



Blackpool to City

Sustainable Transport Corridor Preferred Route

3rd Round of Public Consultation November 2023



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040

**BUS
CONNECTS
CORK**
SUSTAINABLE TRANSPORT FOR A BETTER CITY.



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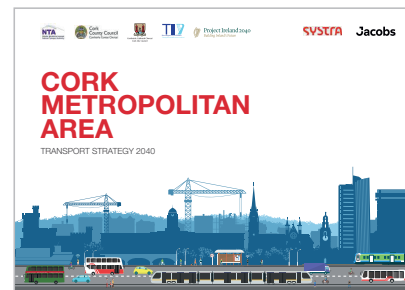
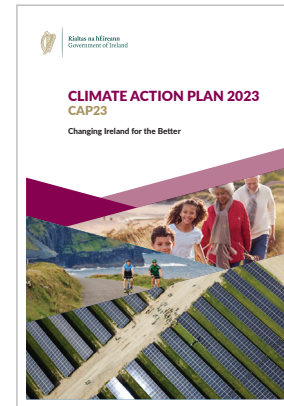
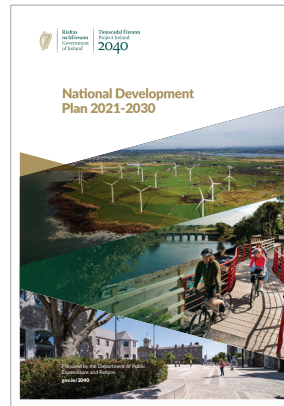
1. Introduction

1.1 What is BusConnects?

BusConnects is the National Transport Authority's (NTA) programme to greatly improve bus services in Cork and other cities. It is a key part of the Government's policies to improve public transport and address climate change. It is included within the following national and regional policies:

- The National Development Plan 2021 – 2030;
- Cork Metropolitan Area Transport Strategy 2040; and
- The Climate Action Plan 2023.

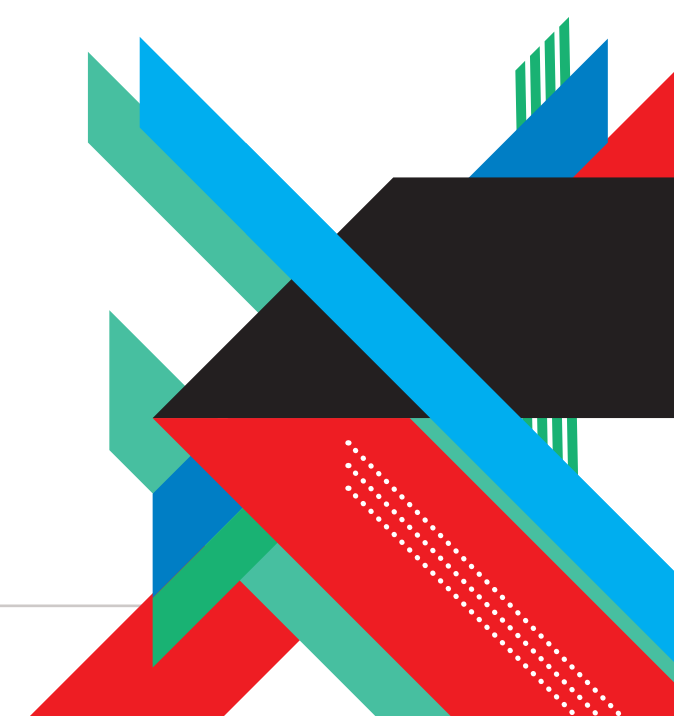
Cork is growing and needs a bus network that works for a developing city. The aim of BusConnects Cork is to deliver an enhanced bus system that is better for the city, its people and the environment. BusConnects Cork is designed to provide a better, more reliable and more efficient bus service for everyone in addition to providing safe cycling and enhanced pedestrian facilities along key routes.



1.2 What is this public consultation for?

This is now the third round of non-statutory public consultation on the eleven proposed Sustainable Transport Corridors (STCs) since June 2022. The development of these STCs is a key part of the overall BusConnects Cork programme and will help future proof Cork's bus system and create safe cycling across the city and region as it continues to grow.

This consultation provides further opportunities for the public to review and submit feedback to the revised set of designs.



The overall BusConnects Cork programme is made up of 9 elements


1 **Develop a network of new sustainable transport corridors**

 **91km of new bus lane / bus priority**
making journeys faster and more reliable


98km of cycle facilities
(one direction) delivering 49km of the cycle network.




2 **Redesigning the bus network**



3 **State-of-the-art ticketing system**



4 **Cashless payment system**



5 **Simpler fare structure**



6 **New Park & Ride sites**
in key locations



7 **Transitioning to a new Zero emissions bus fleet**



8 **New bus livery**



9 **New bus stops and shelters**
with better signage and information



1.3 A reminder of what the Sustainable Transport Corridor Project is about

The proposals are to invest in eleven Sustainable Transport Corridors (STCs) that will have continuous bus priority – generally, a continuous bus lane in each direction, but other arrangements maybe used in constricted locations. This will remove delays currently being experienced by the bus system and its users. Dedicated bus lanes, or other equivalent measures, will allow the buses to transport their many thousands of passengers with greater certainty about when buses will arrive and depart, making a better and more efficient service.

Along these corridors, we also intend to provide segregated cycle tracks in each direction, separated as far as is practically possible from general traffic. In areas where this may prove difficult to achieve, we intend to provide offline cycle tracks, where a cycle track will divert off the STC and onto a quieter road or purpose-built cycleway, before re-joining with the corridor.

It is important to remember that the STCs identified are the key bus corridors in the city. In addition to these corridors, there is a much wider redesigned bus services network

planned for Cork which will provide increased frequencies and new services. The new bus network will be implemented during 2024/2025 and full details can be found on busconnects.ie.



1.4 Objectives of the Sustainable Transport Corridors



Enhance the capacity and potential of the public transport system by

improving bus reliability and punctuality through the

provision of bus lanes and other measures to provide priority to bus movement over general traffic movements;



Enhance the potential for cycling by

providing safe infrastructure for cycling, segregated from general traffic wherever practicable;



Support the delivery of an efficient, low carbon and climate resilient public transport service

which supports the

achievement of Ireland's emission reduction targets;



Enable compact growth, regeneration opportunities and more effective use of land in Cork,

for present and future generations, through the

provision of safe and efficient sustainable transport networks;



Improve accessibility to jobs, education and other social and economic opportunities

through the provision of

improved sustainable connectivity and integration with other public transport services; and



Ensure that the public realm is carefully considered in the design and development of the transport infrastructure

and seek to enhance key urban focal points where appropriate and feasible.



1.5 What has happened so far?

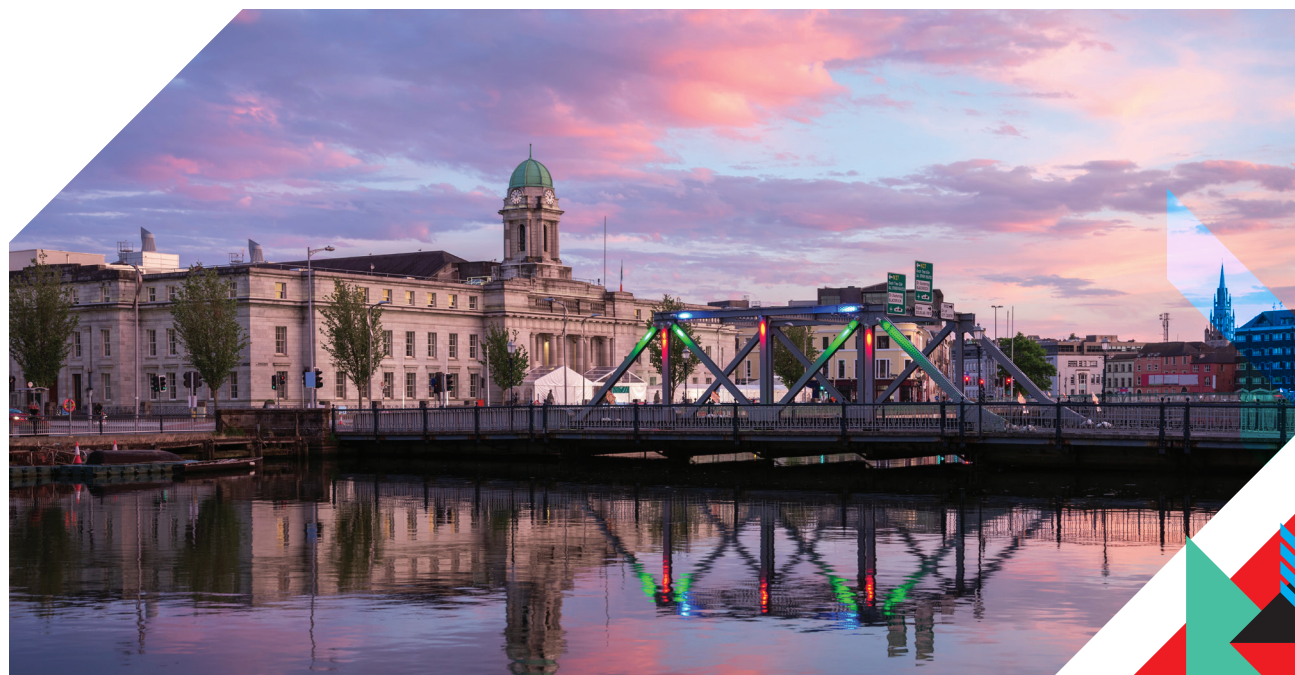
Between June 2022 and October 2022 the National Transport Authority (NTA) carried out the first round of public consultation regarding proposals for the Emerging Preferred Route (EPR) of twelve Sustainable Transport Corridors (STCs) across Cork. During this first round of consultation we received approximately 3,000 submissions in total. These submissions were reviewed and considered as part of the design process for the Preferred Route Option (PRO) for each corridor. A second round of public consultation on the PRO of eleven STCs commenced in March 2023 and continued until 25th May 2023. Approximately 4,400 submissions were received as part of the second round of public consultation.

The submissions and feedback have been reviewed and a third round of non-statutory public consultation is taking place during Q4 2023. This will provide further opportunities for the public to review and submit feedback to the revised set of designs.

1.6 What is in this brochure?

This document is one of eleven brochures, each dedicated to a single Sustainable Transport Corridor (STC). The document provides a written description of the Preferred Route from start to finish with supporting maps. It includes all revisions made, if any, since the second round of public consultation. It also includes a

timeline for the progress of the programme and details of how you can engage with the public consultation. The brochures from the first and second round of consultation are available to view and download on our website www.busconnects.ie. Definitions of the terminology used in the document are outlined in the next section.



1.7 Understanding the terminology

1. Sustainable Transport Corridor (STC):

Part of the overall BusConnects Cork Programme is to create eleven Sustainable Transport Corridors (STCs). A STC is an existing road with bus priority so that buses can operate efficiently, reliably and punctually. This generally means full length dedicated bus lanes on both sides of the road from start to finish of each corridor or other measures to ensure that buses are not delayed in general traffic congestion. In constricted locations, other arrangements may be used. The bus lanes will be alongside segregated cycle lanes/tracks where feasible and general traffic lanes.

2. Segregated Cycle Tracks:

A segregated cycle track is a separate section of the road dedicated for cycling only. This space will generally be isolated from other vehicular traffic by a physical kerb. Where it is

not physically possible to have segregated cycle tracks there will be the option of quiet roads and shared cycling on reduced speed roads for cyclists.

3. Emerging Preferred Route (EPR):

The NTA published outline plans for each of the STCs in a non-statutory public consultation process in June 2022. The options were called Emerging Preferred Routes (EPR) to inform the public of the likely layout of the roadway with the necessary STC infrastructure in place. They included possible impacts on front gardens, and likely changes to how traffic will operate to facilitate bus priority.

4. Preferred Route Option (PRO):

Following consideration of the public submissions about the EPRs, the Sustainable Transport Corridor proposals were reviewed and

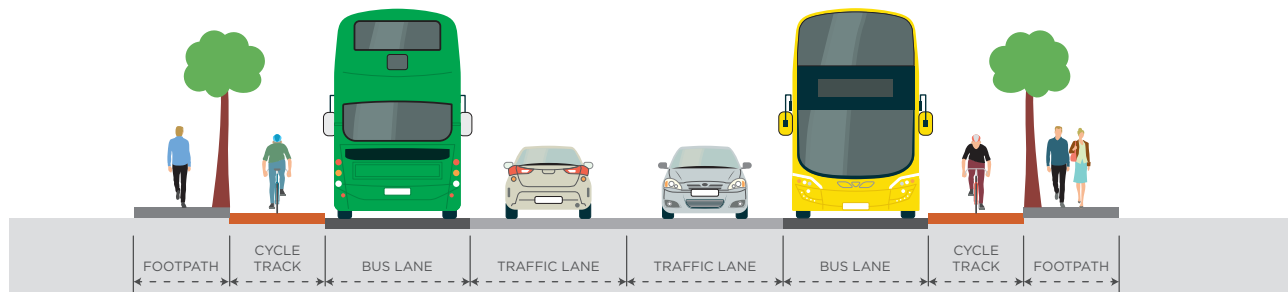
amended. In March 2023, they were presented as the Preferred Route Option (PRO) and were subject to a further round of non-statutory public consultation.

Following refinements and additional design development, the proposals are now being presented as the updated PROs and are subject to this additional round of public consultation.

They are not final proposals as they are subject to further consideration from this third round of public consultation and also subsequent examination in the context of environmental impact assessment and design development.

5. Bus Gate:

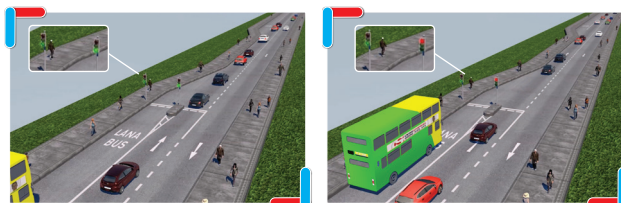
A Bus Gate is a sign-posted short length of stand-alone bus lane. This short length of road is restricted exclusively to buses, taxis and cyclists plus emergency vehicles during the hours of operation of the Bus Gate. It facilitates bus priority by removing general through traffic along the overall road where the bus gate is located, thereby reducing congestion on the relevant road section and enabling more reliable bus movement. General traffic will be directed by signage to divert away to other roads before they arrive at the bus gate.



6. Signal Controlled Priority (SCP):

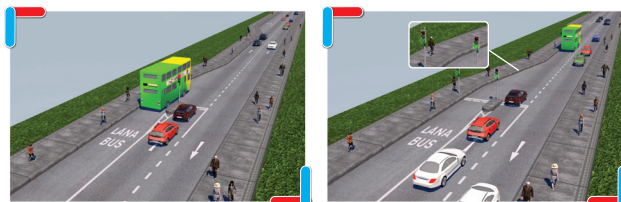
Signal Control Priority uses traffic signals to enable buses to get priority ahead of single lane road sections, but it is only effective for short distances. This typically arises where the bus lane cannot continue due to obstructions on the roadway. An example might be where a road has pinch-points where it narrows due to existing buildings or structures that cannot be demolished to widen the road to make space for a bus lane.

It works through the use of traffic signal controls (typically at junctions) where the bus lane and general traffic lane must merge ahead and share



1. Traffic proceeds as normal.

2. As the bus approaches, the light signal changes to halt general traffic.



3. The bus has priority to proceed.

4. When the bus has cleared the junction, general traffic proceeds.

the road space for a short distance until the bus lane recommences downstream. The general traffic will be stopped at the signal to allow the bus pass through the narrow section first and when the bus has passed the general traffic will then be allowed through the lights.

7. Toucan Crossing:

A Toucan Crossing is a roadway crossing designed to enable both pedestrians and cyclists to cross the road with purposefully designed signal controls.

8. Quiet Street Treatment:

Where STC roadway widths cannot facilitate cyclists without significant impact on bus priority, alternative cycle routes are explored for short distances away from the STC bus route. Such offline options may include directing cyclists along streets with minimal general traffic other than car users who live on the street.

They are called Quiet Streets due to the low amount of general traffic and are deemed suitable for cyclists sharing the roadway with the general traffic without the need to construct segregated cycle tracks or painted cycle lanes. The Quiet Street treatment would involve appropriate advisory signage for both the general road users and cyclists.

9. Urban Realm:

Urban Realm refers to the everyday street spaces that are used by people to cross, shop, socialise, play, and use for activities such as walking, exercise or commute to/from work. The Urban Realm encompasses all streets, squares, junctions, and other rights-of-way, whether in residential, commercial or civic use. When well-designed and laid out with care in a community setting, it enhances the every-day lives of residents and those passing through. It typically relates to all open-air parts of the built environment where the public has free access. It would include seating, trees, planting and other aspects to enhance the experience for all.





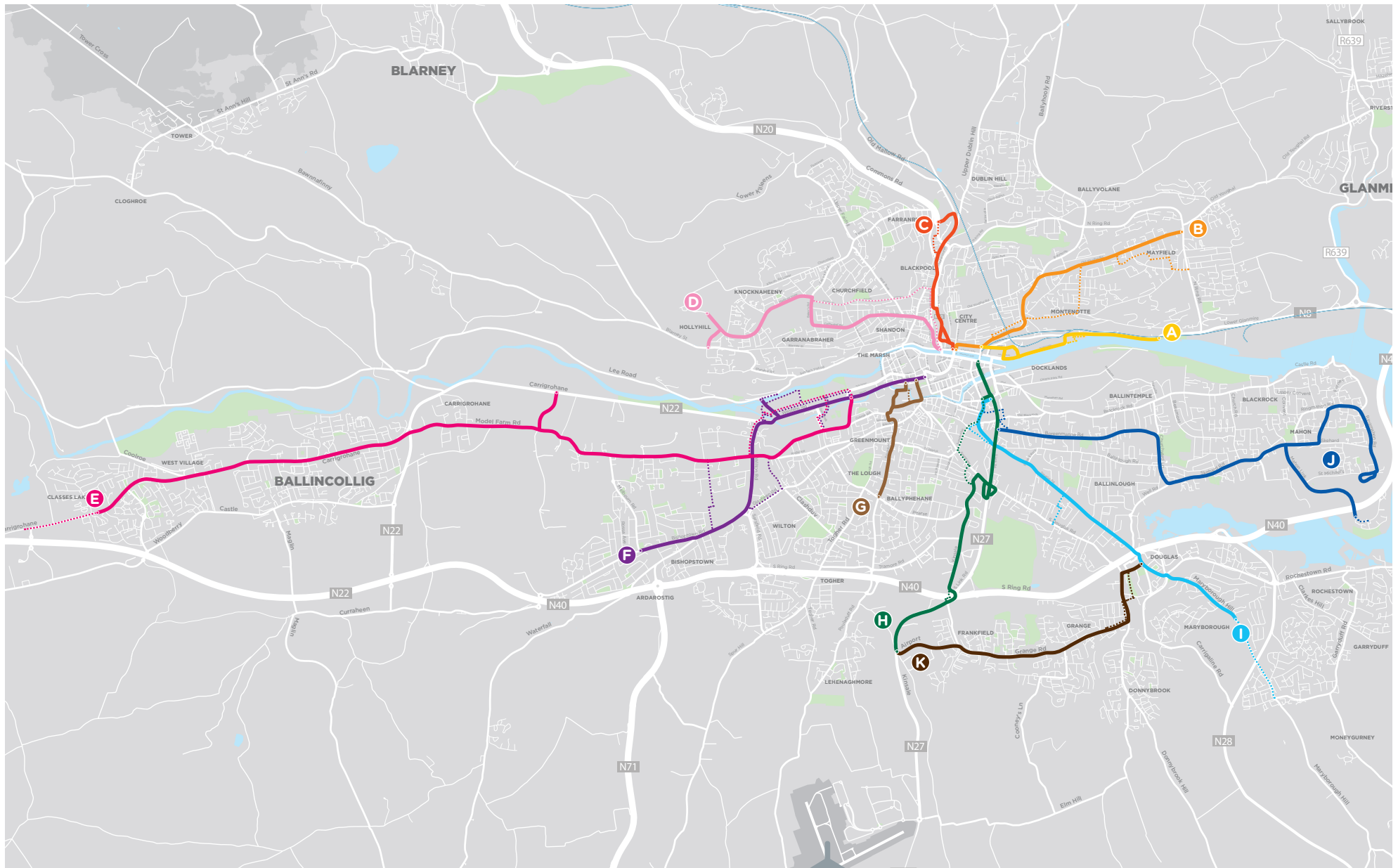


1.8 11 Sustainable Transport Corridor Preferred Routes

- A** Dunkettle to City
- B** Mayfield to City
- C** Blackpool to City
- D** Hollyhill to City
- E** Ballincollig to City
- F** Bishopstown to City
- G** Togher to City
- H** Airport Road to City
- I** Maryborough Hill to City
- J** Mahon to City
- K** Kinsale Road to Douglas

—— Sustainable Transport Corridor

..... Alternative Cycle Facilities



2. What has been happening over the last number of months?

Considerable design work has been continuing since the last round of consultation. This work includes the following:

2.1 Technical Design

Designs have progressed with further refinements being made to elements of each corridor such as junctions, alignments, bus stops, cycling and walking facilities, and urban realm features. Engagement with stakeholders is continuing including engagement with individual householders potentially impacted. The developing design has been, and continues to be, informed by stakeholder engagement and further detailed surveys.

2.2 Statutory Consent Application

As part of the intended Statutory Consent Application for each Sustainable Transport

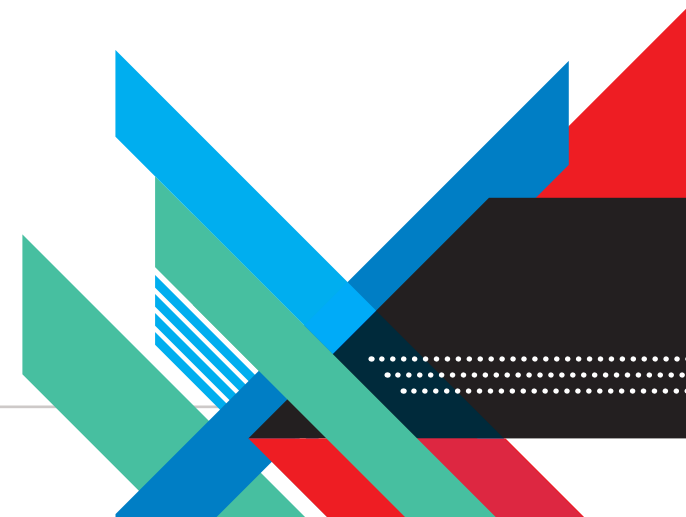
Corridor (STC), the NTA will be preparing an Environmental Impact Assessment Screening Report, Appropriate Assessment (AA) Screening Report, Environmental Impact Assessment Report (EIAR), and where required, a Natura Impact Statement (NIS) in accordance with current Irish and European legislation, guidelines, and best practice. These screenings and assessments are being undertaken by environmental specialists that have recently been appointed to work on the project on behalf of the NTA. The EIAR and AA documentation will form a significant part of the formal statutory application to An Bord Pleanála and will be available upon submission to the Board, as part of the statutory public consultation.

2.3 Traffic Surveys

A comprehensive set of traffic surveys has been undertaken across the City, providing up to date information on traffic volumes and other road user information. This information, supplemented by a variety of other information sources, will be used to further refine and calibrate the computer simulation transport model that has been developed for the Cork metropolitan region.

Forecasts from the transport model will be used by the design team in developing the various elements of the corridors and in the assessment of the impacts that will be reported in the EIAR documentation.

In advance of the full suite of transport models that will be prepared to support the EIAR for each STC (as described above), preliminary traffic modelling has been undertaken in order to provide high-level insight into the potential traffic impacts of the STC proposals. This model provides an indication of the scale of changes in traffic flow along streets across the city. The development and outputs of this model are described in the Preliminary Transport Modelling Report published as part of this third round of public consultation. The Preliminary Modelling Report can be viewed and downloaded from the BusConnects website - www.busconnects.ie



2.4 Urban Realm

In tandem with the technical design work on finalising the road alignment in the urban areas along the sustainable transport corridors, design has also progressed for refining the Urban Realm design proposals. These designs are being developed in consultation with the local authority to ensure tie-in to existing schemes and initiatives.

The Urban Realm improvement opportunities are spread out along the corridors and will reflect the specific location and local context. In the design of the urban spaces we will be using appropriate materials and urban furniture that comply with standards for use, durability and maintenance as well as being sustainable.



2.5 Timeline

2022

ENGAGEMENT

Consultation on Emerging Preferred Route Q2/Q3

Consultation on Emerging Preferred Route Proposals.

2023

Further Consultation on Preferred Route

Preparation of Draft Preferred route Q1/Q2. Having taken account of feedback received, publication of Preferred Routes for the Sustainable Transport Corridors - 2 month period of public consultation.

- Further round of public consultation on Preferred Route Q4

2023-2025

STATUTORY PROCESS

Preparation of Statutory Application

- Optimise Engineering Design
- Prepare Environmental Impact Assessment Report
- Define property requirements and prepare CPO

2024-2026

2026-2030

ACQUISITION & CONSTRUCTION

An Bord Pleanála Applications

- Submission of Applications to An Bord Pleanála to approve the Proposed Scheme and to confirm the associated CPO
- Statutory Consultation in accordance with the legislative requirements
- An Bord Pleanála deliberations including an Oral Hearing where required
- An Bord Pleanála may:
 1. Approve the Proposed Scheme with or without modifications and subject to whatever environmental conditions it considers appropriate, or refuse to approve the Proposed Scheme; and
 2. confirm the CPO or any part thereof with or without conditions or modifications, or annul the CPO or any part thereof.



Construction Commences on a Phased Basis - Each corridor upgrade may take up to 2 years to complete

3. How to take part in the public consultation

This brochure provides details of the proposed Preferred Route Option (PRO) for this Sustainable Transport Corridor (STC). These proposals are subject to a third round of non-statutory public consultation, plus subsequent design refinement and environmental impact assessment, before a formal statutory application will be made by the NTA to An Bord Pleanála for approval.

3.1 General queries

The project website www.busconnects.ie has a dedicated section for the Sustainable Transport Corridor element of the BusConnects Cork project. All previous Emerging Preferred Route (EPR) brochures and the brochures from the second round of consultation are available on the website. Users can access the site to find out more about the project and download copies of the key documents.

General queries can be directed to:



Freephone
1800 303 653



or by email to
corkstc@busconnects.ie

3.2 How to engage

We are inviting submissions in relation to the Preferred Route Options set out in this document. The closing date for submissions is stated on the website.

Written submissions and observations may be made



Click on "Public Consultation" section of the Sustainable Transport Corridor page on our website:
<https://consult.nationaltransport.ie>



Post:

**Sustainable Transport Corridor Project
NTA Cork Office, Suite 427, 1 Horgan's Quay
Waterfront Square, Cork
T23 PPT8**

3.3 What happens next?

Following the third round of public consultation, the NTA will finalise the Preferred Route Options for all eleven corridors. The scheme designs will be further developed and statutory consent applications to An Bord Pleanála will be prepared, inclusive of transport and environmental impact assessments. For the purpose of the statutory consent process, a number of corridors may be combined into one application. This development work will culminate in the preparation of Environmental Impact Assessment Reports (EIAR) for the schemes together with details of land to be acquired. These applications will be submitted to An Bord Pleanála in 2024/2025 for its consideration and determination. A formal statutory consultation process will be undertaken as part of that process.

4. Preferred Route Description

4.1 Overview

The Blackpool to City Sustainable Transport Corridor (STC C) commences north of Blackpool Shopping Centre on Brothers Delaney Road. The STC proceeds on Brothers Delaney Road to connect with Blackpool Shopping Centre and Redforge Road. From here the STC proceeds south on Redforge Road, Dublin Street, Thomas Davis Street and Watercourse Road. The STC then proceeds on Cathedral Walk and the N20 south, where it connects into the sustainable transport facilities currently being provided on Leirim Street and Devonshire Street as part of the MacCurtain Street Public Transport Improvement Scheme. It is also proposed that the STC will connect in with proposed cycling facilities on Lower John Street and Knapps Square to offer an alternative quiet street route to the west of the N20.

Priority will be provided for buses using dedicated bus lanes on Popham's Road and Brothers Delaney Road. Redforge Road, Dublin Street, Thomas Davis Street, Watercourse Road and Cathedral Walk are physically constrained in a number of areas. It is proposed that bus priority will be provided through several different measures such as bus lanes, traffic signals, and traffic restrictions on Dublin Hill. Bus priority on the N20 is to be delivered using bus lanes and traffic signals.

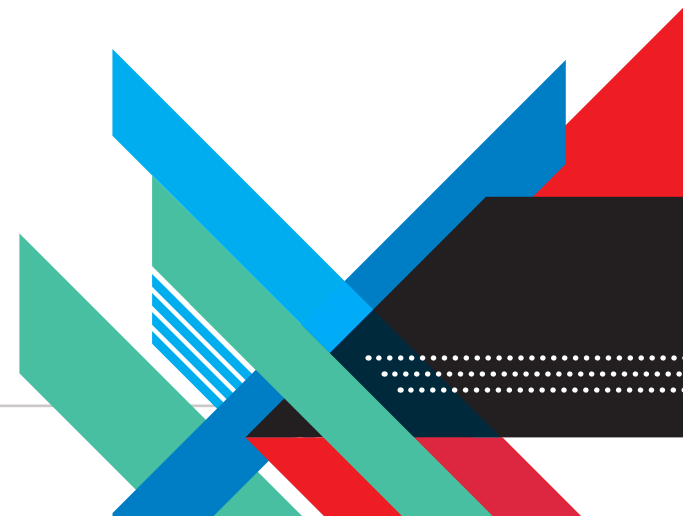
Proposed cycling provision includes dedicated cycle tracks to Blackpool Shopping Centre from the junction of Popham's Road and Commons Road via Brothers Delaney Road. A new cycle connection will also be made from the N20 at Brothers Delaney Road, through Orchard Court to connect to Thomas Davis Street.

Cycle tracks on approach to key junctions will be provided on Thomas Davis Street and Watercourse Road. The traffic restrictions to reduce traffic volumes on these streets will allow cycle users to share space with traffic, with protection and priority provided at junctions.

Traffic restrictions at Cathedral Walk will allow for a 'quiet street' cycle provision on Watercourse Road. Cycle tracks are provided along Cathedral Walk and the N20 as far as the junction with Leirim Street. From here the STC will link into the cycling facilities currently being implemented on Leirim Street as part of the MacCurtain Street Public Transport Improvement Scheme.

The proposed corridor also connects to Sustainable Transport Corridor D (STC D)- Hollyhill to City at the intersection of O'Connell Street and Watercourse Road.

The following paragraphs will describe each section of STC C in more detail, identifying the measures proposed so that sustainable transport is prioritised.



4.2 Popham's Road to Redforge Road via Brothers Delaney Road

It is proposed that bus lanes and segregated cycle tracks will be provided for the full length of Brothers Delaney Road.

As per the Preferred Route Option (PRO) shown in the second public consultation in March 2023, one bus lane and two traffic lanes are proposed eastbound between the N20 and Blackpool Shopping Centre whilst one bus lane and one general traffic lane are proposed in the westbound direction.

Proposed Enhancements to Urban Spaces and Pedestrian/Cycle Environment

Location	Proposed Enhancements
Brothers Delaney Road	Continuous segregated cycle lanes on both sides of the road.
Brothers Delaney Road/ N20	Junction upgraded to prioritise pedestrian and cycle friendly design.

4.3 Redforge Road to Madden’s Buildings/ O’Connell Street

Redforge Road, Dublin Street, Thomas Davis Street and Watercourse Road are physically constrained, and it is not possible to provide extensive bus lanes along this section. Traffic management measures are proposed to achieve bus priority.

From the junction of Brothers Delaney Road and Redforge Road to the entrance to Blackpool Shopping Centre on Redforge Street, it is proposed to use a short section of inbound (towards the city) bus lane and bus priority traffic signals. This means that buses will get a “head-start” over cars. This will be supported by measures to reduce non-local traffic on Dublin Hill. As a result of these measures, inbound (towards the city) general through-traffic will be encouraged to route via Dublin Hill Lower / Ballyhooly Road to the North Ring Road or via Redforge Road/Brothers Delaney Road to the N20.

In the outbound (towards Blackpool) direction buses will predominantly share with the general traffic. At the junction of Dublin Street / Dublin

Hill Lower a short section of outbound bus lane is proposed to provide buses with a “head-start” over general traffic.

It is proposed to provide an outbound (towards Blackpool) continuous cycle track along

Watercourse Road/Thomas Davis Street from the junction of Madden’s Buildings to the access to Orchard Court. From here, a new off-road cycle connection will be made through Orchard Court to the N20 and Brothers Delaney Road.

Proposed Enhancements to Urban Spaces and Pedestrian/Cycle Environment

Location	Proposed Enhancements
Dublin Street/ Thomas Davis Street	A traffic calmed environment will provide a safer and more attractive environment for pedestrians and cyclists.
Spring Lane	Filtered permeability will provide a safer and more attractive environment for pedestrians and cyclists.
Orchard Court	A new cycle connection through Orchard Court to the N20 and Brothers Delaney Road will provide a safer and more attractive environment for cyclists.
Blackpool Village	Public Realm works including improved and enhanced street spaces and landscaping.

4.4 Maddens Buildings/ O'Connell Street to Cathedral Walk

Watercourse Road from Madden's Buildings to Cathedral Walk is physically constrained, and it is not possible to provide extensive bus lanes along this section. Traffic management measures will be provided to achieve bus priority.

At the junction of Watercourse Road and Madden's Buildings, bus priority will be provided by using bus priority detection at traffic signals. The existing right-turn (southbound) ban on the N20 at the Madden's Buildings / N20 junction will be removed permitting traffic to travel southbound on the N20.

It is proposed to remove through-traffic from Watercourse Road (between O'Connell Street and Cathedral Walk) using traffic restrictions at Cathedral Walk. This will ban the right turn from Cathedral Walk to the N20 except for buses, taxis and bicycles. Inbound (towards the city) general traffic will be directed onto the N20 at the Madden's Buildings junction (or further north).

Along Watercourse Road (between O'Connell Street and Cathedral Walk) physical works are proposed for bus stop upgrades and widening

of Cathedral Walk to allow protected cycle movements.

Between Madden's Building and O'Connell Street an inbound (towards the city) cycle track is proposed. It is proposed that outbound cyclists will share a short section with the bus lane, but

will be separately signalled to allow them to establish their right of way in the bus lane.

The proposed traffic restrictions, at Cathedral Walk, will reduce traffic, and allow for a quiet street route, which involves cyclists sharing the traffic lane with low volume general traffic.

Proposed Enhancements to Urban Spaces and Pedestrian/Cycle Environment

Location	Proposed Enhancements
Watercourse Road between O'Connell Street and Cathedral Walk	A traffic calmed environment will provide a safer and more attractive environment for pedestrians and cyclists. New signalised toucan crossings to facilitate easy access to bus stops and generally improved permeability for pedestrians.
Watercourse Road by Madden's Buildings	Junction upgraded to prioritise pedestrian and cycle friendly design.
Watercourse Road/O'Connell Street	Junction upgraded to prioritise pedestrian and cycle friendly design.

4.5 Cathedral Walk to City

Traffic restrictions will prevent right turning movements from Cathedral Walk to the N20 except for buses, taxis and bicycles. Along the N20 between Cathedral Walk and Leirim Street, inbound (towards the city) bus priority is proposed through bus lanes and by using bus priority traffic signals at the junction of the N20 with Leirim Street, which means that buses will get a 'head-start' over cars.

An outbound (towards Blackpool) bus lane is proposed as part of STC C on the N20 from its junction with Devonshire Street. This, along with bus priority traffic signals at the junction of the N20 with Leirim Street, will mean that buses will get a 'head-start' over cars. An outbound bus lane on Cathedral Walk (provided by Cork City Council as part of the MacCurtain Street Public Transport Improvement Scheme) will provide outbound bus priority between the N20 and Watercourse Road.

Cycle tracks are proposed on the N20 between Cathedral Walk and Leirim Street. Cycling provision continues along Leirim Street as part of the MacCurtain Street Public Transport Improvement Scheme.

It is also proposed that STC C will connect in with proposed cycling facilities on Lower John Street and Knapp's Square to offer an alternative quiet street route to the west of the N20.

To facilitate these sustainable transport improvements, it is proposed that land take would be required at the following approximate locations:

- Lands of private properties on Cathedral Walk;

- Lands to the north of Orchard Court;
- Blackpool Shopping Centre and
- Lands of private properties along the N20.

The STC will link into the works currently being implemented as part of the MacCurtain Street Public Transport Improvement Scheme.

The indicative extents of this land take are shown on the drawings shown in the Appendix of this brochure.

Proposed Enhancements to Urban Spaces and Pedestrian/Cycle Environment

Location	Proposed Enhancements
N20/Cathedral Walk	Junction upgraded to prioritise pedestrian and cycle friendly design.
N20/Leirim Street	Junction upgraded to prioritise pedestrian and cycle friendly design.

4.6 Key Changes from the Preferred Route published in March 2023

- The previously proposed bus gate on Dublin Street at Spring Lane is no longer included in the current design, and has been replaced by signal priority measures to restrict non-local traffic movements, while allowing all local access to be made. This bus gate may be required in the future, depending on future traffic volumes and congestion.
- The previously proposed bus gates at the south of Watercourse Road are no longer included in the current design, and have been replaced by traffic access restrictions on Cathedral Walk.
- Changes to the lane configurations on the N20 and Cathedral Walk to provide bus and cycle priority .
- The addition of an off-line cycle route through Orchard Court.

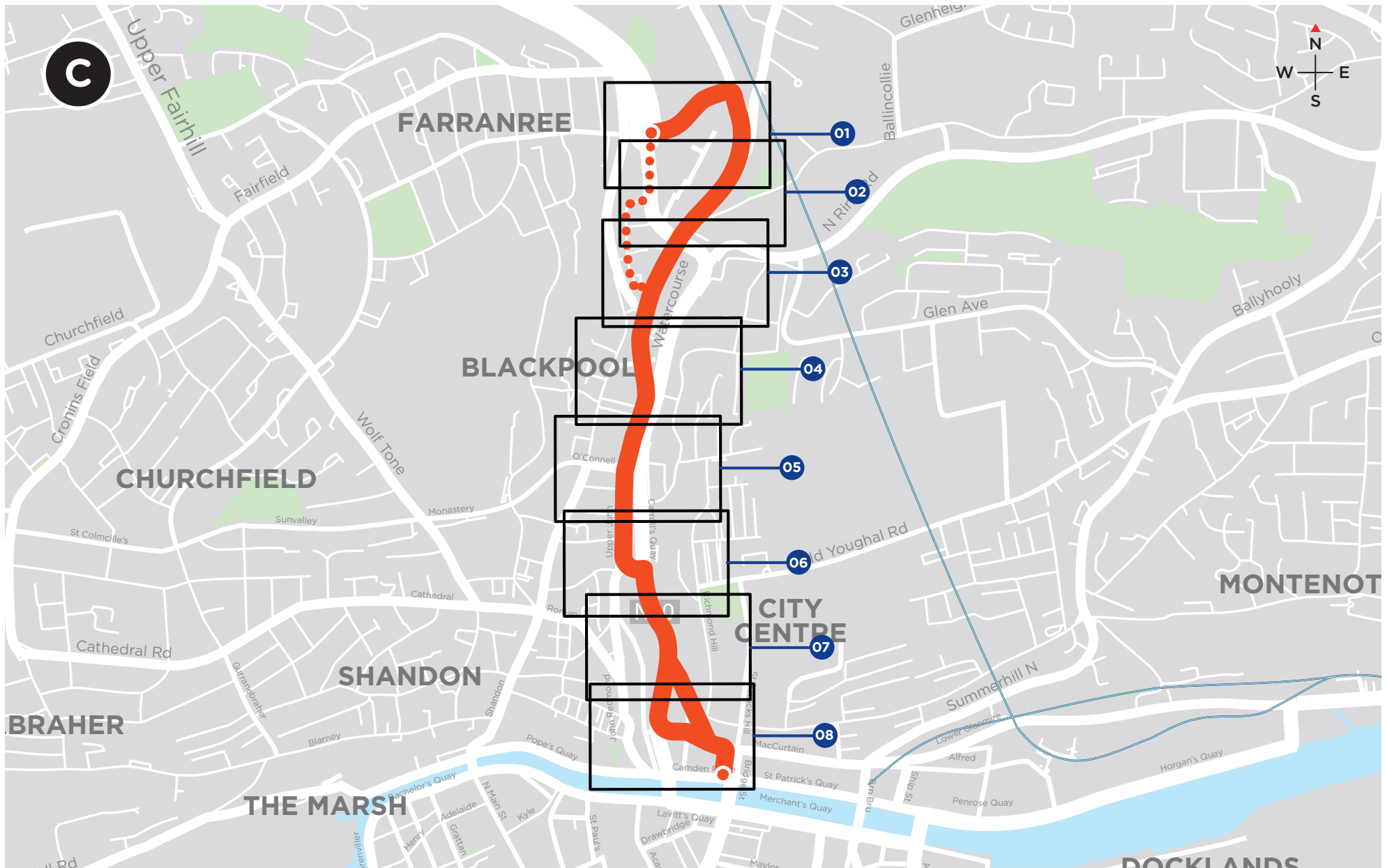
4.7 Key Facts

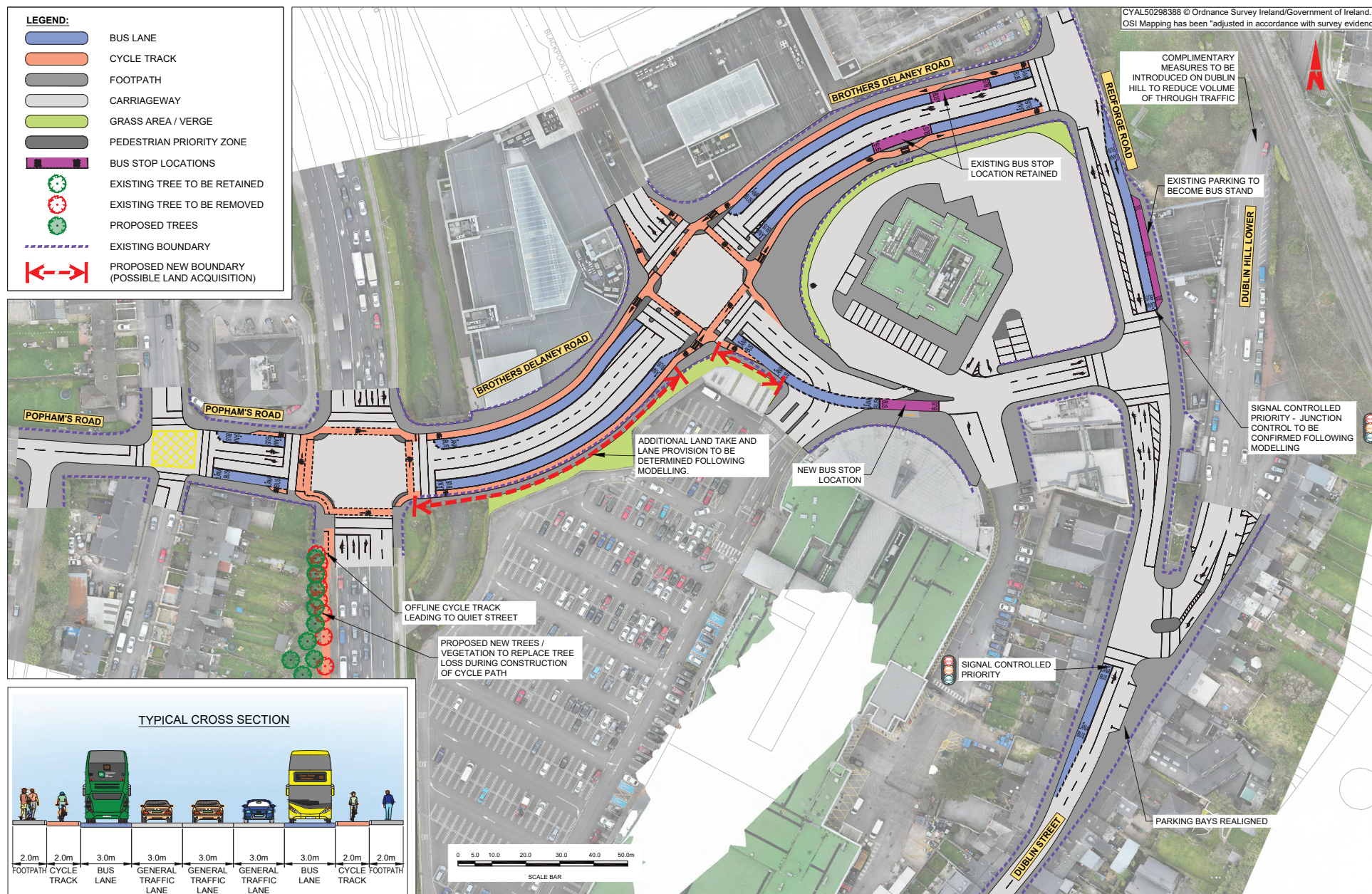
Approximate number of properties that may be impacted:	5
Approximate number of on-street parking spaces that may be removed:	16
Approximate number of roadside trees that may be removed:	19
Approximate route length:	2.2km
Approximate cycle route length: Inbound Outbound	3.9km 1.8km 2.1km

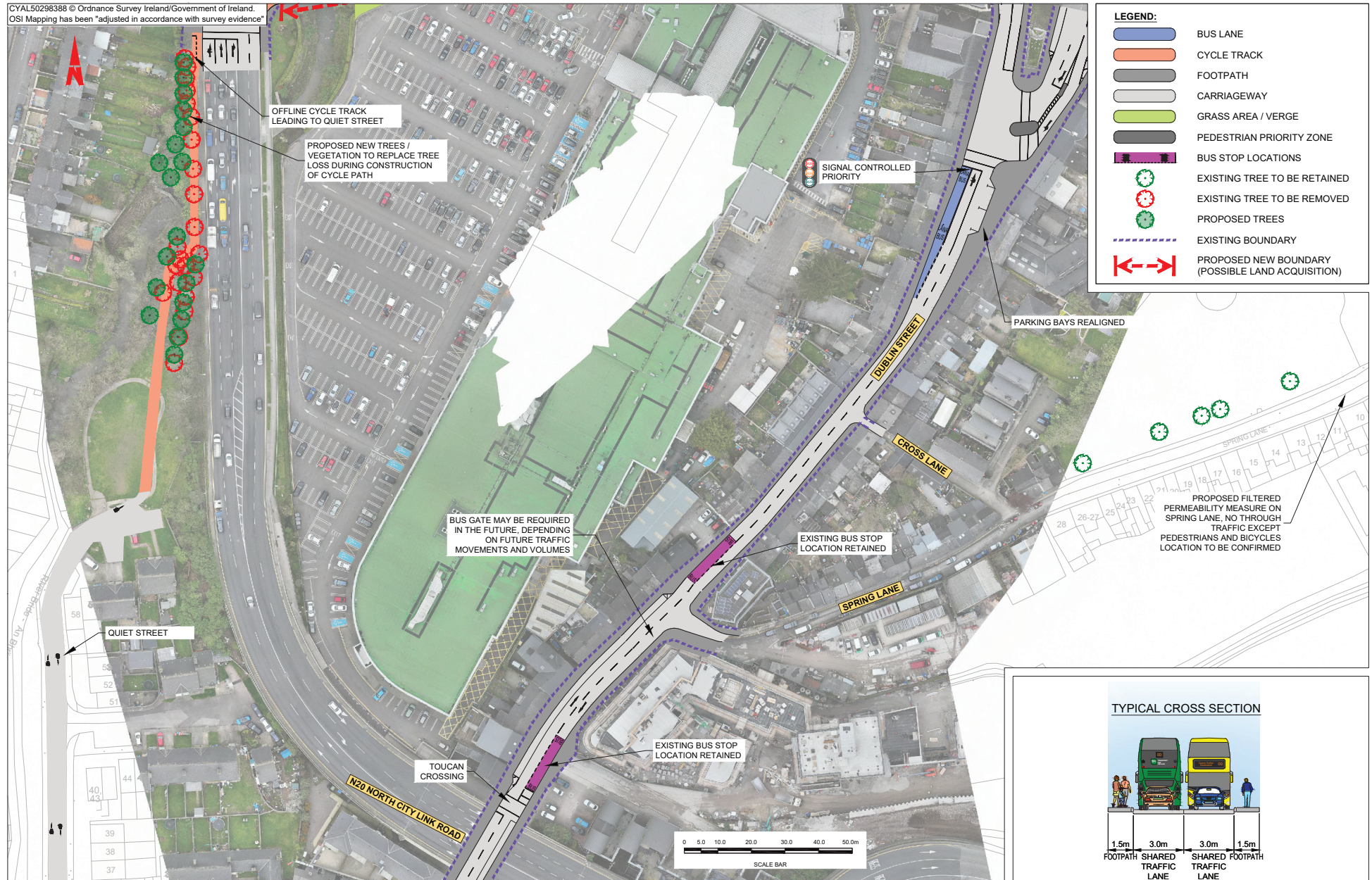
5. Appendices

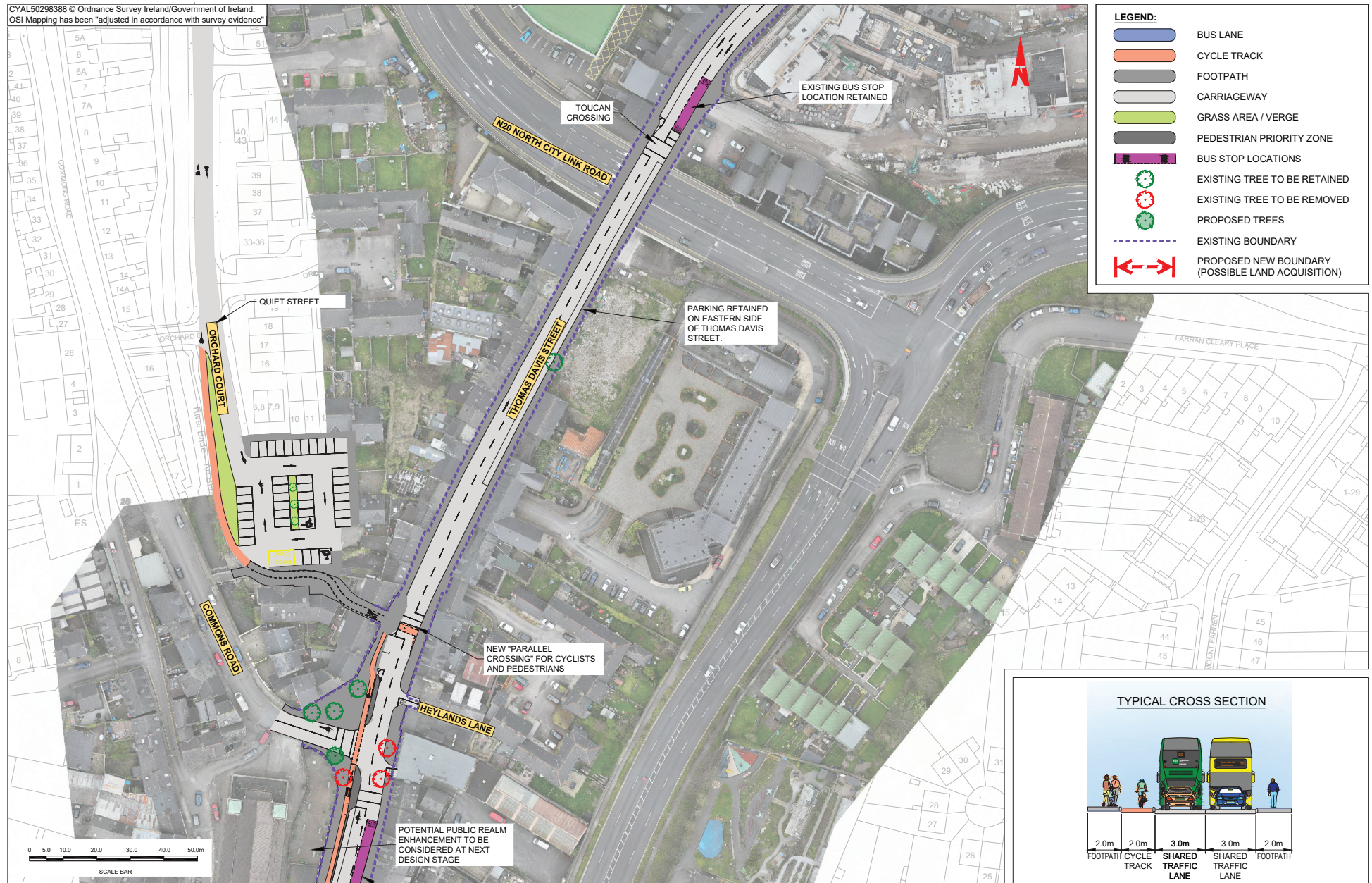
- 5.1 Index maps
- 5.2 Route maps



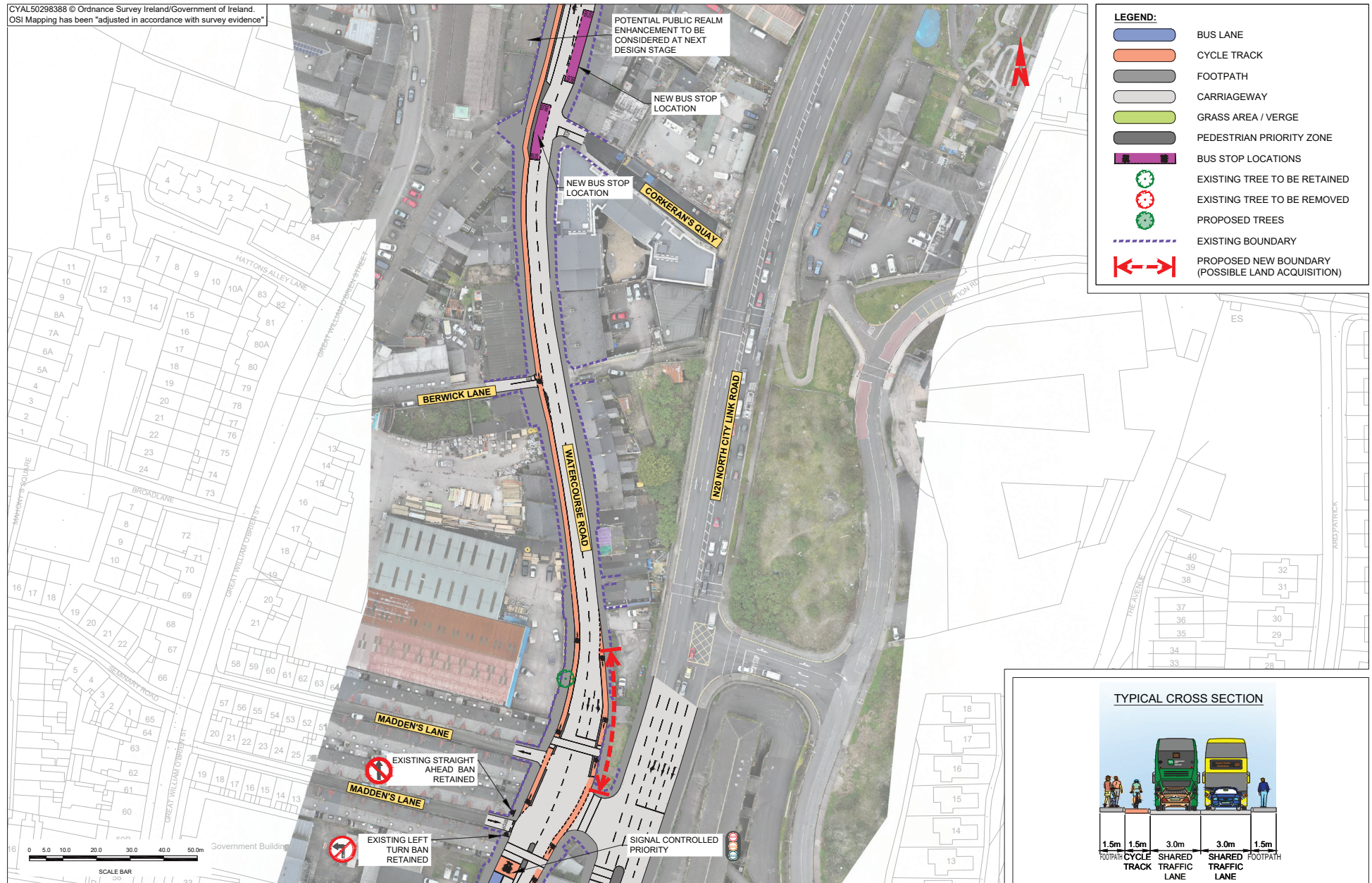




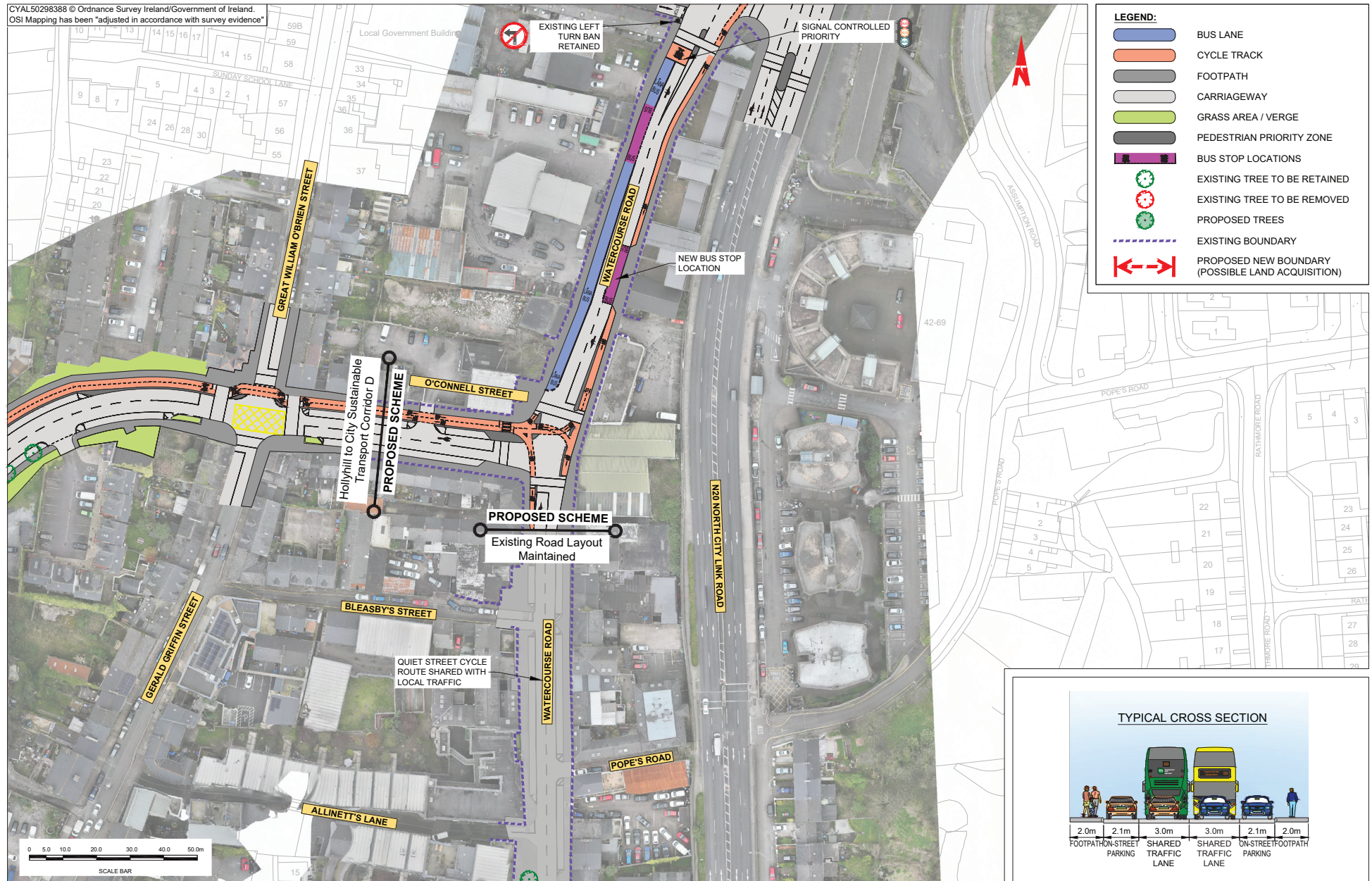


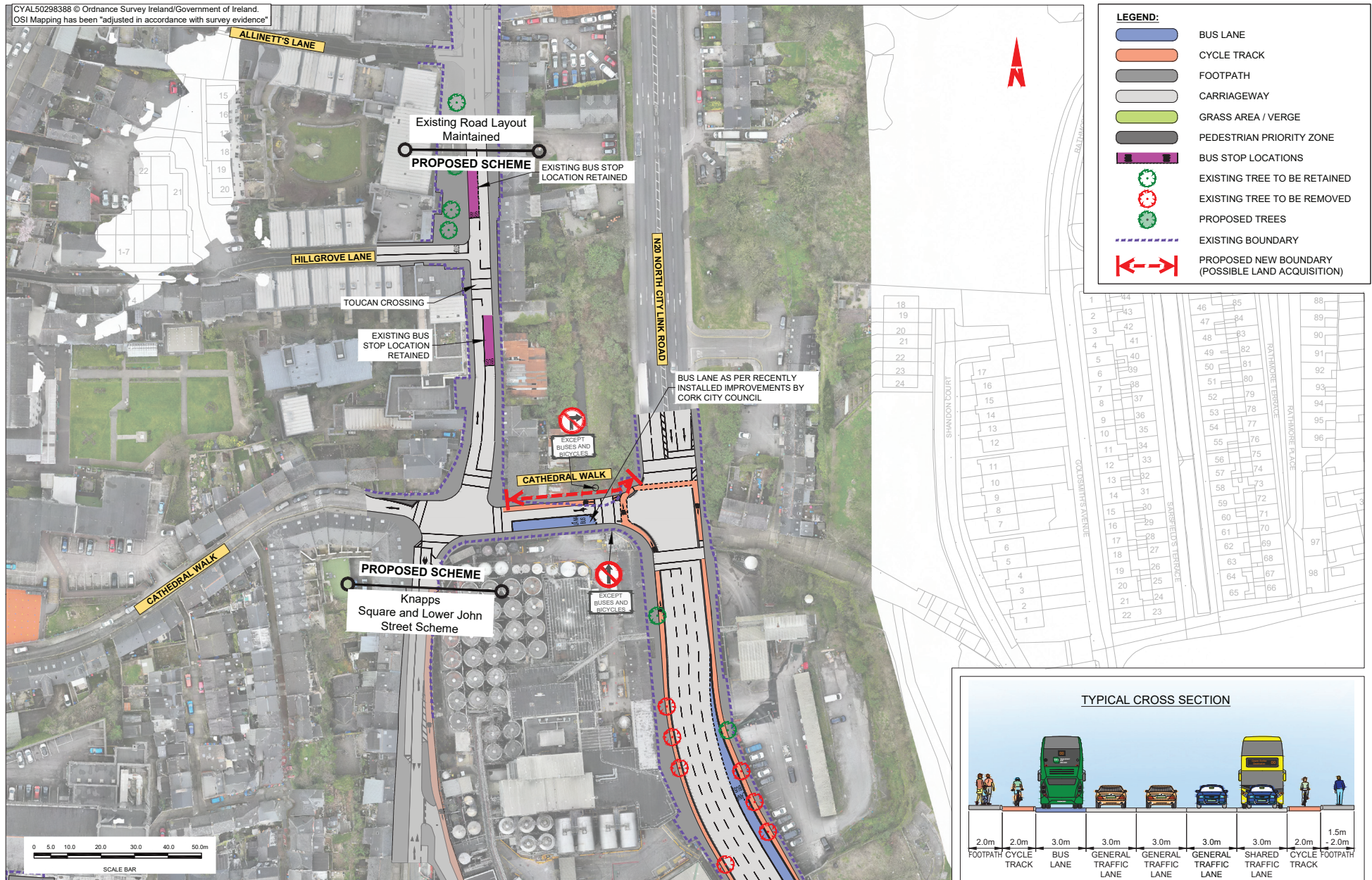


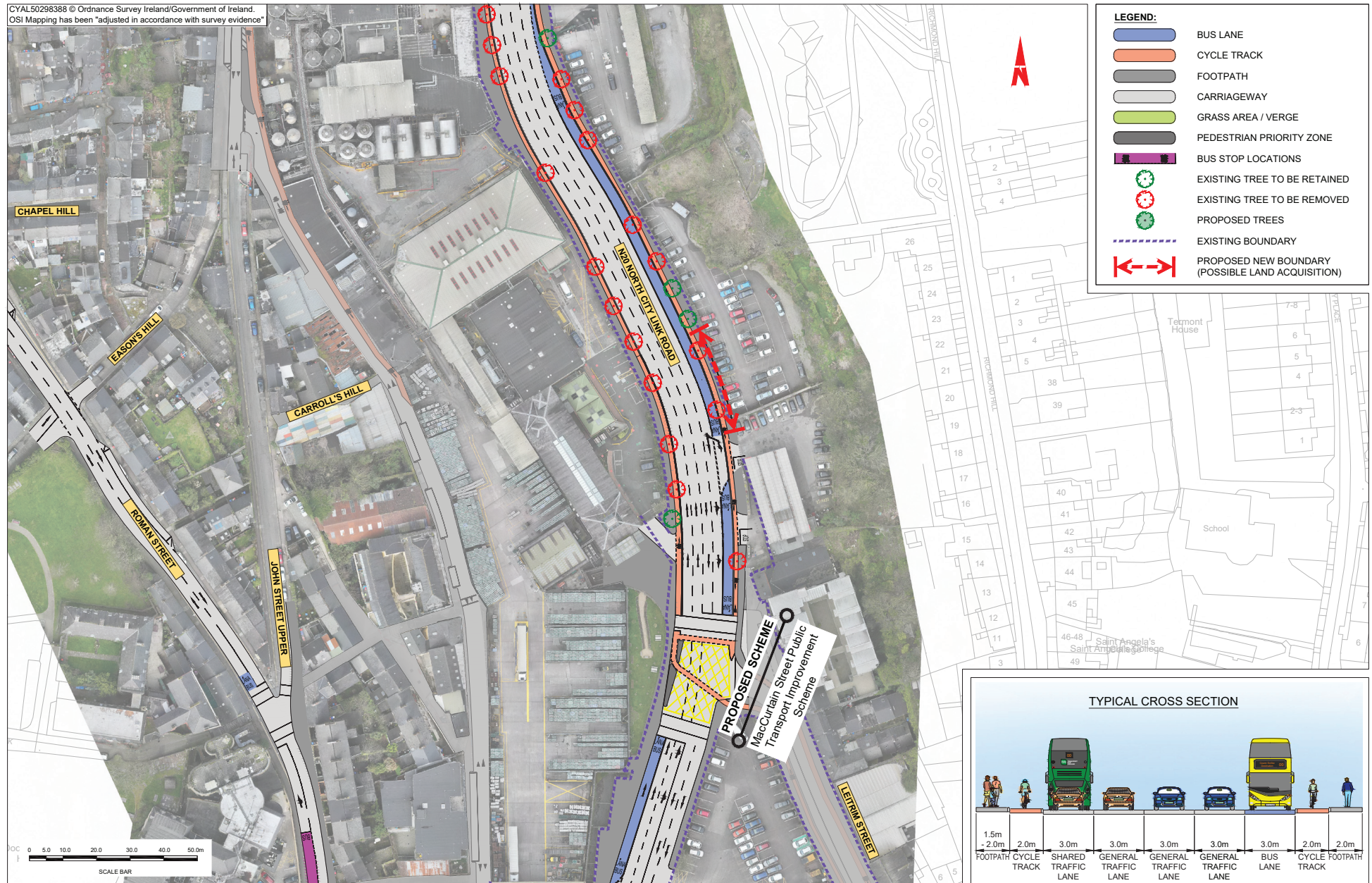


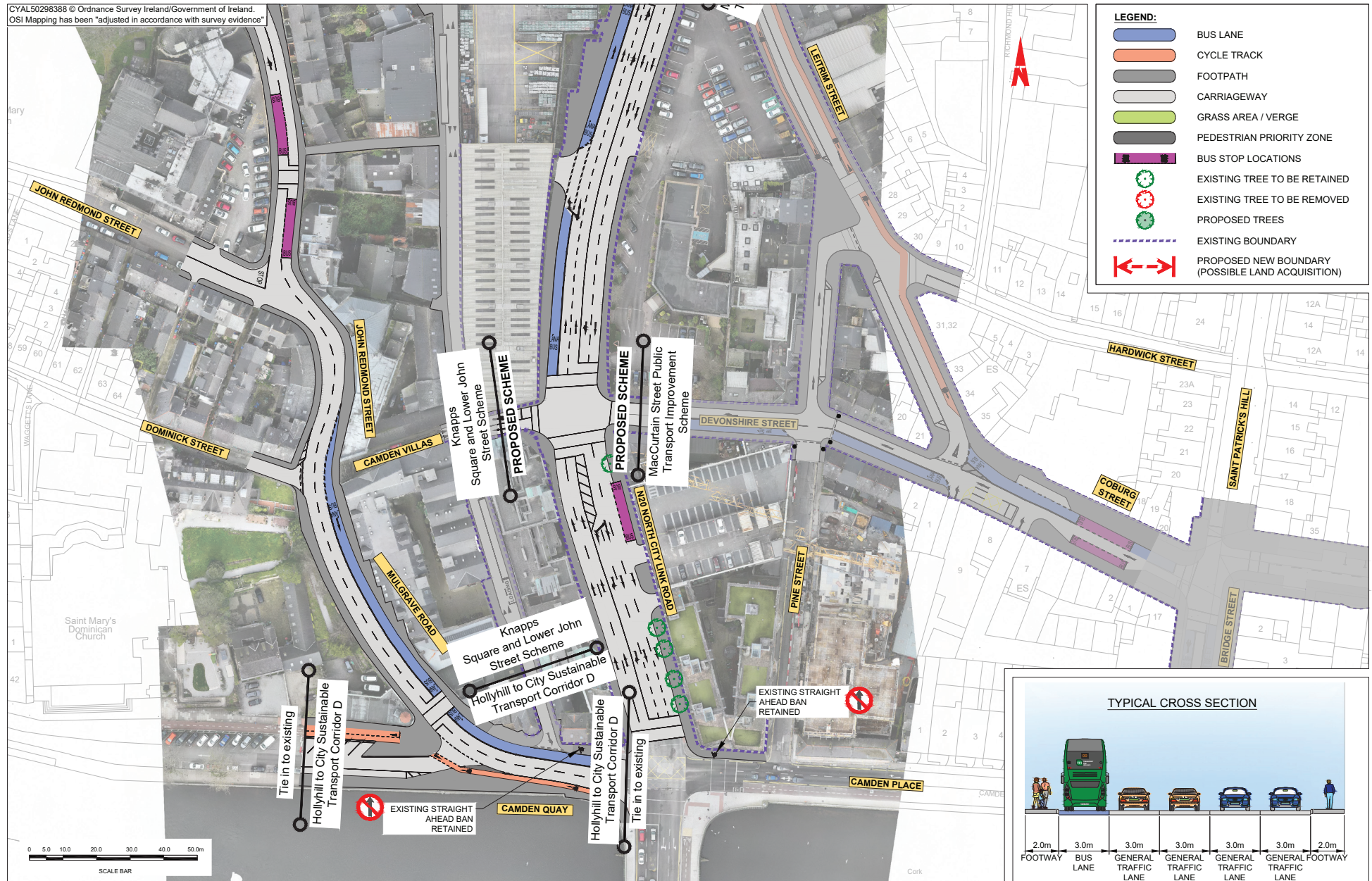


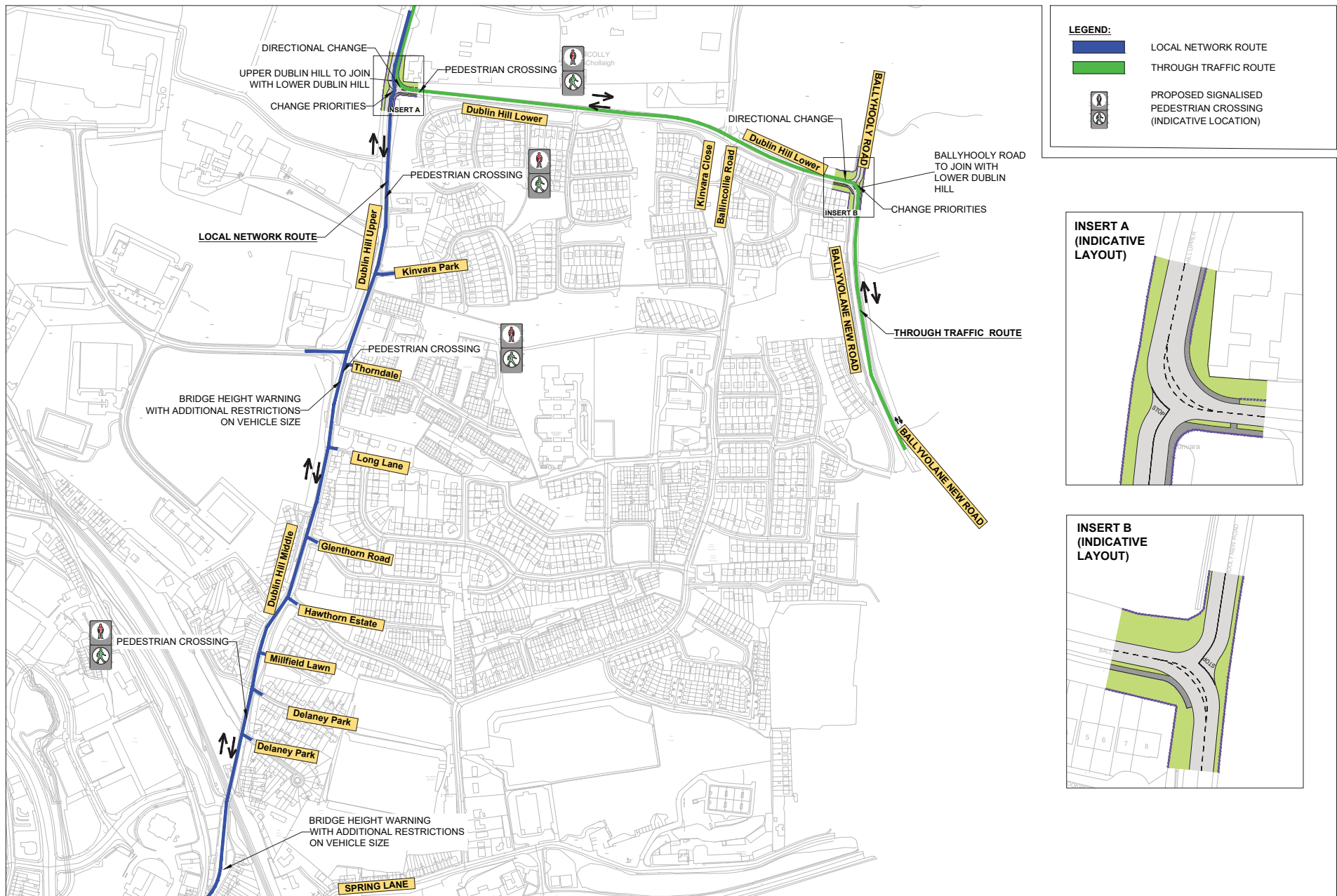














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