verge - 300mm top soil (seeded) |
| | Carriageway construction - 40mm surface course [AC.14 close surf 100/150] - 55mm binder [AC.20 dense bin 100/150] - 85mm base [AC.32 dense base/bin 100/150] - Sub base [Type 1] thickness determined by CBR result | | Gully to be relocated |
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PROJECT TITLE
CROSSLEY LANE, DALTON

DRAWING TITLE
SECTION 278 – PLAN AREA 4

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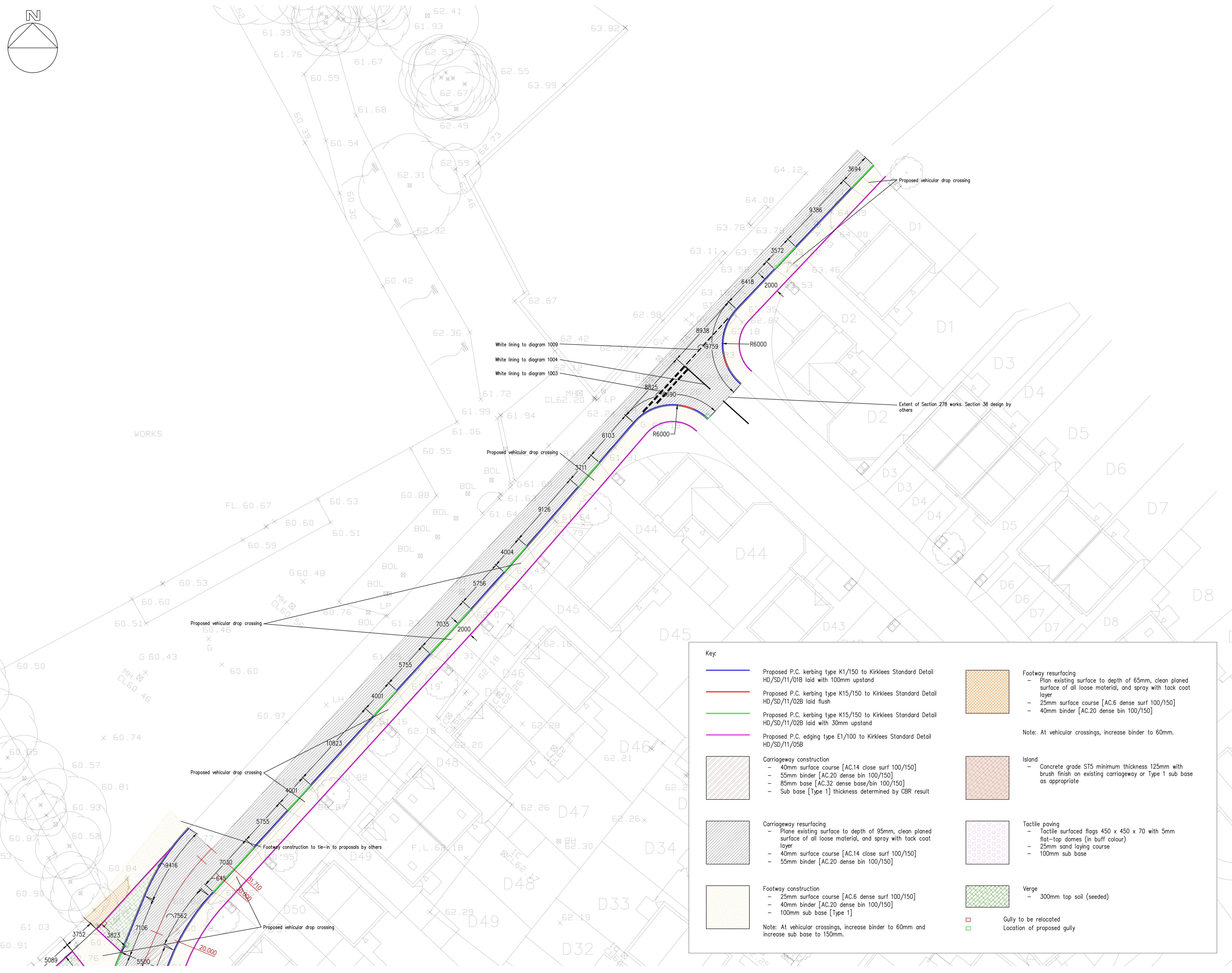
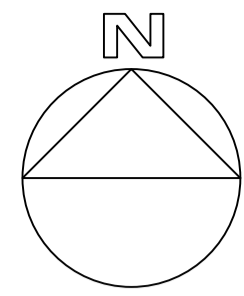
CLIENT
MINERVA WORKS DEVELOPMENTS

| SCALE | SIZE | DRAWN | CHECKED | AUTHORISED | DATE |
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| | Carriageway construction - 40mm surface course [AC.14 close surf 100/150] - 55mm binder [AC.20 dense bin 100/150] - 85mm base [AC.32 dense base/bin 100/150] - Sub base [Type 1] thickness determined by CBR result | | Gully to be relocated |
| | Carriageway resurfacing - Plane existing surface to depth of 95mm, clean planed surface of all loose material, and spray with tack coat layer - 40mm surface course [AC.14 close surf 100/150] - 55mm binder [AC.20 dense bin 100/150] | | Location of proposed gully |
| | Footway construction - 25mm surface course [AC.6 dense surf 100/150] - 40mm binder [AC.20 dense bin 100/150] - 100mm sub base [Type 1] | | |

Note: At vehicular crossings, increase binder to 60mm.

Note: At vehicular crossings, increase binder to 60mm and increase sub base to 150mm.

PARAGON HIGHWAYS

PROJECT TITLE
CROSSLEY LANE, DALTON

DRAWING TITLE
SECTION 278 – PLAN AREA 3

| ORIGINATOR | PROJECT | VOL. | TYPE | ROLE | NUMBER |
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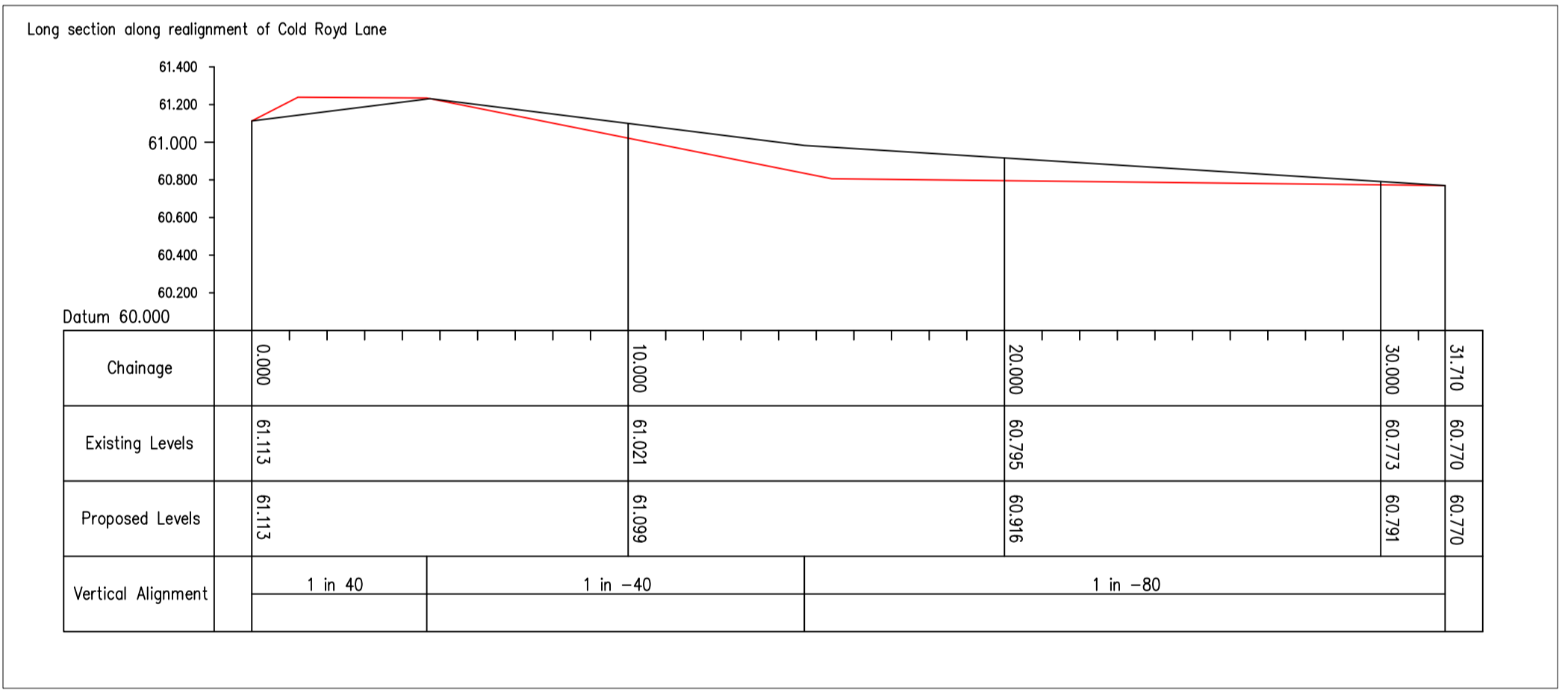
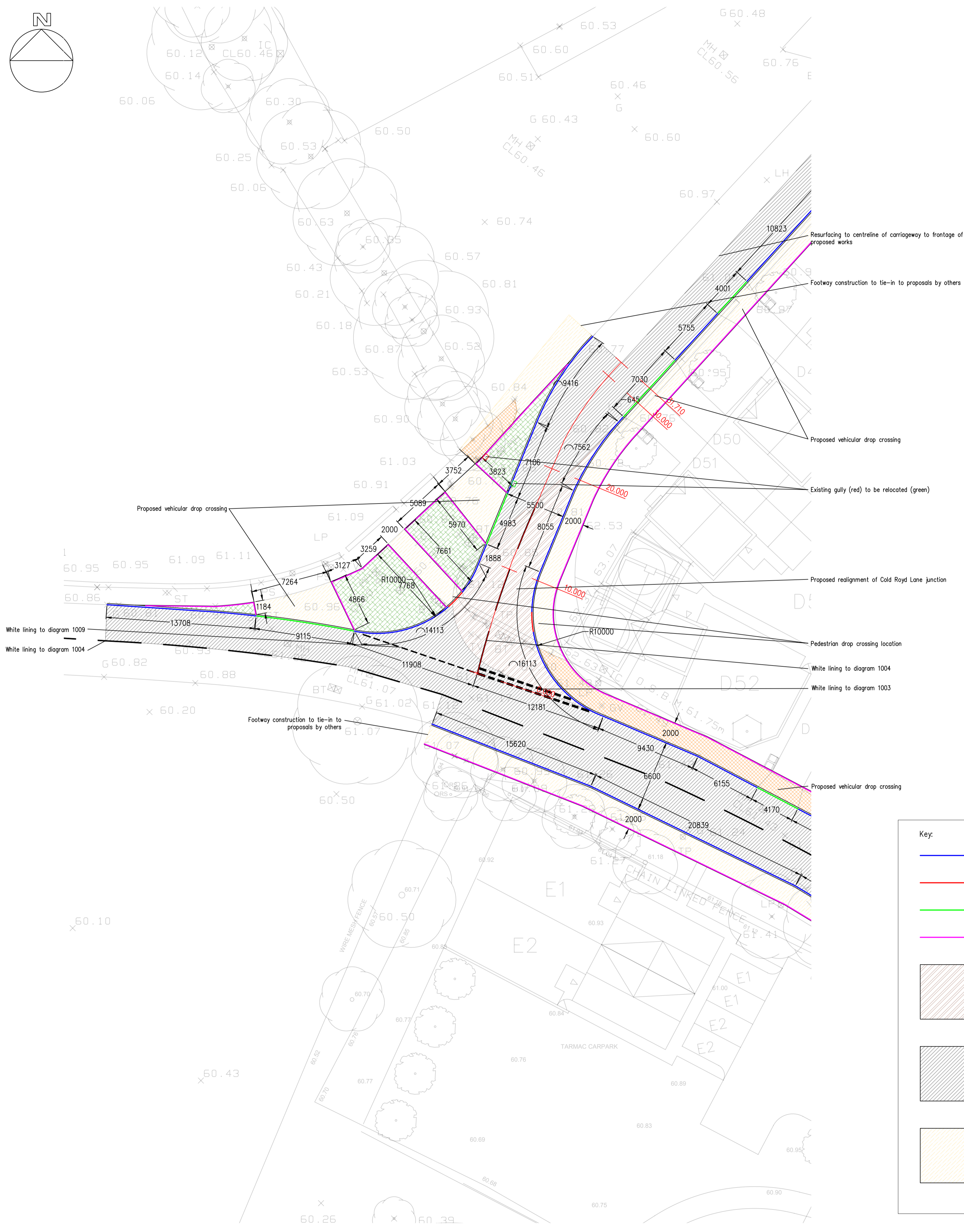
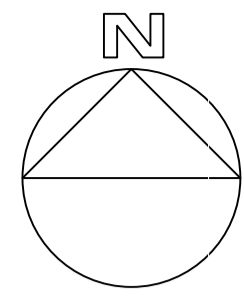
CLIENT
MINERVA WORKS DEVELOPMENTS

| SCALE | SIZE | DRAWN | CHECKED | AUTHORISED | DATE |
|-------|------|-------|---------|------------|--------|
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WAKEFIELD WF4 1AB

01924 291536
MAIL@PARAGONHIGHWAYS.COM

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Key:

- Proposed P.C. kerbing type K1/150 to Kirklees Standard Detail HD/SD/11/01B laid with 100mm upstand
- Proposed P.C. kerbing type K15/150 to Kirklees Standard Detail HD/SD/11/02B laid flush
- Proposed P.C. kerbing type K15/150 to Kirklees Standard Detail HD/SD/11/02B laid with 30mm upstand
- Proposed P.C. edging type E1/100 to Kirklees Standard Detail HD/SD/11/05B
- Carriageway construction
 - 40mm surface course [AC.14 close surf 100/150]
 - 55mm binder [AC.20 dense bin 100/150]
 - 85mm base [AC.32 dense base/bin 100/150]
 - Sub base [Type 1] thickness determined by CBR result
- Carriageway resurfacing
 - Plane existing surface to depth of 95mm, clean planed surface of all loose material, and spray with tack coat layer
 - 40mm surface course [AC.14 close surf 100/150]
 - 55mm binder [AC.20 dense bin 100/150]
- Footway construction
 - 25mm surface course [AC.6 dense surf 100/150]
 - 40mm binder [AC.20 dense bin 100/150]
 - 100mm sub base [Type 1]
- Footway resurfacing
 - Plane existing surface to depth of 65mm, clean planed surface of all loose material, and spray with tack coat layer
 - 25mm surface course [AC.6 dense surf 100/150]
 - 40mm binder [AC.20 dense bin 100/150]
- Island
 - Concrete grade ST5 minimum thickness 125mm with brush finish on existing carriageway or Type 1 sub base as appropriate
- Tactile paving
 - Tactile surfaced flags 450 x 450 x 70 with 5mm flat-top domes (in buff colour)
 - 25mm sand laying course
 - 100mm sub base
- Verge
 - 300mm top soil (seeded)
- Gully to be relocated
- Location of proposed gully

Note: At vehicular crossings, increase binder to 60mm and increase sub base to 150mm.

- General Notes**
- This drawing should not be scaled for setting out purposes.
 - This drawing shows the detailed design only and is subject to Local Authority approval.
 - This drawing is based upon a topographical / ordnance survey provided by others.
 - This drawing is to be read in conjunction with all other relevant drawings.
 - Any conflict between the details shown on this drawing and those of any other related drawings should be noted to the engineer prior to construction on site.
 - All dimensions are in millimetres unless otherwise stated.

- Construction Notes**
- All levels to be confirmed on site prior to commencement of any works.
 - Any existing utility covers retained are to be adjusted to suit proposed levels – cover class to be upgraded if required.
 - Any existing utility covers that are damaged will require renewing and resetting.
 - Gullies located in shared use surfaces must have suitable pedestrian and cyclist friendly covers. The openings in gully gratings must not align with cyclists anticipated wheel tracks.
 - Any soft areas will require excavating until firm ground is found and backfilling with a 6F2 material and to be compacted in 150mm layers.
 - Proposals assume a CBR of 2% – CBR tests to be undertaken by others for actual values and construction altered to suit.

- Kerbing Notes**
- Suitable transition kerbs shall be used at all changes in kerb face.
 - For radii of 12m or less – kerbs of the appropriate radius shall be used. For radii 12m and above – straight kerbs 600mm long shall be used.
 - The length of any kerb shall not be less than 450mm.



PROJECT TITLE
CROSSLEY LANE, DALTON

DRAWING TITLE
SECTION 278 – PLAN AREA 2

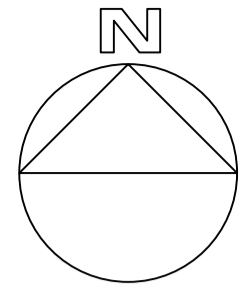
DRAWING NUMBER
ORIGINATOR - PRGN - 937 - VOL - HGN - TYPE - DR - ROLE - CH - NUMBER - 0003

CLIENT
MINERVA WORKS DEVELOPMENTS

SCALE 1:200
SIZE A1
DRAWN
CHECKED LO
AUTHORISED AH
DATE AUG 24

PARAGON HIGHWAYS
20 – 21 THE WALLED GARDEN
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General Notes

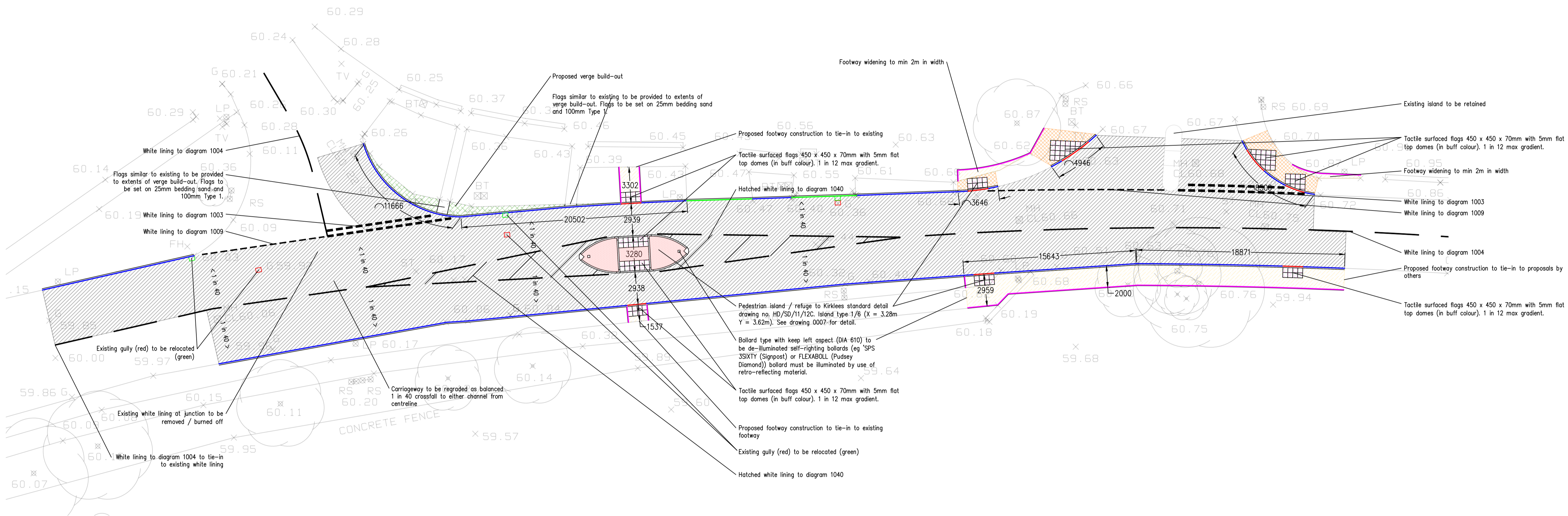
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Key:

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Note: At vehicular crossings, increase binder to 60mm and increase sub base to 150mm.



PROJECT TITLE
CROSSLEY LANE, DALTON

DRAWING TITLE
SECTION 278 - PLAN AREA 1

| DRAWING NUMBER | | | | | |
|----------------|---------|------|------|------|--------|
| ORIGINATOR | PROJECT | VOL. | TYPE | ROLE | NUMBER |
| PRGN | 937 | HGN | DR | CH | 0002 |

CLIENT
MINERVA WORKS DEVELOPMENTS

| SCALE | SIZE | DRAWN | CHECKED | AUTHORISED | DATE |
|-------|------|-------|---------|------------|--------|
| 1:200 | A1 | AH | LO | AH | AUG 24 |

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