

Local Government Act 1972, Section 123, (2A)

Proposed Lease of Land at Strode Road Recreation Grounds, Clevedon
Notice is hereby given that North Somerset Council intends to grant Clevedon Pilot Gig Club a long term lease of approximately 0.04 hectares of land, for the construction of a boathouse, for their exclusive use, within an area of land currently accessible to the public as part of open space between Strode Road and Britannia Way, Clevedon. A plan identifying the precise area and location of the subject land can be requested and objections to the intended disposal can be addressed to the Valuer, Harvey Purnell, North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ, Tel 01275 8844 48 or sent by email to Harvey.purnell@n-somerset.gov.uk to be received by Wednesday 8 June 2022. Notice dated 25.5.22. North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ.

Notice of Making
North Somerset Council
Various Roads, Nailsea, North Somerset
20mph Speed Limit Order 2022

Notice is hereby given that North Somerset Council (hereinafter referred to as “the Council”) has made an Order under the provisions of the Road Traffic Regulation Act 1984, as amended, (hereinafter referred to as “the Act of 1984”) and of all other enabling powers.

The effect of the order was to implement a 20 miles per hour speed limit on lengths of the following roads in Nailsea: Brockway, Brockway Sliproad, Friendship Lane, Heath Road, High Street, Link Road, Mizzymead Road, Nailsea Ring Road, Station Road.

The order came into operation on 30 of May 2022. Full details of the order may be inspected online at the following website: <https://www.n-somerset.gov.uk/notices>

Any person who desires to question the validity of, or of any provision contained in the order on the grounds that it is not within the relevant powers of the Road Traffic Regulation Act 1984 as amended, or on the grounds that any of the relevant requirements of that Act has not been complied with in relation to the order, may within six weeks after the date on which the order was made, apply to the High Court for this purpose. Dated: 1 June 2022.

Darren Gilbert, Head of Highway Technical Services, North Somerset Council,
Town Hall, Walliscote Grove Road, Weston-super-Mare BS23 1UJ

Tel: 01934 888 888. Email: traffic.orders@n-somerset.gov.uk

Notice of Making
North Somerset Council
Various Roads, Nailsea, North Somerset
Prohibition Of Vehicles Over 7.5 Tonnes Maximum Gross Weight Order 2022

Notice is hereby given that North Somerset Council (hereinafter referred to as “the Council”) has made an Order under the provisions of the Road Traffic Regulation Act 1984, as amended, (hereinafter referred to as “the Act of 1984”) and of all other enabling powers. The effect of the order was to implement a 7.5 tonne weight limit on the following roads in Nailsea: Brockway, Brockway Sliproad, Friendship Lane, Heath Road, High Street, Link Road, Mizzymead Road, Nailsea Ring Road, Station Road.

The order came into operation on 30 of May 2022. Full details of the order may be inspected online at the following website: <https://www.n-somerset.gov.uk/notices>

Any person who desires to question the validity of, or of any provision contained in the order on the grounds that it is not within the relevant powers of the Road Traffic Regulation Act 1984 as amended, or on the grounds that any of the relevant requirements of that Act has not been complied with in relation to the order, may within six weeks after the date on which the order was made, apply to the High Court for this purpose. Dated: 1 June 2022.

Darren Gilbert, Head of Highway Technical Services, North Somerset Council,
Town Hall, Walliscote Grove Road, Weston-super-Mare BS23 1UJ

Tel: 01934 888 888. Email: traffic.orders@n-somerset.gov.uk

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Notice of Temporary Traffic Regulation Order
High Street, Portishead North Somerset
Temporary Prohibition of Use by Vehicles Order 2022
Date coming Into Force: 25 July 2022
Ref: T22-120

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, intend to make an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order is required because of the likelihood of danger to the public consequent upon work by Wales & West Utilities Ltd to upgrade gas main. This will become operative on the 25 July 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works in two phases which is anticipated to be of approximately 26 days in duration. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - High Street junction Clevedon Road for 120m to outside Grange Lodge.
Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Notice of Temporary Traffic Regulation Order
Newlands Hill, Portishead North Somerset
Temporary Prohibition of Use by Vehicles Order 2022
Date coming Into Force: 11 July 2022
Ref: T22-154

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, intend to make an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order is required because of the likelihood of danger to the public consequent upon work by Openreach to install aerial cable. This will become operative on the 11 July 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of 3 days in duration. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - Newlands Hill—from junction of Slade Road to junction of Quarry Road.
Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Notice of Temporary Traffic Regulation Order
Box Bush Lane, Rolstone North Somerset
Temporary Prohibition of Use by Vehicles Order 2022
Date coming Into Force: 20 June 2022
Ref: T22-159

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, intend to make an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order is required because of the likelihood of danger to the public consequent upon work by Bristol Water for a new service connection. This will become operative on the 20 June 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of 15 days in duration. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - Box Bush Lane no suitable diversion. Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14

Final Notice of Temporary Traffic Regulation Order

Clevedon Road, Longwood Lane, Providence Lane, Clarken Coombe, Failand, North Somerset

Temporary Prohibition of Use by Vehicles Order 2022

Date coming Into Force: 20 June 2022

Ref: T22-153

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, have made an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order was required because of the likelihood of danger to the public consequent upon work by Alun Griffiths Contractors to undertake lining works and refresh cats eyes (applicant and contact: Forest for Alun Griffiths Contractors 08003 285 250). This will become operative on the 20 June 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of 2 nights in duration between 20.00hrs and 06.00hrs. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - Clevedon Road and Clarken Coombe between Beggar Bush Lane and Long Ashton Road, Longwood Lane and Providence Lane at the junctions with Clevedon Road. Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Final Notice of Temporary Traffic Regulation Order
Various Roads in Leigh Woods, Failand and Long Ashton, North Somerset
(Temporary Prohibition of Use by Vehicles), (Temporary No Loading or Waiting Restriction), (Temporary One Way) Order 2022
Date coming into force: 2 June 2022
Ref: T22-160

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, have made an order the effect of which will be to restrict, temporarily, to vehicles the lengths of roads specified in the Schedule to this notice. Exemptions are included for emergency services, for authorised event vehicles, authorised vehicles for enforcement purposes and for public transport and shuttle buses when instructed by event control. Official Pass Holders to be allowed through manned closure points.

This order was required because of the likelihood of danger to the public and in the interests of safety and as a means of segregating traffic from pedestrians during the events (Love Saves the Day and the Bristol International Balloon Fiesta- BIBF) being staged at the Ashton Court Estate in Long Ashton (applicant and contact: Ben Hardy at Bristol International Balloon Fiesta). It is anticipated that the following restrictions will be in effect on the dates and times shown in the schedule below and when indicated by the appropriate traffic signs and cones. It will become operative on the 2 June 2022 in phases for Love Saves the Day and Bristol International Balloon Fiesta for a maximum period of eighteen months. However, the closures and restrictions may not be implemented for the whole of the period but only as necessitated by the dates of the events. Appropriate traffic signs and cones will be displayed when the measures are in force.

Schedule: date and period of restriction/closure - Loves Saves The Day Festival 2022/23. No loading or waiting - From 6.00am on Thursday 2nd to Saturday 4th June 2022 01.00hrs. From 6.00am on Saturday 27th to Monday 29th May 2023 01.00hrs. Temporary Prohibition of use by vehicles – From 21.00hrs to 01:00am daily on Thursday 2nd & Friday 3rd to Saturday 4th June 2022 at 01.00hrs. From 21.00hrs to 01:00am daily on Saturday 27th & Sunday 28th to Monday 29th June 2023 at 01.00hrs. Bristol International Balloon Fiesta 2022/23. No loading or waiting – From 6.00am on Thursday 11th to Sunday 14th August 2022 at 01.00hrs. From 6.00am on Thursday 10th to Sunday 13th August 2023 at 01.00hrs. Temporary Prohibition of use by vehicles and temporary one way order – From 7.00pm to 00.00hrs daily on Thursday 11th, Friday 12th, Saturday 13th and Sunday 14th August 2022. From 7.00pm to 00.00hrs daily on Thursday 10th, Friday 11th, Saturday 12th and Sunday 13th August 2023. Temporary Prohibition of use by vehicles for Bristol International Balloon Fiesta only. Abbots Leigh Road (A369) from its junction with Beggar Bush Lane to Rownham Hill. Temporary Prohibition of use by vehicles. Clevedon Road, Failand B3128 - from A370 to Beggar Bush Lane/ Weston Road. Rownham Hill, Long Ashton (A369) - from its junction with Abbots Leigh Road to Clanage Road. Ashton Road (B3128) - from its junction with the B3128 to Ashton Road A370. Longwood Lane, Long Ashton - for its full extent. North Slip Road for A370 to Ashton Road for its full extent. South Slip Road before Ashton Road and A370 for its full extent. Long Ashton by-pass - 50m of slip road only to North Slip Road for A370 to Ashton Road. Slip Road from Bridge Road to Rownham Hill, Leigh Woods for its full extent. Temporary One Way Order for Balloon Fiesta only. Clevedon Road (B1328) temporary One Way order from its junction with Longwood Lane to Beggar Bush Lane in a westerly direction (only at times when traffic signs are displayed to give effect to the order). Long Ashton By-pass A370 outbound from Bristol, from adjacent to Ashton Gate Trading Estate south westerly to the junction with Colliters Way (South Bristol Link Road) - when traffic signs dictate. No Loading or Waiting restriction - Long Ashton Road North Side: From the junction with B3128 Clarken Coombe to the common boundary between numbers 125 and 123 Long Ashton Road. From the common boundary between numbers 125 and 123 Long Ashton Road to a point in line with the common boundary between 113 Long Ashton Road and 9 Foleigh Lane except vehicles displaying an approved residents parking permit. From a point in line with the common boundary between 113 Long Ashton Road and 9 Foleigh Lane to the junction of Chestnut Road. Long Ashton Road South side: From the junction with B3128 Clarken Coombe to the common boundary between 114 Long Ashton Road and 2 Hillside Road. From the common boundary between 114 Long Ashton Road and 2 Hillside Road to the junction of Theynes Croft except vehicles displaying an approved residents parking permit. From the junction of Theynes Croft to the common boundary between numbers 66 and 64 Long Ashton Road. Providence Lane both sides from the junction with B3128 Clarken Coombe to the northern most boundary of 100 Providence Lane. Church Lane both sides for its full extent. Glebe Road both sides from the junction of Long Ashton Road to the junction of Yanley Lane. Parsonage Road both sides for its full extent. North Road for its full extent between Abbots Leigh Road and Bridge Road along its southern side. Bridge Road from its junction with Abbots Leigh Road to its junction with North Road along both sides. Bannerleigh Road for its full extent along its western side Burwalls Road for its full extent along its eastern side. Church Road for its full extent along its south western side.

Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Final Notice of Temporary Traffic Regulation Order
West End Lane, Nailsea North Somerset
Temporary Prohibition of Use by Vehicles Order 2022
Date coming Into Force: 20 June 2022
Ref: T22-133

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, have made an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order was required because of the likelihood of danger to the public consequent upon work by Wessex Water for a sewer repair. This will become operative on the 20 June 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of 5 days in duration. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - West End Lane outside Batch Farm. Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Notice under Article 15
Planning (Listed Building & Conservation Areas) Act 1990
Notice under Section 67 & 73

You may inspect the following applications and make representations at www.n-somerset.gov.uk/planning or in writing to: Planning, Post point 15, North Somerset Council, Town Hall, Weston-super-Mare, BS23 1UJ. All comments should be received within 21 days of this notice and will be displayed on our website. Your comments should not be offensive or defamatory. If we refuse permission there may be no further opportunity to object to an appeal on a householder application. We are registered with the Information Commissioner's Office for the purposes of processing personal data, which we do in accordance with EU and UK data protection law. For details visit www.n-somerset.gov.uk/planningprivacystatement. If you have any concerns about how your data is handled, contact us at DPO@n-somerset.gov.uk

Listed Building Application

22/P/1224/FUH and 22/P/1225/LBC - Erection of a two storey extension to include extension over the existing garage at The Cottage Oxhouse Lane Failand.

Listed Building Application in a Conservation Area

22/P/0820/FUL and 22/P/0821/LBC - Sub-division of existing dwelling to form 2no. dwellings with associated works for demolition of 2no. outbuildings and 1no. infill extension; erection of single storey extension and installation new windows and doors. Erection of 4no. new dwellings in the curtilage and formation of a new access and a parking area through existing wall, at Rushmoor Grange, Rushmoor Lane, Backwell.

22/P/0502/LBC - Listed building consent for the erection of new garden walling, timber fencing, gates and post boxes in boundary wall at 117B High Street, Portishead.

Application affects the setting of a Listed Building

22/P/1236/FUH - Retrospective application for the retention of an ancillary outbuilding used as a home office within the garden of an existing residential dwelling at Beech Barn, Portbury Common, Portishead.

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Notice of Temporary Traffic Regulation Order
Brimbleworth Lane, Weston-super-Mare, North Somerset
Temporary Prohibition of Use by Vehicles Order 2022
Date coming Into Force: 1 August 2022
Ref: T22-145

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, intend to make an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order is required because of the likelihood of danger to the public consequent upon work by Network Rail Infrastructure Ltd to undertake an annual review check. This will become operative on the 1 August 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of 1 night in duration between 22.00hrs and 06.00hrs. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - Brimbleworth Lane for 30m at rail crossing. Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

Road Traffic Regulation Act 1984 - Section 14
Notice of Temporary Traffic Regulation Order
Weston Way, Hutton, North Somerset
Temporary Prohibition of Use by Vehicles Order
Date coming into force: 6 June 2022
Ref: T22-24

Notice is hereby given that North Somerset District Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, intend to make an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the schedule to this notice.

This order is required because of drainage works, footway resurfacing and carriageway patching and will become operative on 6 June 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of five days between the hours of 08.00 – 17.00.

Schedule - Weston Way from the Junction with Vereland Road. Alternative routes – no alternative routes available.

For further information www.n-somerset.gov.uk/roadworks

Paul Watkins, Highway Network & Traffic Manager, Place, North Somerset Council,
Town Hall, Weston-super-Mare BS23 1UJ 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Final Notice of Temporary Traffic Regulation Order
Crookes Lane, Kewstoke North Somerset
Temporary Prohibition of Use by Vehicles Order 2022
Date coming Into Force: 20 June 2022
Ref: T22-134

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, have made an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order was required because of the likelihood of danger to the public consequent upon work by Wales & West Utilities Ltd for mains upgrade works. This will become operative on the 20 June 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of approximately 40 days in duration. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - Crookes Lane from junction Beach Road for 220m to property Helenleigh. Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Final Notice of Temporary Traffic Regulation Order
Searle Crescent, Winterstoke Road, Weston-super-Mare, North Somerset
(Temporary One Way Restriction), (Temporary Revocation of Bus Lane) Order 2022
Date coming Into Force: 13 June 2022
Ref: T22-155

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, have made an order the effect of which will be to restrict, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and North Somerset Council vehicles.

This order was required because of the likelihood of danger to the public consequent upon work by Green Frog Utilities to install a new gas service pipe. This will become operative on the 13 June 2022 for a maximum period of eighteen months. However, the restrictions may not be implemented for the whole of the period but only as necessitated by the works in phases which is anticipated to be of 16 days in duration for Phase 1 (further phase dates to be determined). Appropriate traffic signs will be displayed when the measures are in force.

Schedule - Phase 1 - Searle Crescent One Way restriction - vehicles to be restricted to one way in a northerly direction between the roundabout junction of Philips Road to the junction of Warne Road (no left turn from Warne Road to Searle Crescent) - Winterstoke Road temporary revocation of part of Bus Lane - vehicles to be permitted access to a section of the bus lane to help alleviate congestion on egress from junction Searle Crescent in a south westerly direction for approximately 41m.
Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

ROAD TRAFFIC REGULATION ACT 1984 – Section 14
Final Notice of Temporary Traffic Regulation Order
Christon Road, Banwell North Somerset
Temporary Prohibition of Use by Vehicles Order 2022
Date coming Into Force: 15 June 2022
Ref: T22-132

Notice is hereby given that North Somerset Council in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984, as amended, have made an order the effect of which will be to close, temporarily, to vehicles the lengths of roads specified in the Schedule to this Notice. Exemptions are included for emergency services, works access, works construction vehicles and as works permit for premises which may only be accessed via the closed section of road.

This order was required because of the likelihood of danger to the public consequent upon work by Bristol Water to replace frame and cover. This will become operative on the 15 June 2022 for a maximum period of eighteen months. However, the closures may not be implemented for the whole of the period but only as necessitated by the works which is anticipated to be of 2 days in duration. Appropriate traffic signs will be displayed when the measures are in force.

Schedule - Christon Road 30m from Banwell Road junction. Alternative routes - see One.Network

For further information www.n-somerset.gov.uk/roadworks

North Somerset Council, Town Hall, Weston-super-Mare BS23 1UJ - 01934 888 802

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Notice under Article 15
Planning (Listed Building & Conservation Areas) Act 1990
Notice under Section 67 & 73

You may inspect the following applications and make representations at www.n-somerset.gov.uk/planning or in writing to: Planning, Post point 15, North Somerset Council, Town Hall, Weston-super-Mare, BS23 1UJ. All comments should be received within 21 days of this notice and will be displayed on our website. Your comments should not be offensive or defamatory. If we refuse permission there may be no further opportunity to object to an appeal on a householder application. We are registered with the Information Commissioner's Office for the purposes of processing personal data, which we do in accordance with EU and UK data protection law. For details visit www.n-somerset.gov.uk/planningprivacystatement. If you have any concerns about how your data is handled, contact us at DPO@n-somerset.gov.uk

Application in a Conservation Area

22/P/1201/FUH - Erection of a single storey rear extension to existing dwelling to relocate the bedrooms from the lower ground floor at Beech Barn Annexe, Dinghurst Road, Churchill.

22/P/1200/FUL - Conversion of empty ground floor office into a 2no. bedroom self-contained flat at 48 Orchard Street, Weston-super-Mare.